Planning and Zoning Board
Agenda
March 8, 2022

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

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM

Meeting Date: March 8, 2022

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING 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 8, 2022 PZB Meeting

B. Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for

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

C. Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan to construct three buildings totaling ±22,758 square feet with associated site improvements on a ±6.42 acre subject property; Portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

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

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

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

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

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

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

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Approval of the Minutes of the February 8, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:
Approve the Minutes of the February 8, 2022 PZB Meeting

Summary

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

ATTACHMENTS:

Description

- PZB Minutes for February 8, 2022

Planning and Zoning Board
Minutes
February 8, 2022

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

City Manager Mike DaRoza

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

Meeting Date: February 8, 2022

Meeting Location: James A. Lewis Commission Chambers

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

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

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

INVOCATION

Member Gary Thomas led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Vice Chair Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the January 11, 2022 PZB Meeting

Vice Chair Potts moved to approve the minutes; seconded by Member Johns.

Passed by unanimous consent.

B. Site Plan – Alachua Dreyers Building: A request by Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property; Tax Parcel Number 03229-001-000 (Quasi-Judicial Hearing).

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

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

Member Johns inquired about the interconnection between the proposed development and the development to the east.

Principal Planner Tabor responded.

Alison Fetner, of Fetner Engineering, availed herself for questions and accepted the conditions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyers Cleaning & Restoration, Inc., subject to the seven (7) conditions provided in Exhibit "A" and located on page 20 and 21 of the February 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

David Merricks inquired about the direction of access to the site, noise control, and potential land uses of the proposed project.

Ms. Fetner responded.

Principal Planner Tabor responded.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be March 8, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

Motion Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat f, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board, 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 recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board.*

Summary

This application is a request by Ronald Edwards., applicant and agent for Thomas and Phyllis Burrows, property owners, for consideration of the final plat of Lots 15 and 16 of the Oak Ridge Crossings subdivision, which proposes the replat of a ±5.0 acre subject property into two lots. The purpose of the proposed replat is to modify an existing lot line to address an encroachment and permit construction of a single-family home on a vacant lot. As evidenced by the original plat, and surrounding adjacent parcels and lots, interior lots are permitted to be 2.0 acres in size.

The subject property consists of Tax Parcel Number 03925-010-015. The address of the property is 13018 NW 148th Terrace. There is an existing single family residence on the subject property.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

ATTACHMENTS:

Description

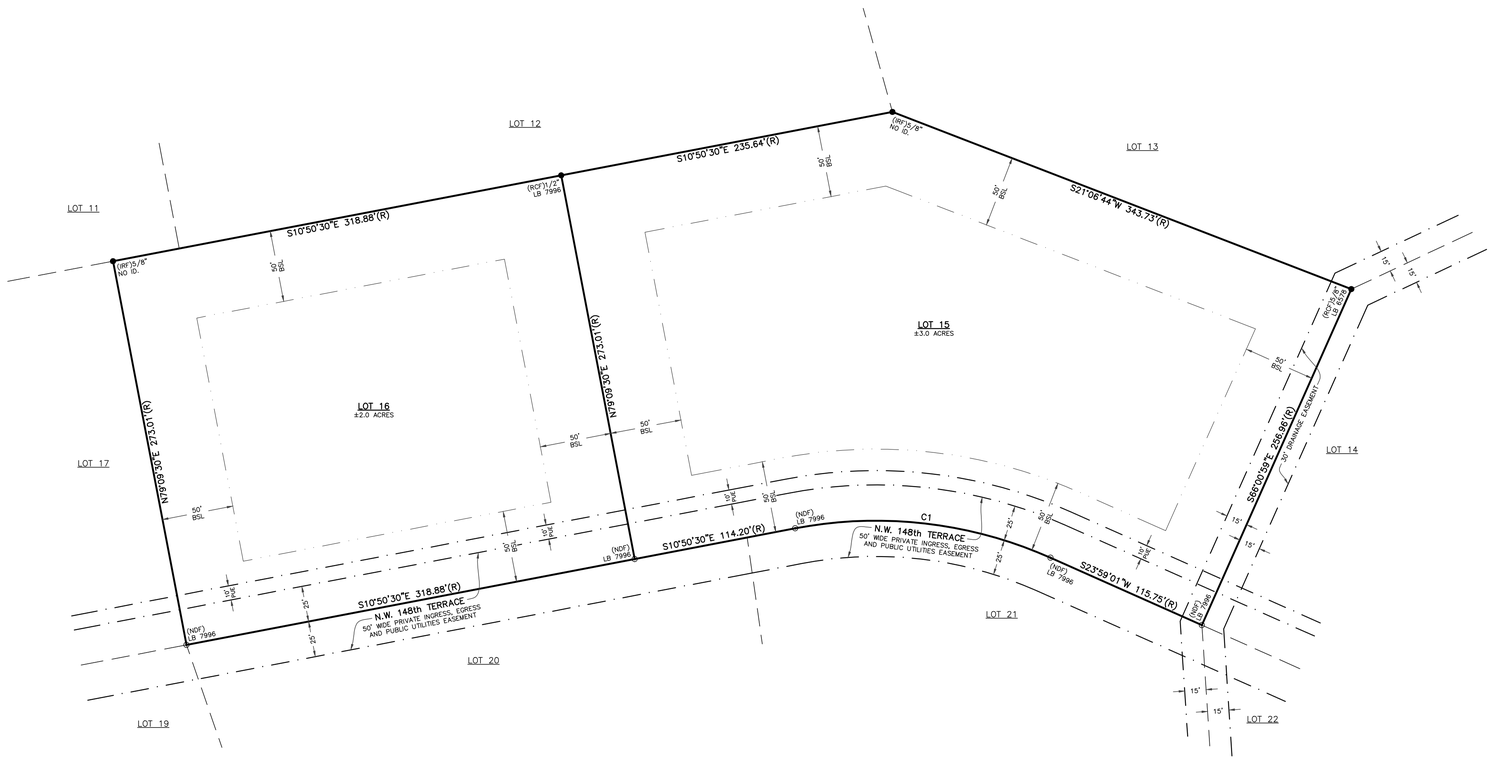
- Proposed Plat
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting

PLAT BOOK _____ PAGE _____

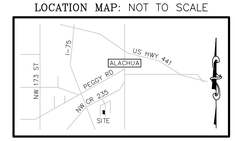
SHEET 1 OF 1

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE



SUBDIVIDER:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

OWNERS CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, THOMAS H. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA:

EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BURROWS REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

LAND DESCRIPTION:

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

(R)	RECORD MEASUREMENT
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITIES EASEMENT
●	(RCF) REBAR AND CAP FOUND
●	(IRF) IRON ROD FOUND
⊙	(NDF) NAIL AND DISK FOUND

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28).

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R)	300.00'(R)	34°49'32"(R)	94.09'(R)	S06°34'15"W 179.55'(R)

SCALE: 1" = 50'

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

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

SCALE: 1" = 50'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

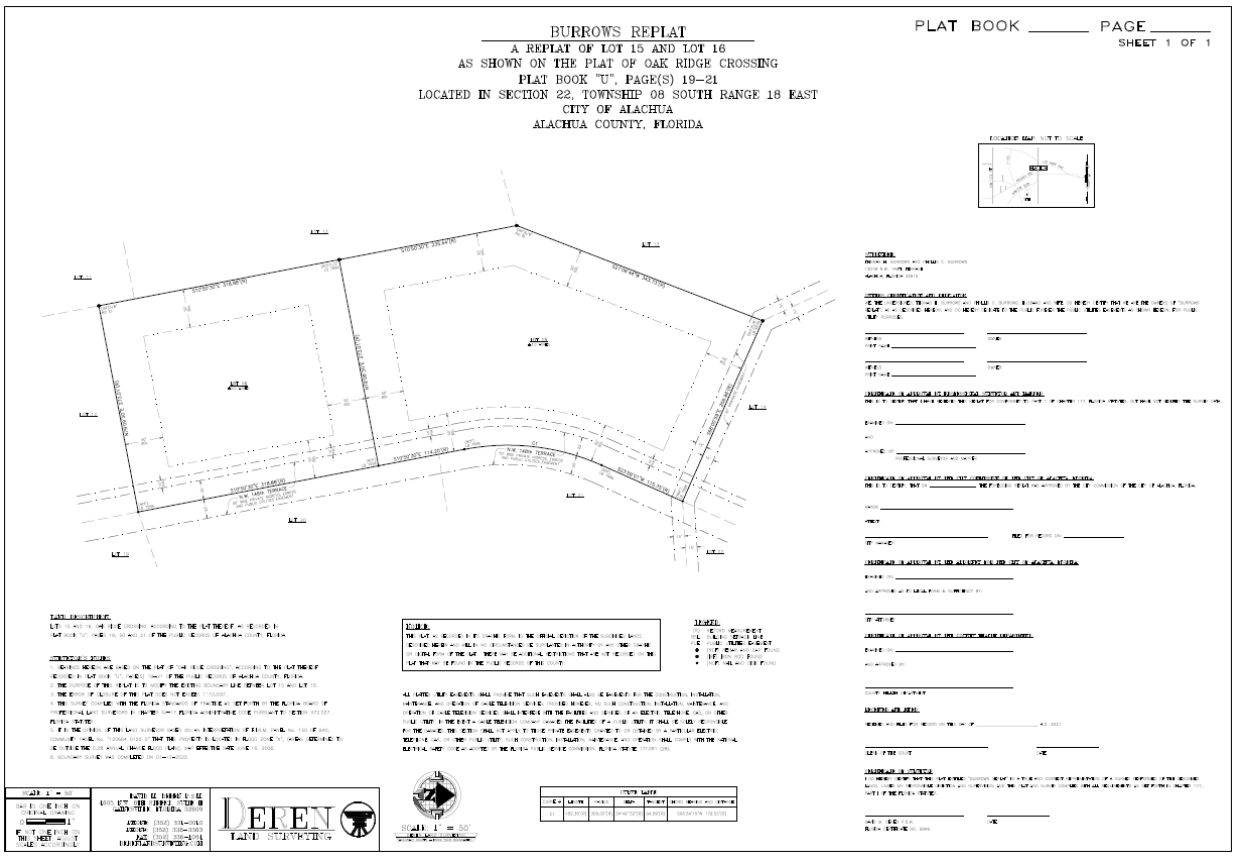
SUBJECT:	A request for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the replat of Lots 15 and 16 of the Oak Ridge Crossing subdivision, along with common areas and an easement for ingress/egress
APPLICANT/AGENT:	Ronald Edwards
PROPERTY OWNER:	Thomas and Phyllis Burrows
LOCATION:	13018 NW 148th Terrace
PARCEL ID NUMBERS:	03925-010-015
FLUM DESIGNATION:	Agriculture
ZONING:	PUD
OVERLAY:	NA
ACREAGE:	±5.0 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Ronald Edwards., applicant and agent for Thomas and Phyllis Burrows, property owners, for consideration of the final plat of Lots 15 and 16 of the Oak Ridge Crossings subdivision, which proposes the replat of a ±5.0 acre subject property into two lots. The purpose of the proposed replat is to modify an existing lot line to address an encroachment and permit construction of a single-family home on a vacant lot. As evidenced by the original plat, and surrounding adjacent parcels and lots, interior lots are permitted to be 2.0 acres in size.

The subject property consists of Tax Parcel Number 03925-010-015. The address of the property is 13018 NW 148th Terrace. There is an existing single family residence on the subject property.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.


BURROWS REPLAT
A REPLAT OF LOT 15 AND LOT 16
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LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

DEREN
LAND SURVEYING

SURROUNDING USES

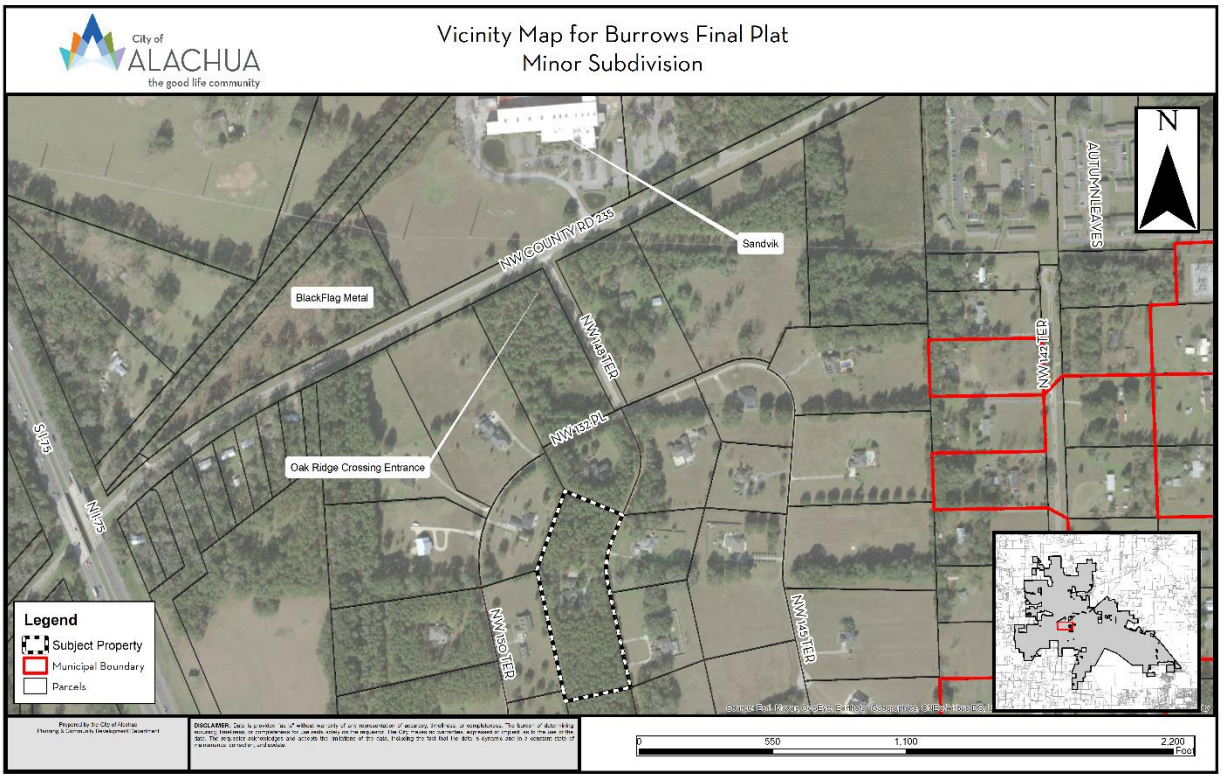
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject 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.)

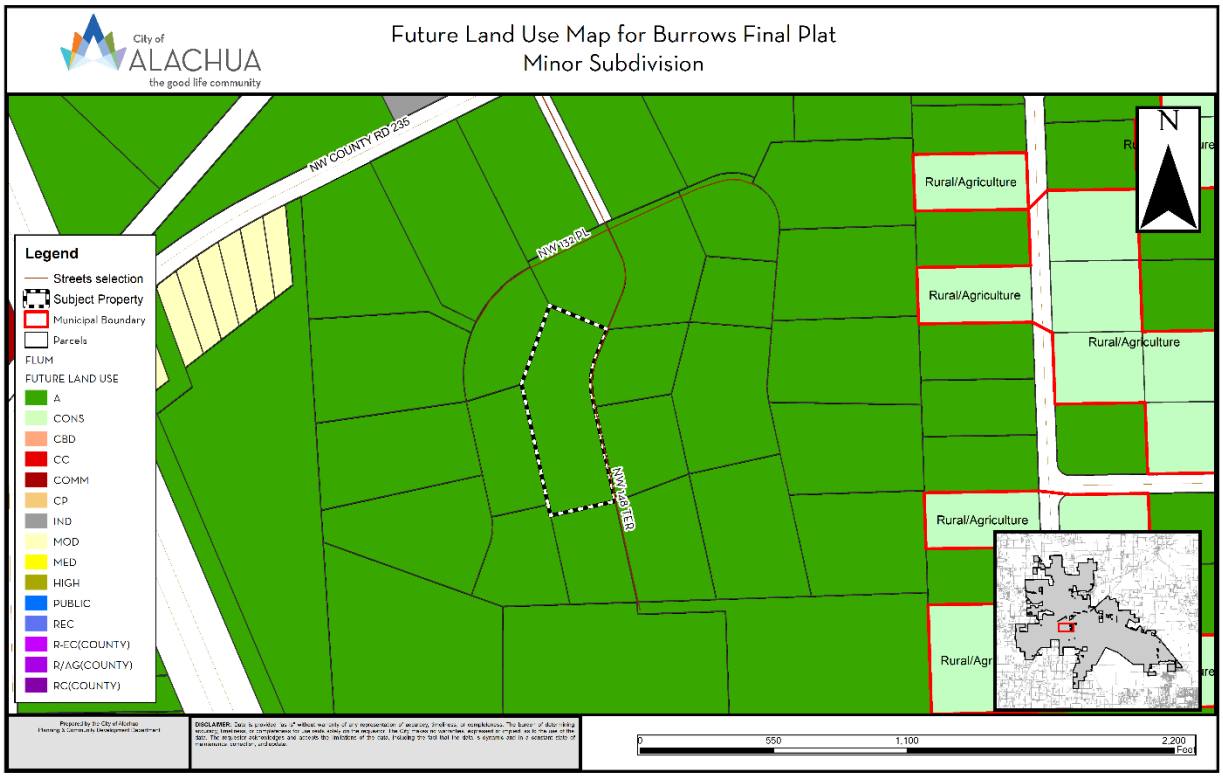
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential	Agriculture	PUD
South	Residential	Agriculture	PUD
West	Residential	Agriculture	PUD
East	Residential	Agriculture	PUD

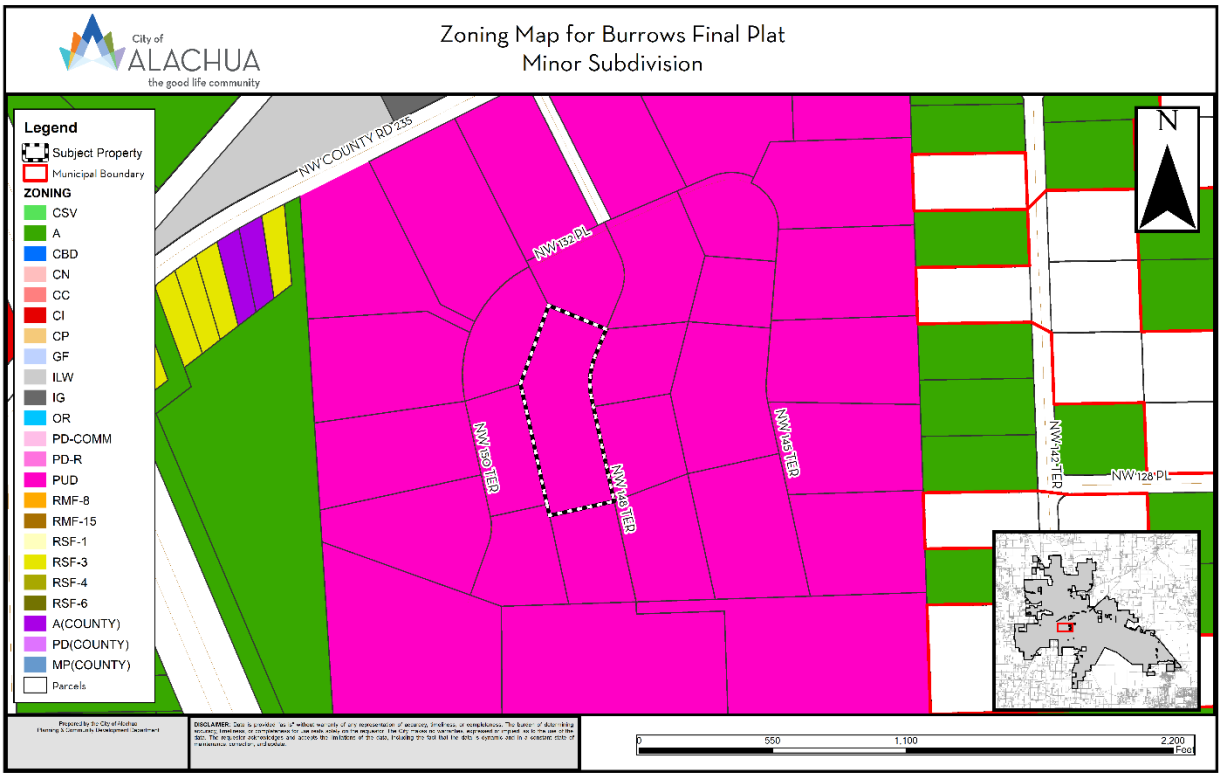
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

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.

Goal 1: *Future Land Use Map 2035*

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

Objective 1.1: *Agriculture*

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

Policy 1.1.a: *Residential uses*: Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Analysis of Consistency with Objective 1.1 and Policies 1.1.a: The existing use is single family residential. The applicant has stated that the purpose of the application is to allow development of single family residence, which is permitted by the Comprehensive Plan. While the lot sizes will be less than 5 acres, the subject property consists of two previously platted lots (Lots 15 and 16 of Oak Ridge Crossing). Only one single family residence was constructed on the property.

Objective 5.1: **Natural features**: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments

to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Goal 9 and Policy 9.1: If the subject property is within the potable water and wastewater service area, a connection would be required.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: If the property is located within City's Community Wastewater Service Area, any future development would be required to connect to the system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

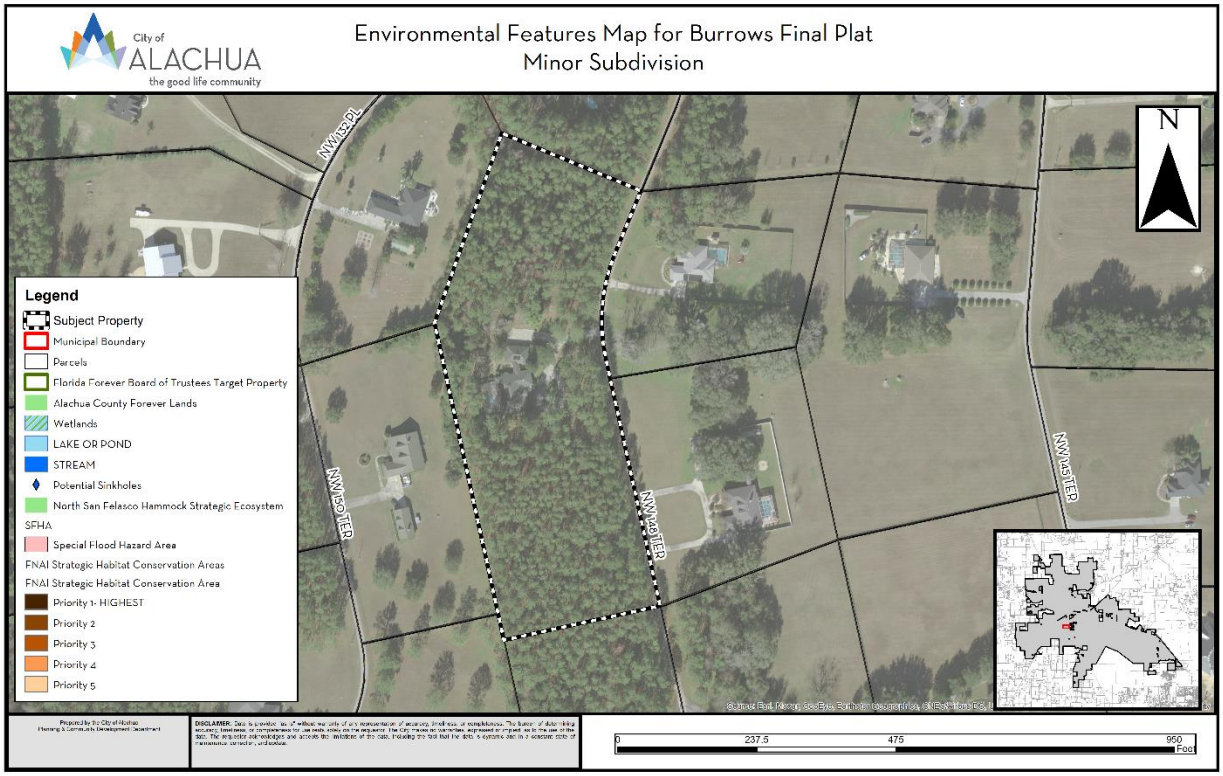
Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, there are no potential wetlands located on the subject property.

Evaluation: There are no potential wetlands identified on the subject property; 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 an Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the best available data, there are no regulated plant or animal species that would limit or impact development.

Evaluation: Based on the best available data, there are no regulated plant or animal species that would limit or impact development. If, however, a regulated plant or animal species is encountered during development, the applicant would be responsible for meeting all applicable state, federal, and local laws regarding the regulated species.

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. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% 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	99.6
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not Limited	0.4

Evaluation: The soil type located within the subject property do not pose any limitations for dwellings without basements, therefore, no issues related to soils.

Flood Potential

Panel 120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property

contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain)

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) *Minor Subdivision standards.* The final plat for subdivision shall:

> Be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Analysis of Consistency with 2.4.10(F)(3): The application has been reviewed for compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) of the City of Alachua Land Development Regulations outline eleven (11) types of development that are exempt from the requirements of concurrency compliance. 2.4.14 (C) (1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities. The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. The impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

EXHIBIT "A"
TO
THOMAS AND PHYLLIS BURROWS
FINAL PLAT
STAFF REPORT

CONDITIONS:

1. A revised Letter of Title Opinion shall be furnished to the City not more than 60 (sixty) days prior to the scheduled Public Hearing before the City Commission at the earliest, but not less than 10 (ten) days prior to the scheduled Public Hearing before the City Commission at the latest.
2. The applicant shall address all comments issued by Troy Wright, PSM, of JBPro, Inc, reviewing surveyor for the City of Alachua. The comments shall be fully addressed prior to the hearing before the City Commission for this application.
3. The applicant agrees that Condition 1-2 as stated above does 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 and 2 as stated herein.

EXHIBIT "B"

TO

THOMAS AND PHYLLIS BURROWS
FINAL PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 17, 2022

Also sent by electronic mail to ronedwards48@yahoo.com

Ronald Edwards
11620 NW 120th Terrace
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Tobias Veterinary Services Site Plan

Dear Mr Edwards:

On January 31, 2022 the City of Alachua received your applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. The sign was posted by City of Alachua staff on February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Ronald Edwards
11620 NW 120th Terrace
Alachua, FL 32615

Sent via email to ronedwards48@yahoo.com

RE: Completeness Review of Burrows Final Plat Minor Subdivision Application

Dear Mr. Edwards:

On January 31, 2022 the City of Alachua received your application for the minor subdivision of the Alachua Crossings property, which proposes to subdivide an ± 5 acre tract (Parcel 03925-010-015) into two lots. The tract is comprised of two previously platted lots, Lots 15 and 16 of the Oak Ridge Crossing subdivision.

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 receipt of the information* below by **Tuesday, February 8, 2022.**

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting to be scheduled later.

Please address the following:

1. **General Application Submittal Requirement-** Please submit digital copy of application in PDF format. This may be done by emailing a cloud/ftp link to planning@cityofalachua.org or by submitting physical media (CD or thumbdrive) to City Hall.

If the above information is not received by Tuesday, February 8, 2022, the application shall be deemed to be incomplete.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 25, 2022

Sent by electronic mail to ronedwards48@yahoo.com

Ron Edwards
11620 NW 120th Terrace
Alachua, FL 32615

RE: Informal Completeness Review: Burrows Minor Subdivision Application

Dear Mr. Edwards:

On January 24, 2022, the City of Alachua received your request for an informal completeness review of a Minor Subdivision application submitted for review on behalf of Thomas & Phyllis Burrows. The application proposes to reconfigure Lots 15 and 16 of Oak Ridge Crossing, a Planned Unit Development, as recorded in Plat Book U, Page 19, of the Official Records of Alachua County, Florida (Tax Parcel 03925-010-015).

The purpose of an informal completeness review is to allow Staff to provide feedback to the applicant about the content and form of the application materials before the applicant prints and submits all copies for review. A cursory review for completeness has been conducted. Without waiving or limiting the City's rights and responsibilities to review any subsequent application(s) submitted for review related to this project, the following comments are offered based upon the information submitted for review:

1. **Minor Subdivision Application, Section A.5., Parcel ID Number(s):** The application notes the parcel ID numbers as 03925-010-015 and 03925-010-016. The property is comprised of 03925-010-015 ***only***.
2. **Minor Subdivision Application, Section A.9., Acreage:** Please list the total acreage of the property (5.0 acres).
3. **Minor Subdivision Application, Signatory:** The application must be signed and notarized. A notary is available at Alachua City Hall.
4. **Authorized Agent Affidavit, Section A., Parcel ID Number(s):** The application notes the parcel ID numbers as 03925-010-015 and 03925-010-016. The property is comprised of 03925-010-015 ***only***.
5. **Authorized Agent Affidavit, Section A., Acreage:** Please list the total acreage of the property (5.0 acres).
6. **Authorized Agent Affidavit, Signatory:** The Authorized Agent Affidavit must be signed and notarized by one or both of the property owners. A notary is available at Alachua City Hall.

7. **Minor Subdivision Application, Attachment D.1., Plat:**
   a. **Attachment D.1.a:** The Plat must be printed on a 24"x36" sheet with a 3" left margin and 1/2" top, bottom, and right margins.
   b. **Attachment D.1.d.:** Delete "Preliminary" from the name of the Plat.
   c. **Attachment D.1.d.:** The name and address of the subdivider is not provided on the Plat.
8. **Minor Subdivision Application, Attachment 4, Concurrency Impact Analysis:** The project's impacts are de minimis as defined in Article 10 of the LDRs. A statement supporting the project's impacts are de minimis should be included with the application. A sample analysis considering a project with de minimis impacts is attached.
9. **Minor Subdivision Application, Attachment 7, Public School Student Generation Form:** The project is likely exempt from public school concurrency requirements. A Public School Student Generation Form must be completed, and the applicable exemption identified (existing legal lots eligible for a building permit) must be selected. A copy of the Public School Student Generation Form is attached.
10. **Minor Subdivision Application, Attachment 8, Mailing Labels:** A draft set of mailing labels has been included with the application package. With the formal application submittal, please include two (2) sets of mailing labels with the following comments addressed.
    a. **Properties within 400 Feet:**
       i. "Walker Joshua A & Brittney" were stricken, but are owners located within 400 feet of the subject property.
       ii. Property ownership records for Tax Parcels 03925-010-006 and 03925-010-019 appear to be restricted due to public records exemptions.
    b. **Persons/Organizations on File with the City:** Notice is required to all persons/organizations registered with the City to receive notice of development applications. The current list may be obtained here: https://www.cityofalachua.com/home/showpublisheddocument/535/637746538372430000. A copy of the list is also attached.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

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

BLACKWATER
CONSTRUCTION SERVICES

Concurrency Impact Analysis

Thermo Fisher Scientific- Covered picnic area/ Pavilion

The permit application and site plan propose to construct a new concrete slab picnic area with a roof overhead. This is located within the Progress Park at 13706 Innovation Drive Alachua FL 32615 on Parcel 03956-010-003 at the existing Thermo Fisher Scientific Laboratory / R&D facility. This project proposes to construct a new covered picnic area at the existing thermo Fisher Scientific (Formerly Brammer Bio) facility,1136 SF (1056 SF unenclosed building, 80 SF sidewalk).

- No increase in climate controlled/ enclosed building square footage is proposed.
- There is no proposed change in primary or area use for the parcel or facility.
- No new traffic shall be generated as part of this project or site plan application.

Article 10 of the City of Alachua LDR's defines 'de minimis' development activity as the following:

"De minimis impact means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

As such, the project is exempt from the requirement to receive a certificate of concurrency compliance. The City of Alachua LDR, Sec. 2.4.14 states:

2.4.14 Certificate of concurrency compliance

(B) Applicability. Unless exempted by Subsection 2.4.14(C) of this section, Exemptions, the provisions of this section shall apply to all development orders specified in Subsection 2.4.14(D) of this section, Overview of certificates. A separate certificate of concurrency compliance shall not be required for each permit approval associated with an individual development order.

(C) Exemptions. The following forms of development shall be exempt from the requirements of this section:

(3) Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator;

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

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

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

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

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

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

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

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

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- □ Existing legal lots eligible for a building permit.
- □ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

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

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616
Shasta Schoellhorn		15907 NW 188th St.	Alachua	FL	32615
Carrie Luke		16611 NW 138th Ave.	Alachua	FL	32615

CITY OF ALACHUA

Receipt: 208068 01/31/2022 11:01 AM

P. O. BOX 9
ALACHUA, FL 32616-0009

Cashier: ta_clarke
Received Of: RONALD EDWARDS

(386) 418-6110
UTILITIES@CITYOFALACHUA.ORG
WWW.CITYOFALACHUA.COM

The sum of: 1,500.00

BDINV	00004977		1,500.00
		Balance Due: 0.00	
		Total	1,500.00

TENDERED: CHECKS 1642 1,500.00

MICHELLE
KATHERINE-BURROWS EDWARDS
RONALD W. EDWARDS
5089 CRYSTAL DR.
BEULAH, MI 49617-9617

1642
94-221/1212
3500

1/31/22
Date

Pay to the Order of City of Alachua $ 1500.00

Fifteen Hundred Dollars

Photo Safe Deposit® Details on back

Charles Schwab Bank
Henderson, NV

High Yield Investor Checking

For 13018

Ronald W Edwards

⑈121202212⑈ 4400024220820⑈ 1642

Harland Clarke

Text Label

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Minor Subdivision Application

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

A. PROJECT

1. Project Name: BURROWS BOUNDARY ADJUSTMENT - OAK RIDGE CROSSING
2. Pre-Application Conference Date: DEC. 06, 2021
3. Phase/Unit Number (if applicable):
4. Address of Subject Property: 13018 NW 148th TER, ALACHUA
5. Parcel ID Number(s): 03925-010-015
6. Existing Use of Property: RESIDENTIAL
7. Future Land Use Map Designation: A
8. Zoning Designation: PUD
9. Acreage: 5.0

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): RONALD EDWARDS Title: OWNERS AGENT
   Company (if applicable):
   Mailing address: 11620 NW 120th TER
   City: ALACHUA State: FL ZIP: 32615
   Telephone: 248-758-8958 FAX: - e-mail: RONEDWARDS48@yahoo.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): THOMAS & PHYLLIS BURROWS
   Mailing Address: 13018 NW 148th TER
   City: ALACHUA State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved:

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 50 feet.

c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
d. Name and address of subdivider.
e. North arrow, graphic scale, and date of plat drawing.
f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
h. Legal description of the property to be subdivided.
i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
r. Lots must be numbered in numerical order.
s. Location and description of required permanent reference monuments and markers.
t. Building setback lines.
u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
v. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

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

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

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

7. For residential subdivisions, City of Alachua Public School Student Generation Form.

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

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 (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works.

13. If access is from a State Road, access management permit from Florida Department of Transportation.

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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All 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.

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

Ronald Edwards

Signature of Applicant

Signature of Co-applicant

RONALD EDWARDS - OWNERS AGENT

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of January 31st, 2022, by Ronald Wallace Edwards who executed the same and has ✓ produced DL as identification or ☐ is personally known to me.

Signature of Notary

Print Name: Kenyata Curtis

Notary Public, State of Florida

My Commission Expires: 9/18/2025

NOTARY PUBLIC STATE OF FLORIDA

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13018 NW 148th TER, ALACHUA

Parcel ID Number(s): 03925-010-015

Acreage: 5.0 ACRE

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: BURROWS, THOMAS & PHYLLIS Title: OWNERS

Company (if applicable):

Mailing Address: 13018 NW 148th TER

City: ALACHUA State: FL ZIP: 32615

Telephone: 920-810-3100 FAX: — e-mail: thbpcb@gmail.com

C. AUTHORIZED AGENT

Name: RONALD EDWARDS Title: OWNERS AGENT

Company (if applicable):

Mailing address: 11620 NW 120th TER

City: ALACHUA State: FL ZIP: 32615

Telephone: 248-758-8958 FAX: — e-mail: Ronedwards48@yahoo.com

D. REQUESTED ACTION:

REPRESENT US IN ALL HEARINGS, MEETINGS AND SUBMISSIONS PERTAINING TO THE MINOR SUBDIVISION APPLICATION FOR BOUNDARY ADJUSTMENT.

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]
Signature of Applicant

Phyllis C. Burrows
Signature of Co-applicant

THOMAS BURROWS-OWNER
Typed or printed name and title of applicant

PHYLLIS BURROWS - OWNER
Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 31st day of January, 2022, by Thomas Howard Burrows Phyllis Cossabrum Burrows

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

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

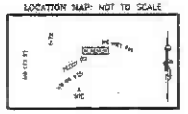
[signature]
Signature of Notary Public, State of Florida

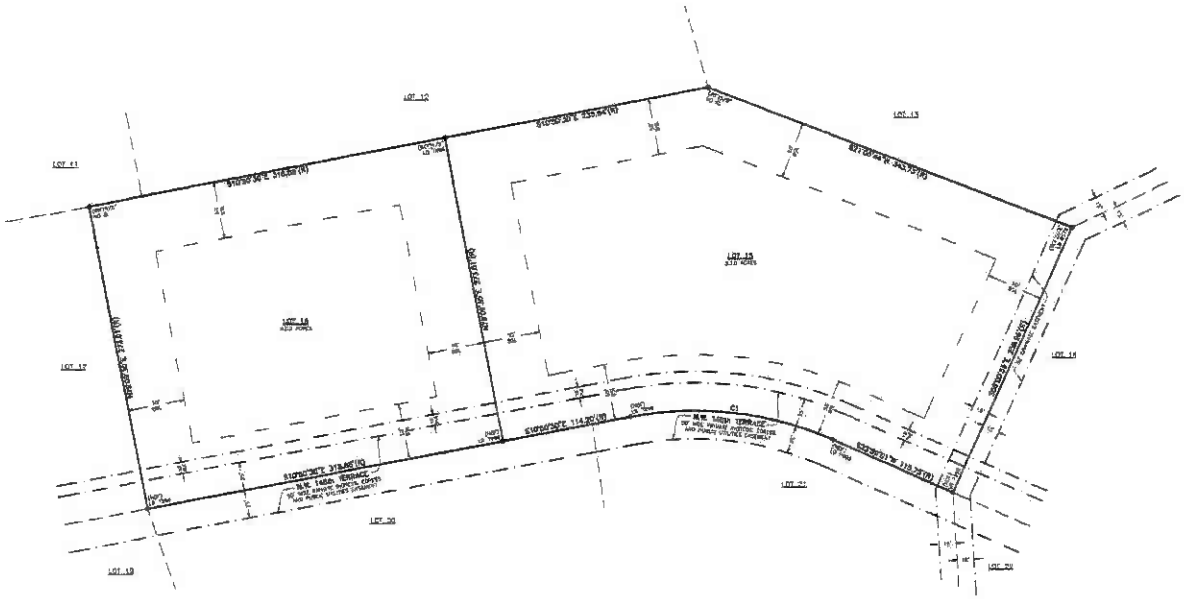
BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

LOCATION MAP: NOT TO SCALE





LAND DESCRIPTION:
LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. 120064 0120 D THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:
(R) RECORD MEASUREMENT
BSL BUILDING SETBACK LINE
PUE PUBLIC UTILITIES EASEMENT
● (IRON) REBAR AND CAP FOUND
● (RBF) IRON ROD FOUND
● (NOF) NAIL AND DISK FOUND

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA		CHORD BEARING AND DISTANCE
C1	100.00'(M)	200.00'(M)	28°39'10"	99.00'(M)	S04°34'15"W 98.93'(M)

SCALE: 1" = 50'

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 ——— 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 338-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN LAND SURVEYING

OWNERS:
THOMAS M. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 18TH TERRACE
ALACHUA, FLORIDA 32615

OWNERS IDENTIFICATION AND DEDICATION:
WE, THE UNDERSIGNED, THOMAS M. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY REMISE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

WITNESS _____ OWNER _____
PRINT NAME _____

WITNESS _____ OWNER _____
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART I OF CHAPTER 177, FLORIDA STATUTES. BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED BY: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:
THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA:

EXAMINED ON _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECORDED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____ A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR:
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BURROWS REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

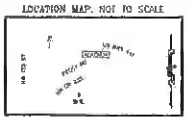
_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6846

BOUNDARY SURVEY

PARCEL 03925-010-015
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

LOCATION MAP: NOT TO SCALE



LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S16°00'30"E 34.95'(M) S16°49'18"E 34.78'(C)
L2	S41°50'30"E 50.00'(M) S42°39'48"E 49.84'(C)
L3	S66°50'30"E 23.00'(M) S67°39'18"E 25.03'(C)
L4	N89°35'45"E(M) N89°08'28"E 16.81'(C)
L5	N89°09'30"E 25.00'(M) N89°08'28"E 24.98'(C)
L6	N22°09'30"E 15.00'(M) N22°52'04"E 24.81'(C)

CURVE TABLE					
CURVE #	LENGTH	TANGENT	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	187.39'(M) 187.37'(C)	240.00'(M) 305.00'(C)	34°48'10"(C)	94.09'(M) 94.62'(C)	S09°34'15"W 178.03'(M) S09°43'53"W 178.41'(C)
C2	199.28'(M)	325.00'(M) 325.00'(C)	35°08'49"(M)	103.78'(M)	S08°08'34"E 196.25'(C)

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 3128, PAGE 538)

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGES 18, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "OAK RIDGE CROSSING" AS RECORDED IN PLAT BOOK "J", PAGE(S) 18-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF NORTH 89°09'30" EAST FOR THE SOUTH LINE OF LOT 15.
3. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3128, PAGE 538.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PROVISION OF TITLE OR OWNERSHIP DETERMINATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY EACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FLOOD PANEL No. 150 OF 640, COMMUNITY PANEL No. "12001C 0150 E" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

WELL TIES:

WELL TO NEAREST LOT LINE IS 94.5 FEET.
WELL TO NEAREST HOUSE CORNER IS 94.6 FEET.
WELL TO SEPTIC TANK IS 4128.8 FEET.

LEGEND:

(M) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
(C) COMPUTED MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
PLB. PLAT BOOK
PG. PAGE
BSL. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITIES EASEMENT
△ (CALC) CALCULATED CORNER
⊕ (NDF) NAIL AND DISK FOUND
△ (NF) NAIL FOUND
● (RCF) REBAR AND CAP FOUND
● (IRF) IRON ROD FOUND
⊙ (NDS) NAIL AND DISK SET
AC AIR CONDITIONER
EM ELECTRIC METER
GEN GENERATOR
PE POOL EQUIPMENT
WPP WOOD POWER POLE
TP TELEPHONE PEDESTAL
WELL
SEPTIC TANK
BURIED CED SERVICE
OVERHEAD ELECTRIC LINE

SCALE: 1" = 30'

DATE OF FIELD WORK: 01-30-2022

CERTIFY SURVEY TO:
THOMAS M. BURROWS AND PHYLLIS C. BURROWS

SCALE 1" = 30'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING	DATE: 01-31-2022
0 1"	DRAWN BY: JAT
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	FIELD BOOK: 434/36-38
	COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7936

David Deren
Digitally signed by David Deren
Date: 2022.02.21 11:29:44 -05'00'
PROFESSIONAL SURVEYOR & MAPPER FLORIDA #6161

JOB No. 22005 | ACAD FILE 22005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 335-3363
FAX: (352) 331-1061
DEREN@LANDSURVEYING.COM

DEREN LAND SURVEYING

D.2.

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

386-462-5120

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

January 18, 2022

Mike DaRoza, City Manager
Kathy Winburn, Planning and Community Development Dept.
City of Alachua
Post Office Box 9
Alachua, FL 32616

RE: Title Certification
Minor Subdivision Application, Tax Parcel 03925-010-015
Lots 15 and 16 Oak Ridge Crossing, Plat Book U, pages 19, 20-21
Alachua County, Florida.
Our Client: Ronald Edwards
Our File: 05-145A

Dear Mr. DaRoza:

In connection with my clients' request for a boundary adjustment, I have caused the Official Records of Alachua County, Florida, to be examined concerning the properties affected thereby, and report as follows:

The record title to Tax Parcel 03925-010-015 (Lots 15 & 16) is held by Thomas H. Burrows and Phyllis C. Burrows, husband and wife, by Warranty Deed recorded May 20,2005 in Official Records Book 3128, Page 538, a copy of which is enclosed. There are no mortgages on this property.

These are the only lots affected by this request.

Sincerely,

BINGHAM & MIKOLAITIS, P.A.

By: _____
Marvin W. Bingham, Jr., Esq.

MWB:mlm
encl: Warranty Deed O>R> 3128/538

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2135946 1 PG
2005 MAY 20 04:30 PM BK 3128 PG 538
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#236631
Doc Stamp-Deed: 2,100.00

2135946

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

Tax Parcel : 03925-010-015

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of May, 2005 between **Edmund Johnston and Jennifer Haggard, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantors, and **Thomas H. Burrows and Phyllis C. Burrows, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantees:

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

Lots 15 and 16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Pages 19, 20 and 21 of the Public Records of Alachua County, Florida.

Grantors hereby warrant and represent that they were continuously married from a date prior to acquisition of the subject property and the marriage has continued uninterrupted to the date hereof.

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

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, 2004.

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
Print Name: MARVIN W. BINGHAM JR.

Edmund Johnston

Witness
Print Name: WAYNE P. CASTELLO

Jennifer Haggard

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18th day of May, 2005 by **Edmund Johnston and Jennifer Haggard**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Marvin W. Bingham, Jr.
Commission # DD311284
Expires May 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-865-7019

Notary Public
Printed Name: MARVIN W BINGHAM JR.
My Commission Expires: 5.22.08

05-145a

DoubleTime®

Description: Alachua,FL Document - Book.Page 3128.538 Page: 1 of 1
Order: 5830471 Comment:

D.1

Select Year: 2021 Go

The 2021 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 177
LAND BOUNDARIES

View Entire Chapter

177.041 Boundary survey and title opinion or property information report required.—Every plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by:

(1) A boundary survey of the platted lands. However, a new boundary survey for a replat is required only when the replat affects any boundary of the previously platted property or when improvements which may affect the boundary of the previously platted property have been made on the lands to be replatted. The boundary survey must be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.

(2) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law.

History.—s. 1, ch. 71-339; s. 1, ch. 72-77; s. 1, ch. 88-48; s. 3, ch. 98-20; s. 1, ch. 99-288; s. 1, ch. 2017-132.

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Burrows Boundary Adjustment

Minor Subdivision Application

Section D.3

This requested boundary adjustment does not conflict with any of the Oak Ridge Crossing Covenants or Restrictions as per the attached recorded documents. Document attached.

Do3.

2259433

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2259433 32 PGS
2006 JUL 20 04:25 PM BK 3422 PG 859
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#292882

This instrument prepared by:
Shirley Gonzalez
12766 NW 145 Terrace
Alachua FL 32615-6440

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OAK RIDGE CROSSING

THIS INSTRUMENT was made on JUNE 25, 2006. the undersigned President and Secretary of Oak Ridge Crossing Homeowners Association, Incorporated a Florida not for profit corporation ("Association").

WITNESSETH:

WHEREAS, the plat for the subdivision of OAK RIDGE CROSSING, a Planned Unit Development, as per **Plat Book "U," Page 19,** in the Public Records for Alachua County, Florida; and

WHEREAS, the original *Covenants, Conditions, and Restrictions For Oak Ridge Crossing, A Planned Unity Development* were recorded December 18, 1998 in Book 227, Page 2111, Public Records of Alachua County, Florida ("Original Restrictions") and encumbered the platted lands.

WHEREAS, the Original Restrictions state that the record owners of two-thirds (2/3) majority vote of the Directors or members of the Association may at any time amend any or all of the Original Restrictions by written agreement. The Original Restrictions further provide that such amendment will not become effective until the instrument evidencing the amendment is recorded.

WHEREAS, the undersigned President and Secretary of the Association certify that more than two-thirds (2/3) of the Directors or members of the Association ("Owners") amended all the Original Restrictions and the undersigned further certify that the Association has the recorded minutes of the Association meeting when this instrument was adopted in its possession.

NOW THEREFORE, the President and Secretary state that the above recitals are true and correct, and they record this instrument evidencing said amendment to the Original Restrictions as follows:

ARTICLE I

DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit), shall have the following meanings.

(a) Association: "Association" shall mean and refer to OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, a Florida corporation, not for profit. This is the Declaration of Covenants, Conditions and Restrictions for OAK RIDGE CROSSING to which the Articles of Incorporation and Bylaws of the Association make reference.

(b) "OAK RIDGE CROSSING" or "Subdivision," shall refer to OAK RIDGE CROSSING, a Planned Unit Development, as per Plat Book U, Page 19, the Public Records of Alachua County, Florida.

(c) Developer: "Developer" shall mean and refer to GARLAND OF ALACHUA, INC., its successors and assigns.

(d) Lot: "Lot" shall mean and refer to any and all of the platted lots in OAK RIDGE CROSSING.

(e) Owner or Member: "Owner" or "Member" shall mean and refer to the record fee

simple title holder, whether one or more persons or entities, of a lot, including the Developer.

(f) Board: "The Board" shall mean and refer to the Board of Directors for OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, INCORPORATED.

(g) Drainage Easements: As located and identified on the Plat of OAK RIDGE CROSSING.

(h) Roadway Easements: "Roadway Easements" shall mean and refer to the 50 foot private easements for ingress, egress, and public utilities as shown on the Plat for OAK RIDGE CROSSING.

(i) 200 Foot Buffer: "200 foot Buffer or Buffers" shall mean and refer to the 200 foot buffer identified on the Plat for OAK RIDGE CROSSING.

ARTICLE II

COMMON AREAS

Section 1. Owners' Ownership Subject to Easements of Use and Enjoyment: Title to the land burdened by 50 foot private roadway easements shall remain in the ownership of the individual lots in the Subdivision. However, every owner shall have a right of use and enjoyment in and to all of the easements, These easements shall be appurtenant and shall pass with the title to every lot, subject to the following:

(a) The right of the Association (in accordance with its Articles and Bylaws), to borrow money for the purpose of maintaining the easements;

(b) The Association hereby reserves the right to dedicate to the public any portion of the easement areas, should same be deemed necessary or desirable by the Association. Should such dedication occur, and it become necessary that a public agency maintain said easements, or any portion thereof, or otherwise expend public funds, such costs shall be due and payable by the individual lot owners, and, if unpaid, shall become liens on individual lots;

(c) All provisions of this Declaration, the plat of the property of OAK RIDGE CROSSING, and the Articles and Bylaws of the Association;

(d) Rules and Regulations governing use and enjoyment of the easements adopted by the Association; and

(e) Easements and restrictions contained on any and all plats of all or any part of the easements or filed separately but in conjunction with such platting.

Section 3. Liability for Damages: Each owner shall be liable for any and all damages to the 'property which constitutes the, drainage facilities, and easements, which shall be caused by the negligence of said owner, his lessees, guests or invitees, and to the extent that such damage is not covered by insurance proceeds, such owner shall be assessed for the cost of repairs, which shall be collectable and enforceable as in the case of other assessments levied by the Association. Each owner shall promptly pay when due all repair bills and/or utility bills that may be a separate lien or charge against his lot.

Section 4. Maintenance: Easements shall not be obstructed, littered, defaced or misused in any manner.

ARTICLE
III
EASEMENTS

Section 1. Reservation of Easement: The Association, for itself, its successor, grantees, and assigns specifically reserves and retains an express easement for ingress and egress over and upon all roadway easements as shown on the record Plat of the Subdivision.

Section 2. Management Easement: The Association shall have an easement for access to all lots for ingress and egress as required by their respective officers, directors, employees and/or agents in order to perform their respective obligations and duties as set forth herein under this Declaration.

Section 3. Utility Easements: Easements are reserved through the property as may be required for utility service in order to serve OAK RIDGE CROSSING adequately. However, this section shall be limited to the easements shown on the Plat of the property duly platted of record and accepted by proper governmental authorities.

Section 4. Property Owners' Use Easements: Each lot owner is hereby granted a non-exclusive perpetual easement and right of way to use all of the easements existing within the Subdivision as more particularly described upon the recorded Plat.

Section 5. Easements to City of Alachua: Drainage easements, as more particularly set forth on the recorded Plat, have been conveyed to and are reserved for the City of Alachua, in connection with the dedication to the public of the 60 foot Right of Way as shown on the recorded Plat. Primary property management, such as mowing and tree removal is the responsibility of the Homeowner's Association.

Section 6. 200 Foot Buffer: The 200 foot buffer as shown on the Plat, has been created to protect the natural amenities of OAK RIDGE CROSSING, and no buildings shall be erected or placed within said buffer except as may be specifically allowed by the Association and the City of Alachua. Fences may be constructed within the buffers, and all maintenance, mowing, landscaping and upkeep shall be the responsibility of the individual lot owners for any portion of the buffer buying within that lot.

Section 7. 50 Foot Private Road Easements: Use of the roadway easements is limited to vehicular and pedestrian and equestrian traffic, and for ingress and egress, utilities and drainage purposes.

Section 8. Drainage Easements: Easements for drainage purposes are reserved for the benefit of all of the lots in the Subdivision, as shown on the Plat and on the Plans filed in conjunction with the platting of this Subdivision (herein referred to as "drainage easements" or "drainage facilities"). Drainage Easements must not be obstructed.

Section 9. Signage Easements: The Association hereby reserves an easement across Lots 3 and 4 as shown on the Plat, for the sole purpose of maintaining the signage and fencing constructed upon said lots as part of the entranceway to the Subdivision along County Road 235.

Section 10. Fence Maintenance: The Association hereby reserves an easement across Lots 1,2,3,4,5 and 6 for the sole purposes of maintaining the fencing constructed upon said lots along County Road 235 and NW 148th Terrace up to the intersection with NW 132nd Place.

ARTICLE IV
OWNERSHIP
ASSOCIATION

Section 1. Creation: Developer shall cause to be incorporated, pursuant to Florida Statutes, a corporation not for profit to be known as OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, INCORPORATED, in accordance with the Articles of Incorporation, a copy of which is annexed hereto as Exhibit "A", and made a part hereof by reference. The Articles of Incorporation of said Association, and its Bylaws, a copy of which is annexed hereto as Exhibit "B", are hereby made a part hereof by reference.

Section 2. Rules and Regulations: The Association shall have the right from time to time to adopt and promulgate rules and regulations pertaining to the use of the easements, buffers and of the individual lots. Such rules and regulations of the Association when so adopted shall be incorporated in and form a part of this Declaration to the same extent as if originally contained herein, and may include fines or other penalties for violation of the Declarations or of these rules and regulations.

Section 3. Board of Directors: Membership on the Board of Directors shall be open to the owners of all lots within the Subdivision.

Section 4. Duties: The Association shall have, in addition to its regular duties, the following special duties: maintenance of all roadways and maintenance of entranceway fencing and signage.

ARTICLE V

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligations of the Assessments: Each Owner of any lot (by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance), including any purchaser at a judicial sale, shall hereafter comply with all covenants and agree to pay to the Association:

(a) Any annual assessment or charges;

(b) Any special assessments for capital improvements or major repair; and

(c) General maintenance assessment (as set forth hereafter); such assessments to be fixed,
established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from due date at the highest legal rate of interest thereon and costs of collection thereof, including attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the easements or abandonment.

Section 2. Purpose of Assessments: The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of the residents of OAK RIDGE CROSSING and in particular, for the improvement and maintenance of the easements assigned to the Association, including but not limited to, the costs of taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof as well as for such other purposes as are permissible activities of the Association, and undertaken by it.

Section 3. Annual Assessments: The annual assessments, including funds for special improvement projects and for capital improvements, shall be determined by the Board of Directors of the Association who shall adopt an operating budget for the property in advance of

each fiscal year July 1 through June 30, which shall include the estimated funds required to defray the current expenses and shall provide funds for the reserves. The initial amount of the annual assessment shall be Two Hundred Dollars and 00/100 ($200.00) per year. Future annual assessments will be determined by the Board and will not exceed 115% of the previous year's assessment. The annual assessments shall be paid in equal semi-annual increments in advance on the first day of January and July of each year, a pro-rata portion of each annual assessment payable in each semi-annual period to commence on the first day of the first month following transfer of ownership from the seller to the buyer. The Association may amend the payment schedule of assessments at its discretion to a shorter or longer period, but no more often than monthly and no less than annually.

Section 4. Special Assessments: In addition to the regular assessments, the Board may levy in any assessment year a special assessment, applicable to that fiscal year only, for the defraying, in whole or in part, the costs of any construction, reconstruction, unexpected repair or replacement of a described capital improvement and other related fees and costs. Provided, however, no such special assessment shall be levied when the amount thereof shall exceed one-half (1/2) of the current regular assessment except upon a majority vote of all interests voting at a meeting duly called of members of the Association who are subject to such special assessment.

Section 5. Duties of the Board of Directors: The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each lot for each assessment period at least forty-five (45) days in advance of such date or period and shall, at that time prepare a roster of the properties and assessment applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any owner. Written notice of the assessment shall be sent to every owner subject thereto not later than fifteen (15) days after fixing the date of commencement thereof.

The Association shall, upon demand at any time, furnish to any owner liable for said assessment, a certificate in writing signed by an officer of the Association, preferably the Treasurer, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6. Effect of Non-Payment of Assessment-Lien; Remedies for the Association: If the assessments are not paid on the date when due, such assessment shall then become delinquent and shall, together with such interest thereon and cost of collection thereof, thereupon become a continuing lien on the property which shall bind such property in the hands of the then owner, his heirs, devisees, personal representatives and assigns.

If the assessment is not paid within thirty (30) days after the delinquency date, a late fee of $25 will be assessed and the assessment shall bear interest from the date of delinquency at the highest legal rate of interest. The Association may bring an action to foreclose the lien against the property, in like manner as a foreclosure of a mortgage on real property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, a reasonable attorney's fee to be fixed by the Court, together with costs of the action. Although no public authority is called upon to maintain the streets or roads lying within OAK RIDGE CROSSING, except as shown on the Plat, if a public authority is so called upon, such funds shall constitute a lien and shall be due and payable from the Association and the individual property owners to the same extent as an assessment for such purposes made by the Association.

Section 7. Subordination of the Lien to Mortgages: The lien of the assessment provided for herein shall be subordinate to the lien of any bona fide mortgage or mortgages (except from buyer to seller of a lot) now or hereafter placed upon the lot subject to assessment; provided,

however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. No sale or transfer shall relieve any lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

Section 8. The Association shall obtain through a reputable insurance agency authorized to conduct business within the State of Florida, hazard, public liability and worker's compensation insurance (if required), and such additional coverage as may be required by law or as it deems advisable. This insurance shall cover the easements, roadways and, improvements in said areas and any and all employees of the Association. The premiums for such insurance shall be paid by the Association and charged to the owners as a part of the total annual assessment as hereinbefore provided.

ARTICLE VI

MAINTENANCE

Section 1. Roadway Easements, and Drainage Easements: The Association shall be responsible for maintenance of the roadways. Each individual lot owner shall be responsible for clearing, mowing, tree trimming (or removal), of all the roadway easements and buffers within the perimeters of the individual lots. Each owner and future owners, shall agree to construct, maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all lakes, ditches, canals, buffers, retention or detention areas, drainage, other surfacewater management works and preservation or conservation areas, wetlands, wetland mitigation areas, which are owned or controlled by them in a manner consistent with the ordinances of the City of Alachua and the permit issued by the Suwannee River Water Management District and the operation and maintenance plans. Additionally, the operation and maintenance of the surfacewater management system shall be the undivided responsibility of all owners and future owners of said lots.

Prior to the termination or release of any owner of the above described lots, all property, interest in property, whether real, personal or mixed which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, buffers, retention or detention areas, drainage, other surfacewater management works, and preservation and conservation areas, wetland and wetland mitigation areas which are owned or controlled by the owners of the above described lots, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any or all permits or authorization issued by the District. Such modification shall be made under the lawfully adopted rules of the District in effect at the time of application for such modification.

These special limiting conditions shall be binding on all parties hereto, their heirs, personal representatives, successors, grantees, and assigns and shall run with the land.

Section 2. General Maintenance: The Association may provide general maintenance upon any lot which is deemed by the Association to be in need of clearing, mowing, tree trimming or removal, fence painting or other general maintenance or landscaping. The Association may take action if the height of the grass is over twelve (12) inches tall on any portion of the lot. Prior to the Association taking such action as hereinabove set forth, the Association shall notify the owner in writing at his last known address, stating what action needs to be taken by the owner and if after seven (7) days upon receipt of notice such action is not taken by the owner, the Association shall provide the necessary maintenance. The Association shall

assess the owner for any general maintenance work done by the Association, and the owner shall pay same in a timely fashion. If said charges are not paid within 30 days of billing, the Association shall proceed to collect same using all remedies allowed by law.

Section 3. Assessment of Costs: The cost of maintenance of the easements and general maintenance shall be assessed as follows:

(a) The cost of general maintenance shall be assessed upon the lot upon which said maintenance is performed, but shall not be considered to be a part of the maintenance assessment or charge for road, rights of way, easements or drainage facilities.

(b) Assessments for maintenance to easements shall be as set forth hereinabove in Article V. Each lot in the Subdivision shall bear 1/32 of the assessments for maintenance of the roadways and easements in the Subdivision including but not limited to the entryway, lighting and fencing fronting County Road 235.

Section 4. Access at Reasonable Hours: For the purpose of performing the general maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the owner, to enter upon any lot or exterior of any unit or other structures located in OAK RIDGE CROSSING at reasonable hours on any day except Saturday or Sunday.

ARTICLE
VII
LAND USE

Section 1. Purposes: No parcel, part, portion or Subdivision lot of this property shall be used except for residential purposes, and as otherwise permitted by this Declaration and applicable zoning laws and regulations. No building shall be erected, altered, placed or permitted to remain on any portion of the herein described property other than a single family dwelling not to exceed two stories in height, and a private garage or carport. There may be incorporated in, or attached to, any such dwelling a garage or carport and storage, laundry or servants' quarters (for use in connection with and to serve the single family unit). Appropriate barns and other accessory structures may be built as detached buildings, provided they meet all setback requirements. No commercial activity shall be allowed except for those home occupations as may be properly licensed by the City of Alachua and involving no on-site advertising, signage or substantial additional traffic within the subdivision. Any out building will have the same color scheme as the residence, will not be located closer than 25 feet from the front lateral line of the residence, and will be maintained.

Section 2. Residence Construction: No residence shall be constructed upon any Homesite except one single family residence, which shall contain not less than eighteen hundred (1800) square feet, heated and cooled, including all stories, but exclusive of any porches or garage, the plans, specifications and color schemes for which must be first approved by the Architectural Control Committee as hereinafter set forth. Said Committee shall have the right to approve colors, materials and methods of construction to insure the type, grade and standard of materials and standard of quality as described hereafter. Neither mobile homes, manufactured homes, nor modular homes may be placed upon any building lot in the Subdivision. No garage or carport shall open toward any street or roadway abutting any lot without the approval of the Architectural Control Committee. Trash and garbage containers as well as air conditioning equipment and all other accessories shall be either fenced or screened with shrubbery so as not to be visible from abutting streets or adjoining lots. All construction must be completed within twelve (12) months from date of commencement of construction, unless an extension is granted by the Architectural

Control Committee.

Section 3. Fences: Fencing of the individual lots must conform to the fencing standards developed by the Architectural Control Committee. Fences are generally permitted, and required with horses. All fences along road fronts and fronting any portion of a roadway shall be four (4) board wooden fences of treated or comparable wood within 4x4 square posts, calculated to have a life expectancy of a minimum of ten (10) years. All four-board fencing will be constructed with all boards mounted facing the road, and shall be painted black.

Section 4. Setbacks: No building shall be placed on any lot or parcel unless it is totally within the building setback lines for that lot or parcel as shown on the Plat. For the purpose of construing the covenant and restriction contained in this paragraph, eaves and steps shall not be considered as a part of the building or dwelling.

Section 5. Temporary Structures: No structure of a temporary character, mobile home, trailer, tent, shack, garage or other outbuilding or recreational vehicle shall be used on any parcel or lot at any time as a residence either temporarily or permanently. No servants' quarters, or other building, including temporary structures, may be erected prior to the commencement of construction of the main residence, except for garages, barns, and building material and tool sheds. All temporary material and tool sheds must be removed promptly after the dwelling is completed.

Section 6. Commercial Vehicles: Commercial vehicles, boats and/or trailers or travel homes shall not be allowed to remain on the streets of this subdivided property except when conducting business. If an owner has a commercial vehicle, boat and/or trailer or travel home, it must be hidden from the street and neighboring lots by walls or shrubbery, and located at least fifty (50) feet from the street, but in no event less than the set-back set for any building, as not to be an unsightly nuisance to the neighborhood.

Section 7. Culverts: All culverts located under driveways or walkways shall have concrete end walls or head walls which shall be constructed in conformity with designs and standards as established by the Architectural Control Committee.

Section 8. Animals: No animals, livestock, horses, or poultry of any kind may be kept within any dwelling or upon the Subdivision property except for dogs, cats, and other household pets which may be kept on individual lots subject to rules and regulations from time to time adopted by the Association, and allowed by applicable City of Alachua ordinances and regulations. Notwithstanding the foregoing, each lot may maintain one horse per acre, subject to rules and regulations established by the Association. No horses without a current negative test (Coggins) for equine infectious anemia will be permitted at any time. In no event may any homeowner maintain a commercial venture in respect to the breeding and marketing of animals, except for horses within the above limits, without prior written approval of the Association.

Section 9. Nuisance: No activity shall be carried on upon any lot within the Subdivision property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No hunting or discharging of firearms for target practice, etc. is permitted. All lots, setback areas, yards, walkways, driveways, and parking areas shall be maintained and kept in a neat and clean condition, free of refuse and debris. No signs of a commercial nature may be kept or maintained on any property within the Subdivision at any time, without prior written approval of the Association.

Section 10. Vehicle Repairs: At no time shall there be any repairing, dismantling, or other mechanical work done on any automobiles, or other vehicles, except in an enclosed carport or garage, unless same is completed within 24 hours of commencement.

Section 11. Antennas: No towers, poles, or antennas, may be erected more than ten (10) feet above the roof ridge. No satellite dish larger than thirty-six (36) inches in diameter may be erected. The aforementioned items may not be attached to the street side of the residence.

Section 12. Waste and Sewage: Wells and septic tanks shall not be placed closer than fifty (50) feet to any lot line, or to the boundary of any easement shown on the Plat, nor closer than one hundred (100) feet to each other. No individual water supply system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alachua County Health Department. No individual sewage disposal system shall be permitted on any lot unless the system is designed, located, and constructed in accordance with the requirements, standards and recommendations of the Alachua County Health Department.

ARTICLE VIII

ARCHITECTURAL CONTROL COMLMITTEE

Section 1. Appointment: The Architectural Control Committee shall consist of at least three (3) and not more than five (5) members of the Association in good standing who may employ architects and other professional consultants to assist the Committee. The Architectural Control Committee shall serve at the pleasure of the Board of Directors.

Section 2. Plan Approval: Every person desiring to construct, alter or repaint a different color, any residence, fence, mailbox, clothesline or other structure shall make a request in writing to the Architectural Control Committee for approval. The Committee shall, within thirty (30) days from the date it shall receive the last item required to be submitted, either approve or disapprove such request. Notification of such approval or disapproval shall be made in writing. In the event that any approved construction shall not be commenced within six (6) calendar months or completed within eighteen (18) months from the date of such approval, the proposed construction shall be deemed to have been abandoned and prior to the commencement of any such construction, a new request will be made to the Architectural Control Committee without regard to any prior request. In the event the Committee shall fail to act upon any request for approval within thirty (30) days, such request shall be deemed approved by the Committee.

Section 3. Waiver of Restrictions: The Architectural Control Committee shall have the power of affirmative vote to waive any provisions of this Article VIII or any other Article for any residence, fence or other structure, if by majority vote they determine that the enforcement of such provision would constitute a hardship.

ARTICLE IX

MAINTENANCE OF LOTS BY LOT OWNERS

Section 1. Parking Areas, Etc.: All setback areas, walkways, yards and driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris.

Section 2. Landscaped Areas: All landscaped areas shall be maintained in a live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged shall be replaced with similar sound, healthy plant materials. Except for trees removed at time of approved construction, trees over ten (10) inches in diameter may not be removed unless they pose a hazard, in which case removal must be approved by the Association. Each residence shall have at least minimum landscaping in accordance with city and county ordinances and state statutes. All residences not in compliance have eighteen (18) months from the date of ratification to bring their landscaping up to minimum standards.

Section 3. Covenant to Maintain: No dwellings or improvements located in the Subdivision property shall be permitted to fall into disrepair. All persons, firms, and corporations who may hereafter succeed to title or acquire any lien or interest against or in the above described real property and improvements situated thereon, do jointly and severally agree to keep and maintain the said improvements in a good state of repair and to properly care for and maintain all lawns and shrubbery in a neat and attractive condition.

ARTICLE

X

MISCELLANEOUS

Section 1. Duration: These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years at which time said covenants shall be automatically extended for successive periods often (10) years, unless a majority of the then current owners of the lots sign and record an instrument revoking, or altering these covenants in whole or in part.

Section 2. Notices: Any notice to be sent to any member or owner shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as owner in the records of the Association.

Section 3. Enforcement: If the owners of any lot, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and to prevent him or them from so doing, and to recover damages for such violations. The Association may also compel performance by the use of fines, as authorized by law.

Section 4. Severability: Failure to enforce any violation of these restrictions shall not in any manner be construed as a waiver of such provisions.

Section 5. Amendment: These restrictions, both affirmative covenants and restrictive covenants, may be amended by 2/3 vote of all interests voting at a meeting duly called of members of the Association.

Section 6. Notice of Non-Dedication: This Subdivision contains private roadways which have not been dedicated to, nor accepted by, the City of Alachua and the maintenance of such streets shall not be the responsibility of the City of Alachua.

Section 7. 100 Year Flood Prone Areas: Properties which have natural ground elevations below the 100 year flood plain as shown on the Plat of OAK RIDGE CROSSING are prone to severe flooding. Development on such properties may be subject to special regulation (based on the minimum standards of the Federal Emergency Management Agency, National Flood Insurance Program) by Alachua County, Florida, which requires that structures be elevated at least one foot above the 100 year flood levels. Such development may require special surveying, engineering, or architectural design to insure that flood hazard is not increased by the development.

INSTRUMENT # 2259433
32 PGS

ARTICLE

XI

PARTIAL INVALIDATION

Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Signed, sealed and delivered by the members of the Oak Ridge Crossing Homeowners Association. In our presence as witnesses:

Judith E. Crown
Witness

by: Duane Phillips
Duane Phillips, its president

Kristo Beers
Witness

attest:
Timothy D. Blenco, its secretary

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of June, 2006 by Duane Phillips as president and by Timothy D. Blenco as secretary of Oak Ridge Crossing Homeowners Association, Incorporated who are ✓ personally known or who____ or produced Florida driver's licenses as identification.

Jo M. Hughes
Notary Public, State of Florida at Large

JO M. HUGHES
MY COMMISSION # DD 281881
EXPIRES: January 19, 2008
Bonded Thru Notary Public Underwriters

Attachment: Consent of ¾ majority of members of Oak Ridge Crossing Homeowners Association, Incorporated.

Burrows Boundary Adjustment

Minor Subdivision Application

D4. Concurrency Impact Analysis

The Minor Subdivision Application and site plan proposes to adjust the boundary between lots #15 and #16 as described on Parcel 03925-010-015 to increase lot # 15 to 3.0 acres and reduce lot # 16 to 2.0 acres. This is located within Oak Ridge Crossing at 13018 NW 148th Ter, Alachua, Fl 32615. This project proposes to move the dividing lot line between the 2 plated lots by approximately 75 feet.

-No increase in climate controlled/enclosed building square footage is proposed

-There is no proposed change in the primary or area use for the parcel.

-No new traffic shall be generated as part of this project or plan application

-No new lots are proposed

Article 10 of the city of Alachua LDR's defines 'de minimis' development activity as follows;

"De minimis impact means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

As such, the project is exempt from the requirement to receive a certificate of concurrency compliance. The City of Alachua LDR , Sec. 2.4.14 States:

2.4.14 Certificate of concurrency compliance

(B) Applicability. Unless exempted by Subsection 2.4.14(C) of this section, Exemptions, the provisions of this section shall apply to all development orders specified in Subsection 2.4.14(D) of this section, Overview of certificates. A separate certificate of concurrency compliance shall not be required for each permit, approval associated with an individual development order.

(C) Exemptions. The following forms of development shall be exempt from the requirements of this section:

(3) Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator:

Burrows Boundary Adjustment

Minor Subdivision Application

Section D.5 Analysis of Consistency with City of Alachua Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

MINOR SUBDIVISION BOUNDARY REVISION REPLAT OF LOT 15,16 OAK RIDGE CROSSING

Goal 1 of the Future Land Usage Element sets forth a Future Land Use Map in order to effectively guide development in a sustainable manor and to ensure economic prosperity and stability while maintaining ahigh quality life for all of its present and future citizens, businesses and visitors. The PUD of Oak Ridge Crossing is located within the area designated as Agricultural.

Objective 1.1 of the Future Land Use Element establishes an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1a sets forth Residential Uses within the Agriculture land use category at a minimum density of 1 dwelling per 5 acres (except that homesteaded lots may be developed at one unit per two acres Sec. 3.3.2)

This request revises the dividing boundary between 2 existing lots in the Oak Ridge Crossing PUD. The existing lots are each 2.5 Acre. The resultant lots will be 3.0 Acre and a minimum of 2.0 Acre. No change to usage as intended in the original PUD approval.

This requested boundary adjustment does not change any of the Goals, Policies or Objectives of the plan and does not change existing usage designation.

D4

Burrows Boundary Adjustment

Minor Subdivision Application

Section D.6 Legal description for tax parcels

Parcel ID 03925 010 015 Lot #15, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Page 19, 20 and 21 of the Public Records of Alachua County, Florida

Parcel ID 03925 010 016 Lot #16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Page 19, 20 and 21 of the Public Records of Alachua County, Florida

D.7.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   ☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s): RONALD EDWARDS Title: OWNERS AGENT

   Company (if applicable): _____

   Mailing address: 11620 NW 120th TER

   City: ALACHUA State: FL ZIP: 32615

   Telephone: 248-758-8958 FAX: — e-mail: Ronedwards48@yahoo.com

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

   Name of Owner (title holder): THOMAS & PHYLLIS BURROWS

   Mailing Address: 13018 NW 148th TER

   City: ALACHUA State: FL ZIP: 32615

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

B. PROJECT

1. Project Name: BURROWS BOUNDARY Adjustment - OAK Ridge Crossing
2. Address of Subject Property: 13018 NW 148th TER, ALACHUA
3. Parcel ID Number(s): 03925-010-015
4. Section 22 Township 08 S Range 18 E Grant _____ Acreage: 5.0
5. Existing Use of Property: RESIDENTIAL
6. Future Land Use Map Designation: A
7. Zoning Designation: PUD
8. Development Data (check all that apply):

   ☐ Single Family Residential Number of Units _____

   ☐ Multi-Family Residential Number of Units _____

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

9. Review Type:

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

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: _____

Middle:_____

High:_____

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

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsA-F/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☒ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

RONALD EDWARDS

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 31st day of January, 2022, by Ronald Edwards, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

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

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

D.B.a

03925-010-001
SVOBODA KIRK & JESSICA A
18305 NW 149TH PL
ALACHUA, FL 32615

03925-010-002
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03925-010-003
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03925-010-007
LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

03925-010-008
WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

03925-010-009
ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

03925-010-010
MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

03925-010-011
RIVERA RAMIRO VELAZQUEZ & SANDRA
12751 NW 150TH TER
ALACHUA, FL 32615

03925-010-012
COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

03925-010-013
BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

03925-010-014
SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

03925-010-015
BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

03925-010-017
HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

03925-010-018
BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

03925-010-020
FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

03925-010-021
PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

03925-010-022
JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

03925-010-023
BROOM JAMES V & ALLYSSA B
14533 NW 132ND PL
ALACHUA, FL 32615

03925-010-024
DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

03925-010-025
RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

03925-010-026
GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

03925-010-027
PALMER ROBERT Z & JAMIE D
2800 DOE DR
CLARKSVILLE, TN 37043

03925-010-028
KARAVOLIAS & MILLS W/H
12759 NW 145TH TER
ALACHUA, FL 32615

03925-010-029
DAVIS GUY R & RUTH A
12873 NW 145TH TER
ALACHUA, FL 32615

03925-010-030
WILLIAMS KYLE & CARRIE
13009 NW 145TH TERRACE
ALACHUA, FL 32615

03925-010-031
SCHOLLENBERGER WILLIAM R & DEBRA
13113 NW 145TH TER
ALACHUA, FL 32615

03925-010-032
SAUNDERS DAVID S
13229 NW 145TH TER
ALACHUA, FL 32615

6, 19

DSB

Antoinette Endelicato
5562 NW 93rd Ave
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
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616
Shasta Schoellhorn		15907 NW 188th St.	Alachua	FL	32615
Carrie Luke		16611 NW 138th Ave.	Alachua	FL	32615

D9

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2135946 1 PG
2005 MAY 20 04:30 PM BK 3128 PG 538
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#236631
Doc Stamp-Deed: 2,100.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

2135946

Tax Parcel : 03925-010-015

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of May, 2005 between **Edmund Johnston and Jennifer Haggard, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantors, and **Thomas H. Burrows and Phyllis C. Burrows, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantees:

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

Lots 15 and 16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Pages 19, 20 and 21 of the Public Records of Alachua County, Florida.

Grantors hereby warrant and represent that they were continuously married from a date prior to acquisition of the subject property and the marriage has continued uninterrupted to the date hereof.

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

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, 2004.

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
Print Name: MARVIN W. BINGHAM JR.

Edmund Johnston

Witness
Print Name: WAYNE P. CASTELLO

Jennifer Haggard

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18th day of May, 2005 by **Edmund Johnston and Jennifer Haggard**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Marvin W. Bingham, Jr.
Commission # DD311284
Expires May 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARVIN W. BINGHAM JR.

My Commission Expires: 5-22-08

05-145a

DoubleTime®

D10

ALATB1508

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE 15446
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03925 010 015	13018 NW 148TH TER	1700

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	268,306	50,000	218,306	1,717.24
LIBRARY GENERAL	1.0856	268,306	50,000	218,306	236.99
SCHOOL CAP36 PROJECT	1.5000	268,306	25,000	243,306	364.96
SCHOOL DISCRNRY & CN	0.7480	268,306	25,000	243,306	181.99
SCHOOL GENERAL	3.5950	268,306	25,000	243,306	874.69
SCHOOL VOTED	1.0000	268,306	25,000	243,306	243.31
CHILDREN'S TRUST	0.5000	268,306	50,000	218,306	109.15
SUWANNEE RIVER WATER MGT DIST	0.3615	268,306	50,000	218,306	78.92
CITY OF ALACHUA	5.3900	268,306	50,000	218,306	1,176.67
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$4,983.92

LEGAL DESCRIPTION

OAK RIDGE CROSSING PB U-19 LOT 15 & 16 OR 3128/0538

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	497.88
NON-AD VALOREM ASSESSMENTS			$518.66

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$5,502.58

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15446
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03925 010 015	13018 NW 148TH TER

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0026701 $5,282.48 Paid 11/17/2021

D.11

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	**ALACHUA**
Parcel:	**03925-010-015**
Flood Zone:	**X**
Flood Risk:	**LOW**

1% Annual Chance Base Flood Elev*	**Not Applicable**
10% Annual Chance Flood Elev*	**Not Applicable**
50% Annual Chance Flood Elev*	**Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood -Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Anywhere it can rain, it can flood
Know your risk.

www.srwmdfloodreport.com

Supplemental Information

Watershed	Santa Fe	Map Effective Date	6/16/2006	Special Flood Hazard Area	No
FIRM Panel(s)	12001C0120D				

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://msc.fema.gov) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at (https://www.floodsmart.com)

Dill,

SRWMD ePermitting Payment

Your Order

Print This Page

Total Amount: USD **100.00**

This order is now complete. Transaction approved!

Here is your receipt:

```
========== TRANSACTION RECORD ==========
SRWMD PERMITS
9225 CR 49
LIVE OAK, FL 32060
United States
HTTPS://PERMITTING.SJRWMD.COM/SREPERMITTING

TYPE: Purchase

ACCT: Visa                    $ 100.00 USD

CARDHOLDER NAME : Ronald Edwards
CARD NUMBER     : ############6327
DATE/TIME       : 21 Jan 22 13:41:30
REFERENCE #     : 001 0197893 T
AUTHOR. #       : 06813C
TRANS. REF.     : ERP 284951

    Approved - Thank You 100


Please retain this copy for your records.

Cardholder will pay above amount to
card issuer pursuant to cardholder
agreement.
=======================================
```

Continue

Secure Payment provided by First Data Corp.

D.12. County Road Access

N/A NW 148th TER IS

PRIVATE

D.13. STATE ROAD ACCESS

N/A

NW 148th TER is PRIVATE

D.14.

Check For $1500.00

D.8.A

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]

BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

[redacted]

DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

[redacted]

LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

[redacted]

PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]

[redacted]

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]
14533 NW 132ND PL
ALACHUA, FL 32615

BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

[redacted]
12873 NW 145TH TER
ALACHUA, FL 32615

DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

[redacted]
12750 NW 145TH TER
ALACHUA, FL 32615

LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

[redacted]
2800 POE DR
CLARKSVILLE, TN 37043

PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]
13229 NW 145TH TER
ALACHUA, FL 32615

[redacted]
13112 NW 145TH TER
ALACHUA, FL 32615

[redacted]
18305 NW 146TH PL
ALACHUA, FL 32615

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]
13009 NW 145TH TERRACE
ALACHUA, FL 32615

D.8.B

Antoinette Endelicato
5562 NW 93rd Ave
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
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Antoinette Endelicato
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Gainesville, Fl. 32653

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16611 NW 138th Ave
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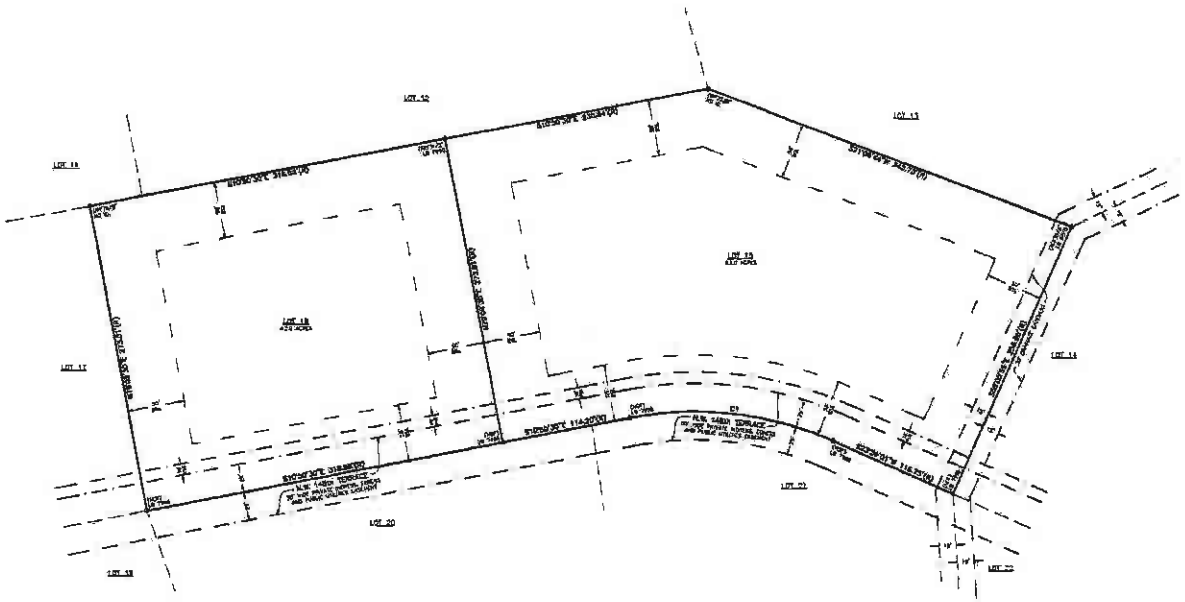
PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

LOCATION MAP: NOT TO SCALE



LAND DESCRIPTION:

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U" PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 840, COMMUNITY PANEL No. "12001C 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28)

LEGEND:

- (R) RECORD MEASUREMENT
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITIES EASEMENT
- ⊙ (PCP) PERMANENT CONTROL POINT
- ⊙ (IRF) IRON ROD FOUND
- ⊙ (NDF) NAIL AND DISK FOUND

CURVE TABLE					
C1	160.26'(M)	200.00'(M)	45°55'32"(M)	84.00'(M)	S00°04'47"W 156.02'(M)

SCALE: 1" = 50'

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 336-3383
FAX: (352) 338-1284
DEREN@LANDSURVEYING.COM

DEREN LAND SURVEYING

SCALE: 1" = 50'

SURVEYOR:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13216 N.W. 146th TERRACE
ALACHUA, FLORIDA 32615

OWNERS CERTIFICATION AND DEDICATION
WE, THE UNDERSIGNED, THOMAS H. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS IS DESCRIBED HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

WITNESS _____ OWNER _____
PRINT NAME _____

WITNESS _____ OWNER _____
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED BY: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:
THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST

_____ FILED FOR RECORD ON: _____
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA:

EXAMINED BY: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED BY: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECORDED AND FILED:

RECORDED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BURROWS REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6543

UPDATED FILE SIZE WILL BE DECREASED
1/31/22 AFTERNOON
RWE

Re: Burrows Minor Subdivision Application

From: Justin Tabor (jtabor@cityofalachua.org)

To: ronedwards48@yahoo.com

Date: Wednesday, January 26, 2022, 06:23 PM EST

See attached

Mr. Edwards,

The margin requirement actually come from Chapter 177.091, Florida Statutes. The copies you have will be acceptable for review purposes, but please have the surveyor correct it for subsequent submittals.

The name of the subdivider should be the current property owners with contact information.

Sincerely,

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

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

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

From: "ron edwards" <ronedwards48@yahoo.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Wednesday, January 26, 2022 2:06:24 PM
Subject: Burrows Minor Subdivision Application

I have a couple more questions on this application. I have the full sized Plat but it has 3 in border on left and 1 inch border top, right and bottom. Is this acceptable?

Would the name and address of subdivider be as follows:

Ronald Edwards - Owners Agent
11620 NW 120th Ter
Alachua, Fl. 32615

thanks for all the help. I think I have everything else in the works.

Ron
cell 248-758-8958

Select Year: 2021 Go

The 2021 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 177
LAND BOUNDARIES

View Entire Chapter

177.091 Plats made for recording.—Every plat of a subdivision offered for recording shall conform to the following:

(1) It must be:

(a) An original drawing made with black permanent drawing ink; or

(b) A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

(2) The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a ½-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.

(3) When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

(4) In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

(5) The name of the plat shall be shown in bold legible letters, as stated in s. 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

(6) A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

(7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

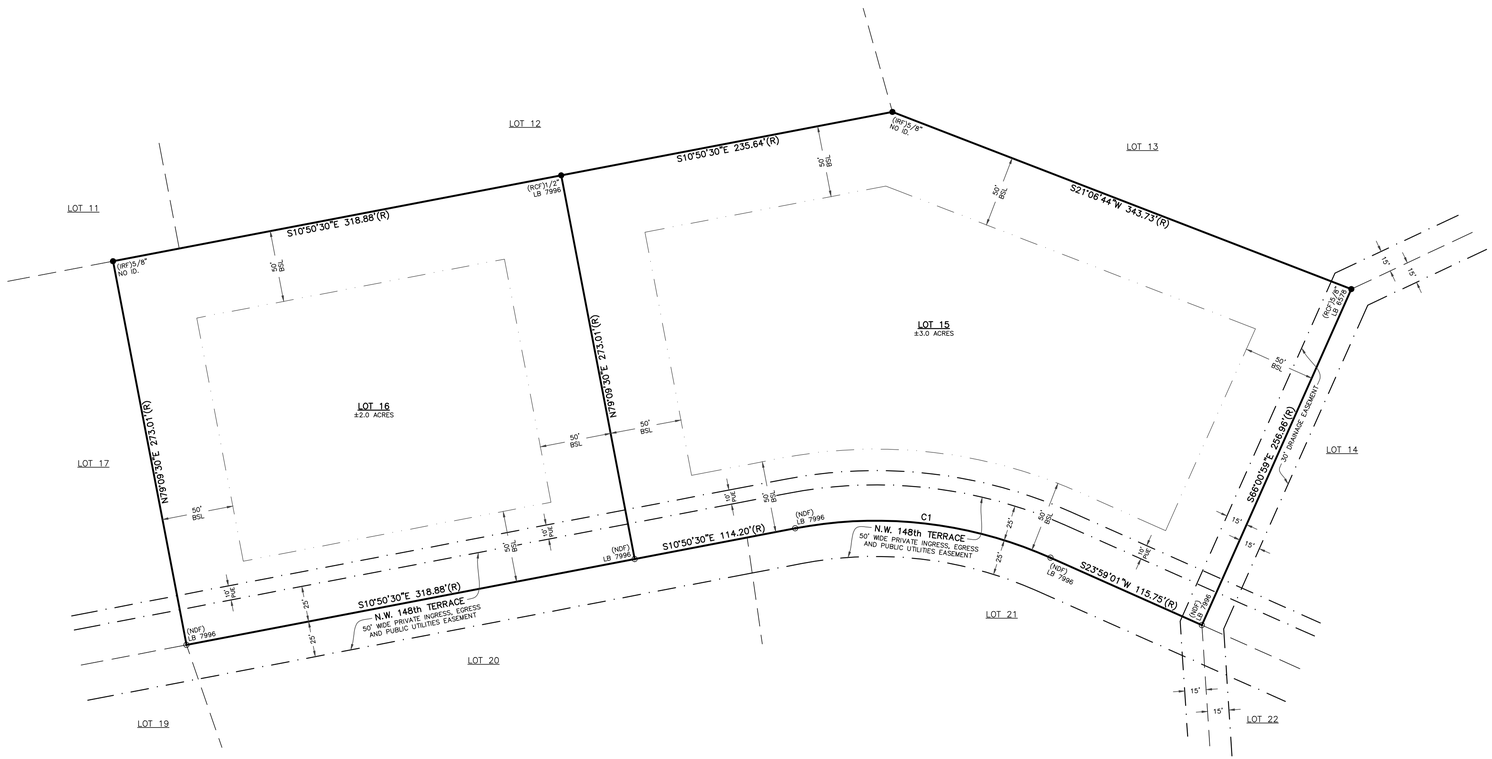
(8) Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such "P.C.P.s" shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements,

PLAT BOOK _____ PAGE _____

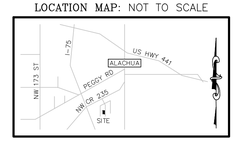
SHEET 1 OF 1

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE



SUBDIVIDER:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

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_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

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EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

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_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

LAND DESCRIPTION:

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SURVEYOR'S NOTES

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6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

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LEGEND:

(R)	RECORD MEASUREMENT
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITIES EASEMENT
●	(RCF) REBAR AND CAP FOUND
●	(IRF) IRON ROD FOUND
⊙	(NDF) NAIL AND DISK FOUND

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R)	300.00'(R)	34°49'32"(R)	94.09'(R)	S06°34'15"W 179.55'(R)

SCALE: 1" = 50'

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

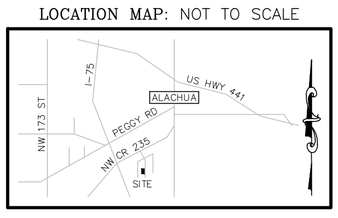
DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

SCALE: 1" = 50'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

LOCATION MAP: NOT TO SCALE



BOUNDARY SURVEY

PARCEL 03925-010-015
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S10°50'30"E 34.20'(R) S10°49'48"E 34.20'(C)
L2	S10°50'30"E(R) S10°36'43"E 34.18'(F)
L3	S66°00'59"E 25'(R) S65°59'51"E 25.03'(C)
L4	N86°15'45"E(R) N85°09'20"E 28.88'(C)
L5	N79°09'30"E 25'(R) N79°09'30"E 24.90'(C)
L6	N79°09'30"E 25'(R) N79°09'24"E 24.81'(C)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R) 182.23'(F)	300.00'(R) 300.00'(F)	34°48'10"(F)	94.09'(R) 94.02'(F)	S06°34'15"W 179.55'(R) S06°43'53"W 179.44'(F)
C2	197.28'(F)	325.00'(R) 325.00'(F)	34°46'45"(F)	101.78'(F)	S06°36'34"W 194.26'(F)

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 3128, PAGE 538)

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "OAK RIDGE CROSSING" AS RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF NORTH 79°09'30" EAST FOR THE SOUTH LINE OF LOT 16.
3. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3128, PAGE 538.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

WELL TIES:

WELL TO NEAREST LOT LINE IS 94.5 FEET.
WELL TO NEAREST HOUSE CORNER IS 54.6 FEET.
WELL TO SEPTIC TANK IS ±128.8 FEET.

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	COMPUTED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
PG.	PAGE
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITIES EASEMENT
△	(CALC) CALCULATED CORNER
⊙	(NDF) NAIL AND DISK FOUND
▲	(NF) NAIL FOUND
●	(RCF) REBAR AND CAP FOUND
●	(IRF) IRON ROD FOUND
◎	(NDS) NAIL AND DISK SET
AC	AIR CONDITIONER
EM	ELECTRIC METER
G	GENERATOR
PE	POOL EQUIPMENT
	WOOD POWER POLE
	TELEPHONE PEDESTAL
W	WELL
	SEPTIC TANK
	MITERED END SECTION
OE	OVERHEAD ELECTRIC LINE

SCALE: 1" = 30'

DERENLANDSURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 01-10-2022

CERTIFY SURVEY TO:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS

SCALE: 1" = 30'

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

PAGE 1 OF 1

DATE: 01-11-2022
DRAWN BY: JAT
FIELD BOOK: 434/36-38

COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996

DAVID M. DEREN LICENSE NO. 6946 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 22005
ACAD FILE: 22005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

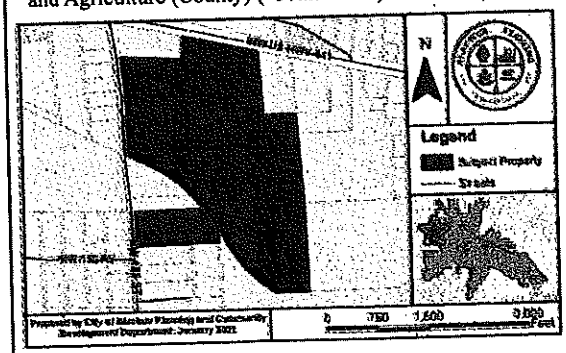
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN LAND SURVEYING

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); located southeast of the intersection of US Highway 441 and NW 188th Street; consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



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

(Published: Alachua County Today - February 24, 2022)

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City of ALACHUA

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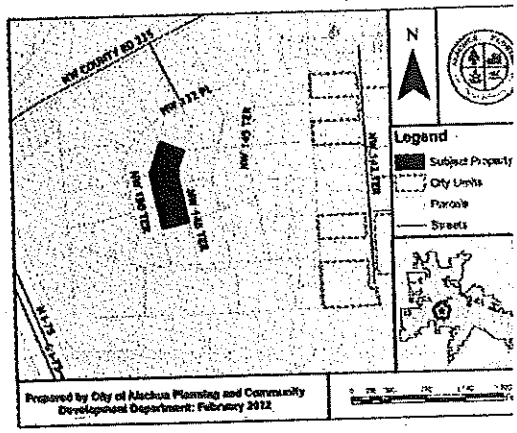

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(Published: Alachua County Today - February 24, 2022

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KC

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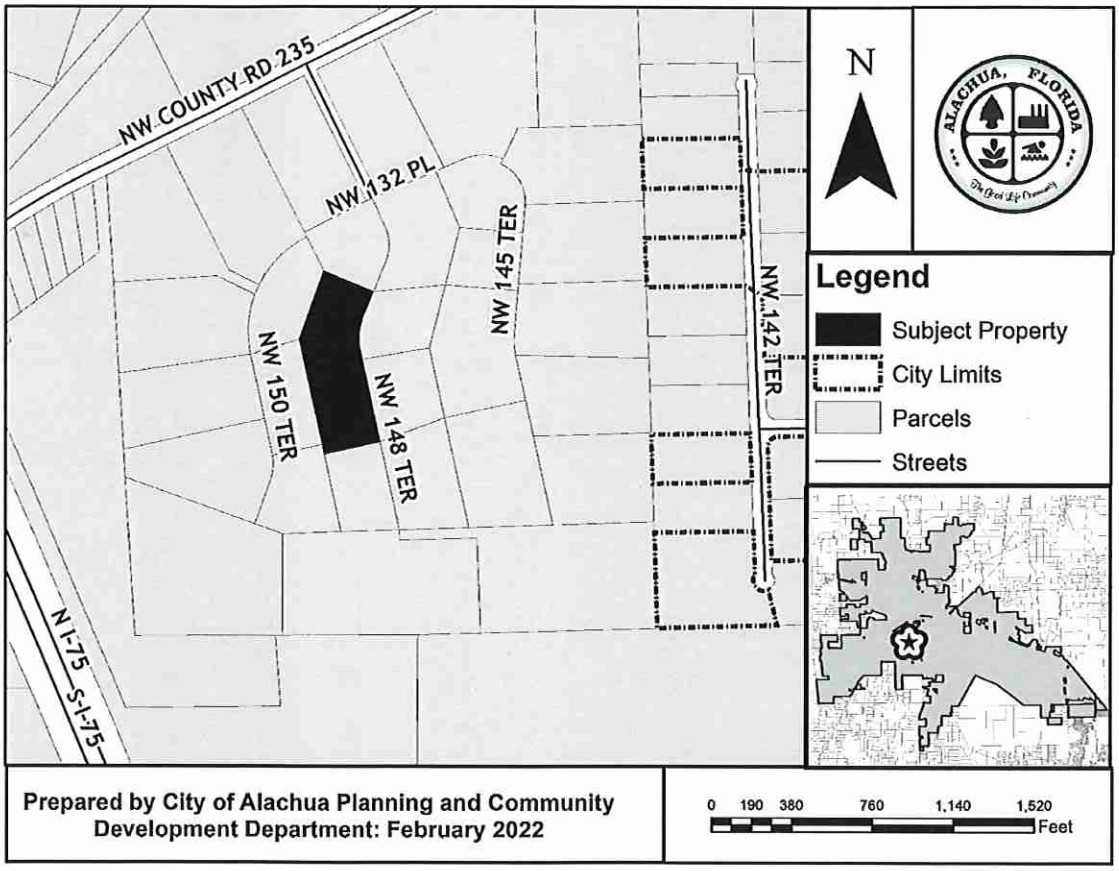

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]

BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

[redacted]

DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

[redacted]

LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

[redacted]

PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]

[redacted]

[redacted]

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]

D.8.B

Antoinette Endelicato
5562 NW 93rd Ave
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
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ronald W Edwards, POSTED THE LAND USE
(Name)
SIGN ON 2/17/22 FOR THE Burrows Final Plat/ Minor Subdivision
(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)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan to construct three buildings totaling ±22,758 square feet with associated site improvements on a ±6.42 acre subject property; Portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements.

The subject property is ±6.42 acres in area and is located south of San Felasco Parkway. The proposed development will connect to an existing street stub located along the east road permitted by the Momentum Labs project.

The proposed development will convey the development's stormwater runoff to a stormwater management facility to the west of the subject property and located on the Momentum Labs site.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials (Part 1 of 2)
- Application & Supporting Materials (Part 2 of 2)
- Site Plan - Convergence Research Park Bike Depot (Part 1 of 2)

- Site Plan - Convergence Research Park Bike Depot (Part 2 of 2)
- Public Notice Materials for the 3/8/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	San Felasco Research Ventures, LLC
LOCATION:	South of San Felasco Parkway
PARCEL ID NUMBERS:	A portion of 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±6.42 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board.*

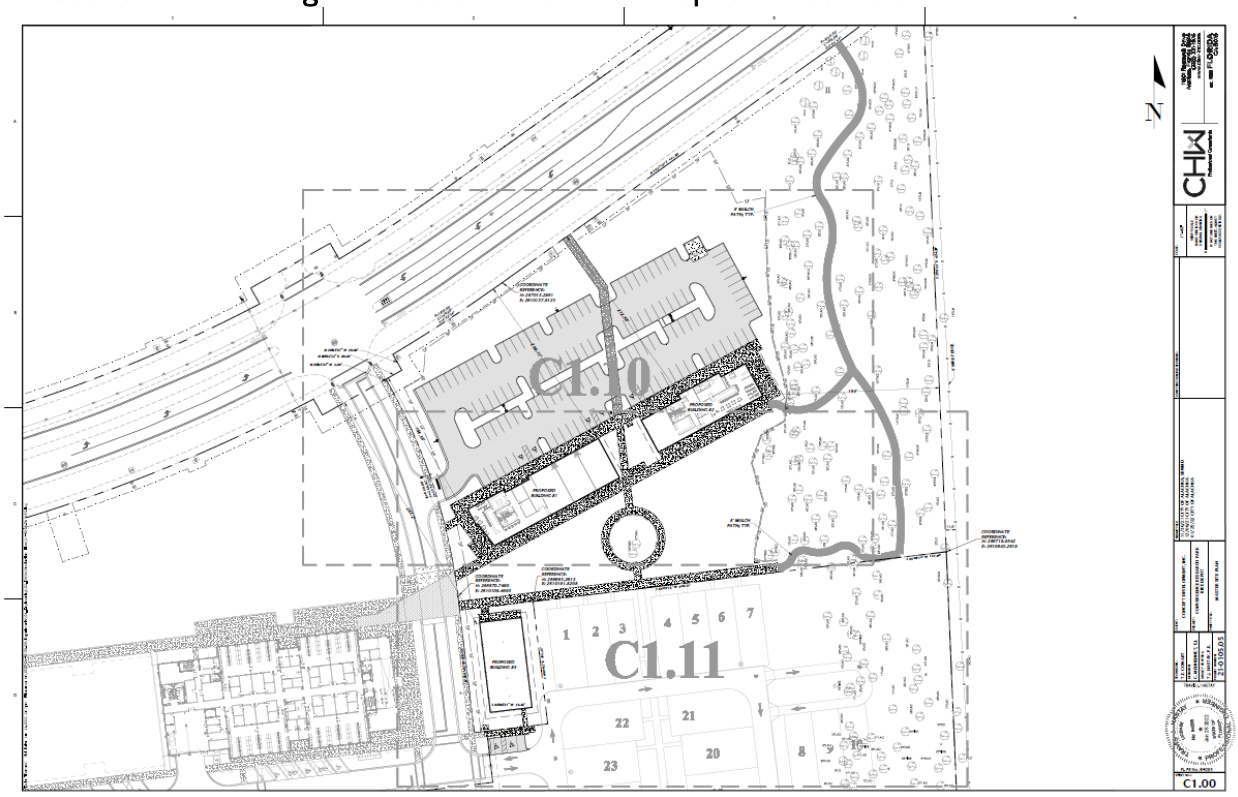
SUMMARY

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements.

The subject property is ±6.42 acres in area and is located south of San Felasco Parkway. The proposed development will connect to an existing street stub located along the east road permitted by the Momentum Labs project.

The proposed development will convey the development's stormwater runoff to a stormwater management facility to the west of the subject property and located on the Momentum Labs site.

Illustration 1. Convergence Research Park Bike Depot – Master Site Plan



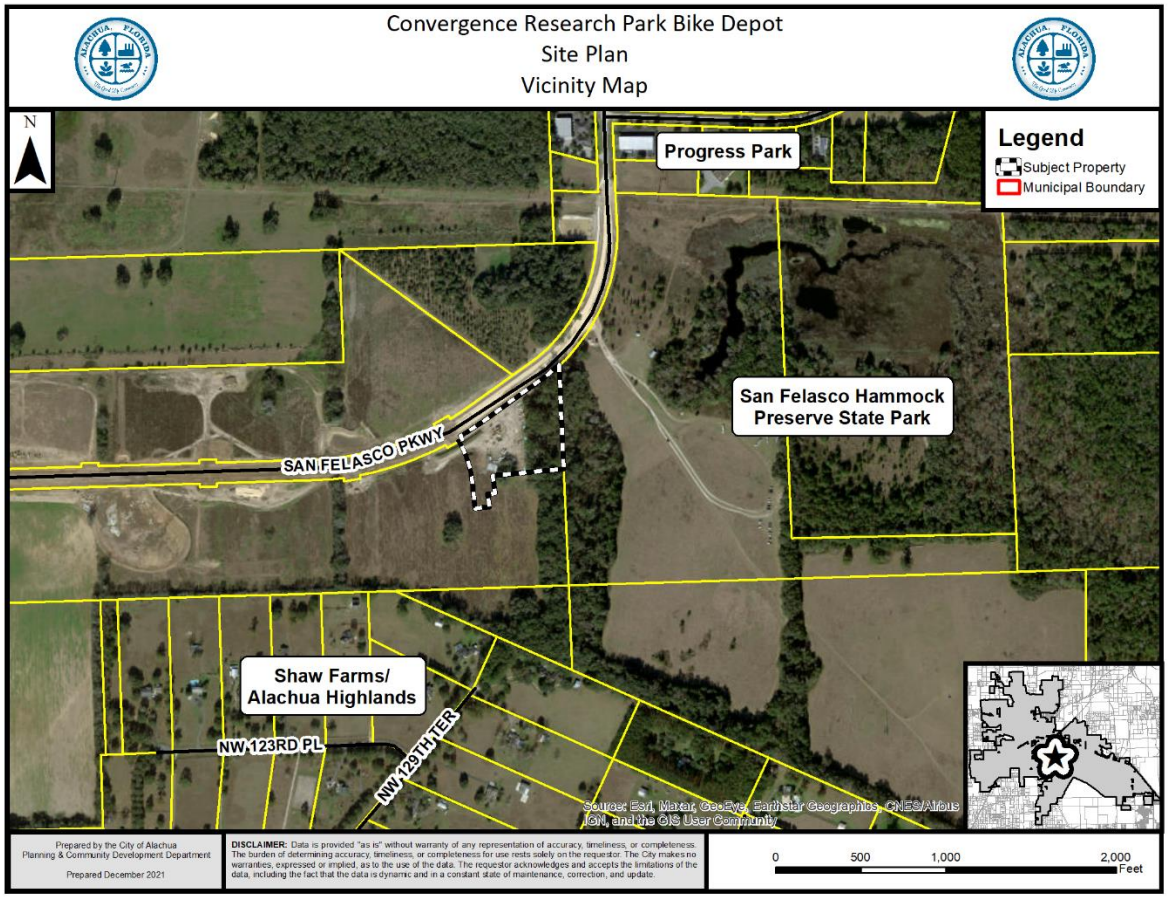
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Parkway; Vacant Lands	Corporate Park	Corporate Park (CP)
South	Vacant Lands; Shaw Farms / Alachua Highlands	Agriculture; Corporate Park	Agricultural (A); Corporate Park (CP)
East	San Felasco Hammock Preserve State Park	Agriculture	Agricultural (A)
West	Momentum Labs (permitted, but not constructed)	Corporate Park	Corporate Park (CP)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

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

Evaluation and Findings: The proposed development will provide for the expansion and further growth of the City's established biotechnology industry and supporting uses, such as office space and restaurant space.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.4: *Corporate Park*

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

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

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

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

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

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

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

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

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

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

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

Evaluation and Findings: The proposed buildings comply with the requirements of Policy 1.4.e.2.

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

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

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

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site,

not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 17.3% of the subject property will consist of landscaped areas, which exceeds the minimum 10% area required by Policy 2.4.a.

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

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

Evaluation and Findings: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 4.42 acres of open space (68.8% of the site), exceeding the minimum 10% open space requirement.

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

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

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

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

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

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

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

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

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

Evaluation and Findings: The site plan complies with the applicable standards of Section 6.1, *Off-street Parking and Loading Standards*, of the City's Land Development Regulations. The applicant has requested and received approval of a shared parking plan as set forth in Section 6.1.11(C) of the LDRs. Reference the section of this report entitled "Compliance with Land Development Regulations" for further information. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities Element

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

Wastewater System Levels of Service

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conservation & Open Space Element

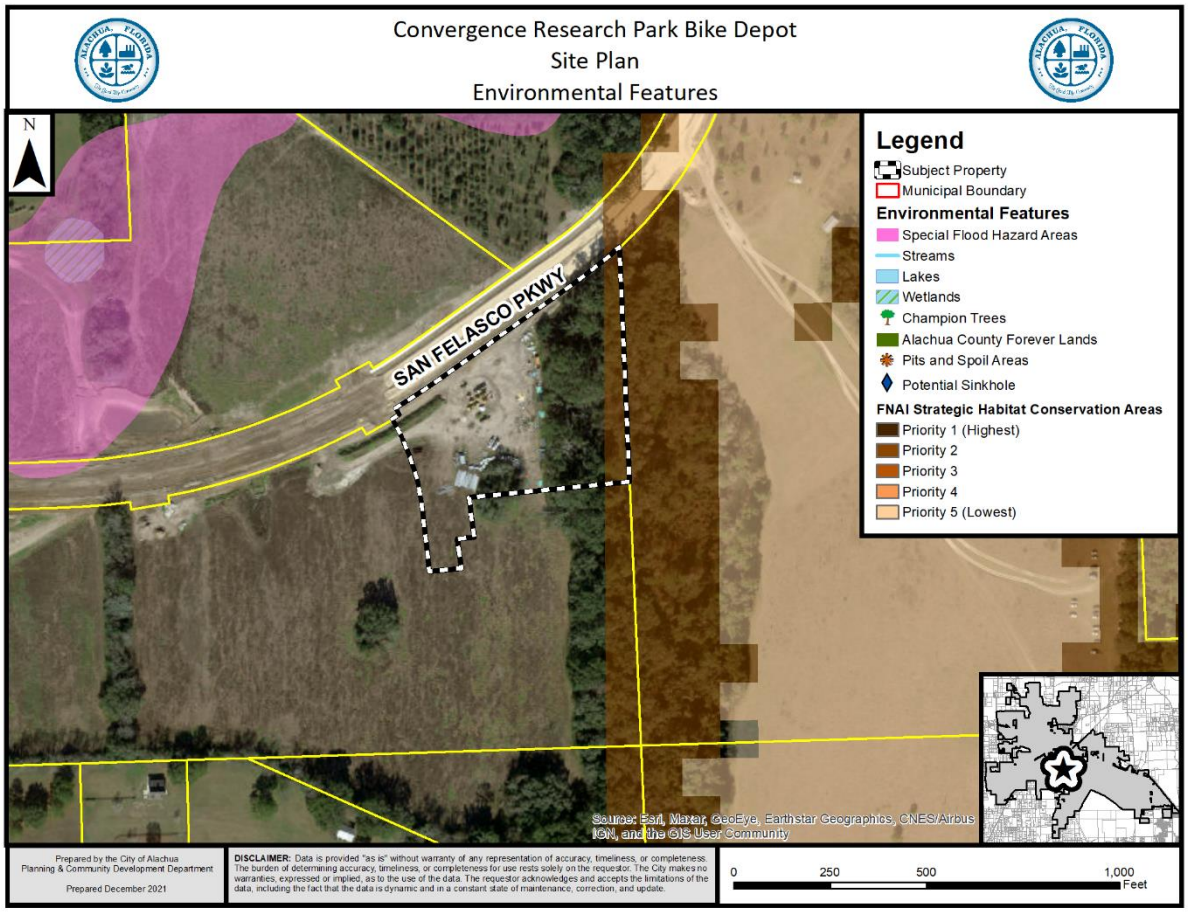
Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 2. Environmental Features



Wetlands

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

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

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

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

Soil Survey

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

wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

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

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

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

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

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

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

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone “X” (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The site plan proposes a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that conference centers, sales establishments, restaurants, and general office uses are permitted within the CP 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: Section 4.3.4(B)(1) establishes the following Use-Specific Standards for Conference Centers:

Conference center. Conference and training centers shall comply with the following standards:

(a) *Accessory uses.* Dining and banquet facilities may be provided for employees, trainees, and conferees. The banquet and dining facilities shall not exceed 20 percent of the total area of the principal permitted structure.

(b) *No products sold on site.* No products shall be sold on site, except those that are clearly incidental and integral to the training programs and seminars. (Shirts, glasses, golf equipment, pens and pencils, mugs and similar items with the logo of the company or firm conducting or sponsoring the conference or seminars are considered incidental and integral to the training program.)

(c) *On-site recreation facilities.* On-site recreation facilities may be used solely by employees, trainees or conferees.

Section 4.3.4(A)(1) establishes the following Use-Specific Standards for restaurants with outdoor seating:

Restaurants with outdoor seating. Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

(a) *Setback from residential district.* The outdoor seating area shall be located no closer than 100 feet from any residential zone district or use.

(b) *No obstruction of pedestrian movement.* The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

(c) *Compatibility and compliance with building codes and State regulations.* In approving the use, the City may impose conditions relating to the location, configuration, and operational aspects of such outdoor seating area to ensure its compatibility with surrounding uses, its architectural consistency with the restaurant, and its compliance with the City's building codes and ordinances, including noise, and all relevant State laws and regulations.

(d) *Hours of operation.* For restaurants with outdoor seating adjacent to or within 100 feet of a residential district, the following hours of operation requirements for the outdoor seating areas shall apply:

(i) *Weeknights.* Service to outdoor seating areas will end at 10:00 p.m. on weeknights.

(ii) *Weekend nights.* Service to outdoor seating areas will end at 11:00 p.m. on weekend nights.

With respect to Use-Specific Standards that can addressed through site layout and design, the proposed development is found to comply with all applicable Use-Specific Standards for conference centers and restaurants with outdoor seating.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6.3*, Residential Protection Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards. The applicant has requested and received approval of a shared parking plan and an alternative landscape plan. Please see the sections below for further information.

(5) *Subdivision Standards*

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

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

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

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

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

SHARED PARKING PLAN

In a letter dated January 24, 2022, the applicant submitted a request for the approval of a shared parking plan pursuant to Section 6.1.11(C) of the City of Alachua Land Development Regulations (LDRs). The request pertains to the Convergence Research Park Bike Depot and Momentum Labs projects, and proposes for the two projects to provide less parking than what would otherwise be required by Table 6.1-1 due to the nature of the uses, as further described below.

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

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

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

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

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

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

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

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

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

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

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

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

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

The Momentum Labs project was approved by the Planning & Zoning Board on November 9, 2021. This Site Plan permitted a total of 157 parking spaces for the project.

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

The total number of spaces to be provided for both projects is 282 spaces. The combined parking demand of Momentum Labs and Building 3 is 186 spaces. During typical business hours when the Momentum Labs and Building 3 have a greater parking demand, a total of up to 96 spaces are provided for use by the conference center, retail, and restaurant uses (152 required per the LDRs). The combined parking demand of the conference center, retail, and restaurant uses is 152 spaces. During non-business hours when the conference center, retail, and restaurant uses would have a greater parking demand, up to 130 spaces are available for use by the Momentum Labs and Building 3.

The applicable request for a shared parking plan in this instance is Section 6.1.11(C)(a): *"If a property owner in a business district believes that the full number of off-street parking spaces required by Table 6.1-1, Minimum Off-Street Parking Standards, is not necessary to provide adequate off-street parking for the proposed use because of unique characteristics of the site or the proposed uses."*

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

Upon consideration of the request and in a letter dated February 10, 2022, the LDR Administrator approved the request for a shared parking plan for the Bike Depot project and Momentum Labs project with the following one (1) condition:

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

A copy of this letter has been included within Exhibit "B" of this report.

ALTERNATIVE LANDSCAPE PLAN

In a letter dated February 1, 2022, the applicant submitted a request for the approval of an alternative landscape plan. This request was submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs).

Section 6.2.2(D)(10)(a) of the LDRs 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)(10)(b) of the LDRs states, [a]llowable 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 33 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."

The deviations from the landscape requirements established in Section 6.2.2 are as follows:

- **Site Landscaping, Understory Trees:** Section 6.2.2(D)(i)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. The required number of understory trees required to be located in front of the structure and to each side are proposed to be planted elsewhere on site. Due to pavement along the north side of Building 1 and 2, there is inadequate clearance to provide understory trees in the front of these structures. On the west side of Building 1 there are proposed utilities creating a limited planting area. This are provides the required canopy trees and shrubs for the site landscaping requirements. On the east side of Building 2, there are existing trees to remain which create inadequate horizontal clearance for additional landscaping. As an alternative, additional understory trees are provided in front of and to the west of Building 3 and northeast of Buildings 1 and 2.
- **Site Landscaping, Building Façade Landscaping, Canopy Trees:** Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of

façade, planted in front of the façade. Canopy trees are not proposed to the west of Building 3. There are utilities adjacent to the west building façade and there is inadequate horizontal clearance between the utilities and the building to provide canopy trees. The 4 required canopy trees have been provided east and north of Building 3.

- **Site Landscaping, Building Façade Landscaping, Shrubs:** Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front façade, shrub masses of three or more species may be utilized. Due to adjacent paving on the north façade of Buildings 1 and 2, there is inadequate horizontal clearance to provide a shrub row or shrub masses.

Based upon the description of site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), this request for the approval an alternative landscape plan was approved on February 10, 2022 by the LDR Administrator. A copy of this letter has been included within Exhibit "B" of this report.

PUBLIC FACILITIES IMPACT

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Comm	D

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

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Recreational Community Center (ITE Code 495)	229 (214/215)	46 (30/16)	35 (16/19)
General Office Building (ITE Code 710)	108 (54/54)	35 (30/5)	12 (2/10)
Shopping Center (ITE Code 820)	377 (188/189)	2 (1/1)	27 (13/14)
High-Turnover (Sit-Down) Restaurant (ITE Code 932)	422 (211/211)	37 (20/17)	37 (23/14)
Total	**1,136 (568/568)**	**120 (81/39)**	**111 (54/57)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 495: AADT: 28.82 trips per 1,000 square feet x 7,803 square feet (50% entering/50% exiting); AM Peak Hour – 1.76 trips per 1,000 square feet x 7,803 square feet (66% entering/34% exiting); PM Peak Hour –2.31 trips per 1,000 square feet x 7,803 square feet (47% entering/53% exiting); ITE Code 710: AADT: 9.74 trips per 1,000 square feet x 9,488 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 9,488 square feet (84% entering/14% exiting); PM Peak Hour –1.15 trips per 1,000 square feet x 9,488 square feet (16% entering/84% exiting); ITE Code 820: AADT: 37.75 trips per 1,000 square feet x 1,705 square feet (50% entering/50% exiting) less 34% pass-by; AM Peak Hour – 0.94 trips per 1,000 square feet x 1,705 square feet (62% entering/38% exiting) less 34% pass-by; PM Peak Hour –3.81 trips per 1,000 square feet x 1,705 square feet(48% entering/52% exiting) less 34% pass-by; ITE Code 932: AADT: 112.18 trips per 1,000 square feet x 3,762 square feet (50% entering/50% exiting) less 43% pass-by; AM Peak Hour – 9.94 trips per 1,000 square feet x 3,762 square feet (55% entering/45% exiting) less 43% pass-by; PM Peak Hour –9.77 trips per 1,000 square feet x 3,762 square feet less (62% entering/38% exiting) less 43% pass-by.

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

Traffic System Category	US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	4,323
Available Capacity[4]	20,942
Increase in Daily Trips Generated by Development[5]	1,136
Residual Capacity After Development's Impacts[6]	19,806

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 January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	298
Available Capacity[4]	1,871
Increase in PM Peak Hour Trips Generated by Development[5]	111
Residual Capacity After Development's Impacts[6]	1,860

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 January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the project's impact is therefore acceptable.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	200,907
Available Capacity	798,843
Projected Potable Water Demand from Application[3]	10,924
Residual Capacity	**787,919**
Percentage of Permitted Design Capacity Utilized	**65.74%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua January 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formulas: Conference Center Café – 51 seats x 40 gpd/seat = 5,040 gpd; Conference Center – 273 seats x 4 gpd/seat = 1,092 gpd; Office Building 15 gpd / 100 square feet x 9,488 square feet = 1,432 gpd; Retail – 2 bathrooms x 200 gpd/bathroom = 400 gpd; Restaurant – 149 seats x 40 gpd/seat = 5,960 gpd.*

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for potable water facilities, and the project's impacts are therefore acceptable. 4

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	180,101
Available Capacity	642,899
Projected Sanitary Sewer Demand from Application[3]	10,924
Residual Capacity	**631,975**
Percentage of Permitted Design Capacity Utilized	**57.87%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua January 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formulas: Conference Center Café – 51 seats x 40 gpd/seat = 5,040 gpd; Conference Center – 273 seats x 4 gpd/seat = 1,092 gpd; Office Building 15 gpd / 100 square feet x 9,488 square feet = 1,432 gpd; Retail – 2 bathrooms x 200 gpd/bathroom = 400 gpd; Restaurant – 149 seats x 40 gpd/seat = 5,960 gpd.*

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Demand Generated by Application[3]	273.10	49.84
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).
1 City of Alachua January 2022 Development Monitoring Report.
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
3 New River Solid Waste Facility, April 2021.

Evaluation: The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts 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

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK BIKE DEPOT)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location prior to the issuance of a building permit for the proposed building. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of the first building permit for any building associated with the Site Plan, and shall be valid for a period of 3 years from the original date of survey.
2. The Applicant agrees it shall provide Public Utilities Easements (the "PUEs") as depicted on the Site Plan. The PUEs shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the PUEs.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

SAN FELASCO RESEARCH VENTURES, LLC
(CONVERGENCE RESEARCH PARK BIKE DEPOT)
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

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

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

RE: Planning & Zoning Board (PZB) Public Hearing: Convergence Research Park Bike Depot Site Plan

Dear Mr. Hastay:

On February 15, 2022, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, February 22, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, March 7, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

February 15, 2022

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

RE: Second Review – Planning Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Justin:

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

- A link has been provided via email to a PDF set of the following:
  - PDF of revised Cover Sheet (C0.00);
  - PDF of revised Electrical sheets (E-1 – E-6);

1. *Section 6.1, Off-Street Parking and Loading*
   a. The request to utilize a shared parking plan as set forth in Section 6.1.11(C) is pending review by the LDR Administrator
      - **Acknowledged, CHW received a letter from the City of Alachua on February 10, 2022 approving the proposed shared parking plan.**

   b. The request for the use of an alternative landscape plan is pending review by the LDR administrator.
      - **Acknowledged, CHW received a letter from the City of Alachua on February 10, 2022 approving the use of an alternative landscape plan.**

   c. Please correct the calculation of maximum parking spaces for the conference center – **108** spaces x 125% = maximum 135 spaces.
      - **Cover sheet (C0.00) has been revised to correct the calculation to the following:**

        "108 spaces x 125% = maximum 135 spaces"

2. *Public service/ Fire Rescue/ Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 3, 2022.
      - **Acknowledged, comments provided by the Public Services Department have been addressed below.**

Public Services

9. Sheets E1 – E6: Review sheet names

   Please address the above comments Rather than submitting a complete set, the design Engineer can instead forward to Public Services by email the revised pdfs of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityof Alachua.org). Public Services would then review these sheets, presumably approve it and so notify the Planning Department.
   - **The names of sheets E-1 – E-6 have been revised so that they are now consistent with the sheet index on C0.00.**

10. FYI: To refine load information, subsequent conversations between CoA electrical staff and the electrical design engineer are anticipated.
    - **Acknowledged, the electrical design engineer (Bill Stormant) has been notified of this comment. His contact info is included on the Site Plans cover sheet (C0.00).**

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

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

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

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

RE: Alternative Landscape Plan Request: Convergence Research Park Bike Depot Site Plan

Dear Mr. Hastay:

The City has received your request for the approval of an alternative landscape plan for the Convergence Research Park Bike Depot Site Plan project submitted on behalf of San Felasco Research Ventures, LLC. This request has been submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs). Section 6.2.2(D)(10)(a) of the LDRs 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)(10)(b) of the LDRs states, [a]llowable 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 33 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."

This request for an alternative landscape plan is described in a memorandum from Leena Rosario of CHW. The proposed deviations from the landscape requirements established in Section 6.2.2 are as follows:

- **Site Landscaping, Understory Trees:** Section 6.2.2(D)(i)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. The required number of understory trees required to be located in front of the

structure and to each side are proposed to be planted elsewhere on site. Due to pavement along the north side of Building 1 and 2, there is inadequate clearance to provide understory trees in the front of these structures. On the west side of Building 1 there are proposed utilities creating a limited planting area. This are provides the required canopy trees and shrubs for the site landscaping requirements. On the east side of Building 2, there are existing trees to remain which create inadequate horizontal clearance for additional landscaping. As an alternative, additional understory trees are provided in front of and to the west of Building 3 and northeast of Buildings 1 and 2. Reference the attached exhibit, where the trees are highlighted in green.

- **Site Landscaping, Building Façade Landscaping, Canopy Trees:** Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of façade, planted in front of the façade. Canopy trees are not proposed to the west of Building 3. There are utilities adjacent to the west building façade and there is inadequate horizontal clearance between the utilities and the building to provide canopy trees. The 4 required canopy trees have been provided east and north of Building 3. Reference the attached exhibit, where the total required canopy trees have been highlighted in pink.
- **Site Landscaping, Building Façade Landscaping, Shrubs:** Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front façade, shrub masses of three or more species may be utilized. Due to adjacent paving on the north façade of Buildings 1 and 2, there is inadequate horizontal clearance to provide a shrub row or shrub masses.

Based upon the description of site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), this request for the approval an alternative landscape plan is found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

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

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

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

MEMORANDUM

Concept Development, Inc.

21-0105.05

CHW Professional Consultants

To: Justin Tabor, *City of Alachua*

From: Leena Rosario, *CHW*

Date: 02/01/2022

RE: Convergence Research Park Bike Depot Alternative Landscape Plan

Alternative Landscape Plan Summary

Due to lot configuration and utility constraints, CHW is submitting a request to use an alternative landscape plan to fulfill site landscape requirements on the project site in accordance with Section 6.2.2(D)(10).

The alternative landscape items are detailed below in the responses to the City of Alachua review comments on 01/06/2022. Attached to this letter is an exhibit highlighting the proposed alternative landscape and its locations.

Comment:

i. Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of facade, planted in front of the facade.

1. No canopy trees are proposed to the south or west of Building 3, therefore, the required building façade trees are not been provided.

Response: The north, south, and east building façade required trees are provided. There are utilities running adjacent to the west building façade and there is inadequate horizontal clearance between the utilities and building to provide canopy trees. The remaining 4 required canopy trees have been provided east and north of the building. Please find the items highlighted in pink in the attached exhibit.

Comment:

ii. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. There is only 1 tree species utilized which is classified as an understory tree – Crepe Myrtle.

1.The minimum number of understory trees on each side of the buildings has not been provided.

Response: Crape Myrtle and Podocarpus are proposed for utilization as understory trees for site landscape requirements. Due to pavement along north side of Building 1 & 2 and required parking lot landscape, there is inadequate clearance to provide understory trees in the front of these structures. On the west side of Building 1 there are proposed utilities creating a limited planting area. This area has been maximized with the required canopy trees and shrubs for building façade landscape requirements. On the east side of Building 2, there are existing trees to remain which create inadequate horizontal clearance for additional landscape. As an alternative, an excess number of understory trees have been provided in front of and the west side of Building 3 and northeast of Buildings 1 & 2. Please find the items highlighted in green in the attached exhibit.

Comment:

iii. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. A row of shrubs is not provided along the north facade of Buildings 1 and 2. Note that in lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.

Response: Due to adjacent paving on the north façade of Buildings 1 and 2, there is inadequate horizontal clearance to provide a shrub row or shrub masses. Shrubs have been provided along all other sides of Buildings 1 & 2.



Site Understory Trees Calculations
50% in Front = 18 Trees Req.
25% West = 9 Trees Req.
25% East = 9 Trees Req.

811
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Call 811 two business days before digging

GRAPHIC SCALE
0 15 30 60

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 337-1976
www.chw-inc.com
est. 1998 FLORIDA LA0001683

SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 - SUBMITTAL TO CITY OF ALACHUA
12/09/21 - SUBMITTAL TO CITY OF ALACHUA
01/24/22 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE PLAN

DESIGNER: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-2

Site Understory Trees Calculations
50% in Front = 18 Trees Req.
25% West = 9 Trees Req.
25% East = 9 Trees Req.

Building Facade Landscape Calculations - Building 3
46 LF North Facade = 2 Trees Req.
46 LF South Facade = 2 Trees Req.
99 LF West Facade = 4 Trees Req.
99 LF East Facade = 4 Trees Req.



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BEFORE YOU DIG
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Call 811 two business days before digging

GRAPHIC SCALE
0 15 30 60

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA LA0001883

SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTAL:
11/30/21 - SUBMITTAL TO CITY OF ALACHUA
12/09/21 - SUBMITTAL TO CITY OF ALACHUA
01/24/22 - SUBMITTAL TO CITY OF ALACHUA

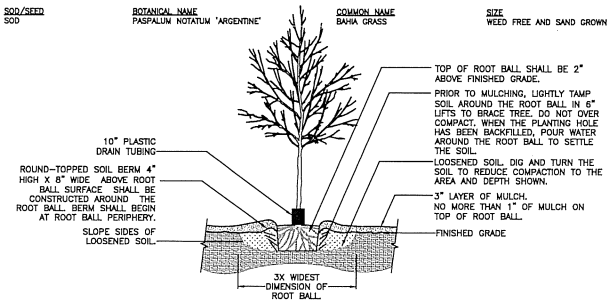
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-3

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
INS	4	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
LIN	30	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1.5" CAL.
MGD	20	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PM	23	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 6' HT., 3' SPR., 1.5" CAL.
QO	15	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QVP	10	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	51	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	9	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
BX	208	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
DP	222	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES PODOCARPUS	3 GAL, 18" HT, 9" SPR
IDB	144	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
IN	398	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL, 7" HT, 14" SPR
VOS	166	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE** / **SPACING**
LEM	403	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL / 18" o.c.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



1 TREE PLANTING DETAIL
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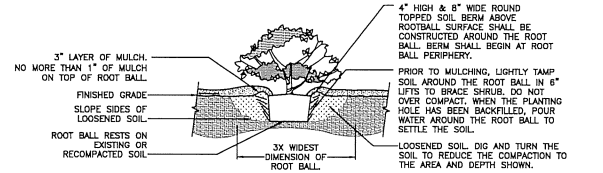
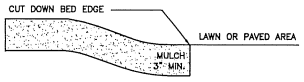
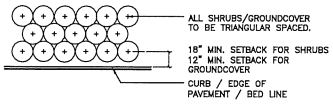


2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
WEST PERIMETER	339 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	6 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	217 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
SOUTHEAST PERIMETER	418 L.F. BUFFER TYPE 'D'	OPTION 2 1 CANOPY TREE/25 LF, 1 UNDERSTORY HEDGE/35 LF CONTINUOUS HEDGE	17 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 650 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 26 CANOPY TREES REQUIRED 13 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	26 CANOPY TREES PROVIDED 13 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 41,220 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 23 CANOPY TREES REQUIRED 230 SHRUBS REQUIRED	23 CANOPY TREES PROVIDED 230 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(a)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.42 ACRES = 19 CANOPY TREES REQUIRED	19 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.42 ACRES = 38 TREES REQUIRED 50% IN FRONT = 18 TREES REQUIRED 25% ON EAST SIDE = 9 TREES REQUIRED 25% ON WEST SIDE = 9 TREES REQUIRED 38 UNDERSTORY TREES REQUIRED	FRONT SIDE 18 UNDERSTORY TREES PROVIDED EAST SIDE 9 UNDERSTORY TREES PROVIDED WEST SIDE 9 UNDERSTORY TREES PROVIDED 38 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE BUILDING 1 189 LF NORTH FACADE = 7 TREES REQUIRED 158 LF SOUTH FACADE = 6 TREES REQUIRED 49 LF WEST FACADE = 2 TREES REQUIRED 49 LF EAST FACADE = 2 TREES REQUIRED BUILDING 2 140 LF NORTH FACADE = 6 TREES REQUIRED 130 LF SOUTH FACADE = 5 TREES REQUIRED 40 LF WEST FACADE = 2 TREES REQUIRED 43 LF EAST FACADE = 2 TREES REQUIRED BUILDING 3 48 LF NORTH FACADE = 2 TREES REQUIRED 48 LF SOUTH FACADE = 2 TREES REQUIRED 99 LF WEST FACADE = 4 TREES REQUIRED 99 LF EAST FACADE = 4 TREES REQUIRED	NORTH FACADE 7 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 2 CANOPY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES NORTH FACADE 6 CANOPY TREES PROVIDED SOUTH FACADE 5 CANOPY TREES PROVIDED WEST FACADE 2 CANOPY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES NORTH FACADE 2 CANOPY TREES PROVIDED SOUTH FACADE 2 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

LANDSCAPED AREA REQUIREMENT

PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	6.42 ACRES
TOTAL PROPOSED OPEN AREA	4.42 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	68.8%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.11 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17.3%

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

LEGEND

1-QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-334-5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 8.2.2(D)(6)(B)(VI).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.48(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.48(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
CHW
Professional Consultants
est. 1980 FLORIDA LA0001868

SCALE: N/A
DRAWN BY: KCC
CHECKED BY: JM
ORIGINAL DRAWING SIZE: 24x36 (ARCH D)
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/RE-WORKING

SUBMITTALS
12/09/21 - SUBMITTAL TO CITY OF ALACHUA
01/24/22 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVENIENCE RESEARCH PARK
BIKE DEPOT
SHEET: LANDSCAPE SCHEDULE, DETAILS & NOTES
PROJECT NUMBER: 21-0105.05

TERMINAL
LANDSCAPED
LANDSCAPED
LANDSCAPED
COUNTY CONTROL
PLAT

SHEET NO.: LS-1

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

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

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

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

Dear Mr. Hastay:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Shared Parking Plan Request #1

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

Shared Parking Plan Request #2

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

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

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

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

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

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

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

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

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

CHW Professional Consultants

To: City of Alachua, Justin Tabor

From: Travis Hastay, P.E.

Date: January 24, 2022

RE: Bike Depot at Convergence Research Park: Shared Parking Narrative

Justin,

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

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

Response:

The Bike Depot project will consist of three buildings:

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

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

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

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

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

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

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

Conclusion:

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

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

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

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

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

RE: Second Review – Planning Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Mr. Hastay:

On January 25, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot event center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 15, 2022**. All materials may be submitted by email to the project planner. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

New Comments – Review of 1/25/22 Submittal

1. *Section 6.1, Off-Street Parking and Loading*
   a. The request to utilize a shared parking plan as set forth in Section 6.1.11(C) is pending review by the LDR Administrator.
   b. The request for the use of an alternative landscape plan is pending review by the LDR Administrator.
   c. Please correct the calculation of maximum parking spaces for the conference center – 108 spaces x 125% = maximum 135 spaces.

2. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated February 3, 2022.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 3, 2022**

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

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

TR 2/3/2022

RE: **Convergence Research Park Bike Depot Site Plan**

Public Services has reviewed the subject project (Jan 25th, 2022 Documents) and offer the following comments. Review was specific to the Public Services utilities.

NO.	COMMENTS
1.	**Comment on Dec 14, 2021 Plans** **Sheet C0.00** **Sheet Index** The six electrical sheets are all called "photometric". Suggest renaming several as they pertain to non-photometric items. Please **resubmit** this sheet. **Comment on Jan 25th, 2022 Plans** FYI: Although the Index has been updated with the correct sheet titles, titles on the sheets themselves have not been updated. See Comment 9. **Approved**

NO.	COMMENTS
2.	**Comment on Dec 14, 2021 Plans** **Sheet C2.00** Upper left bldg: Add "P-WW" to one of the sanitary branches. Lower Bldg: Add "P-W" to the potable water line. Please **resubmit** this sheet. **Comment on Jan 25th, 2022 Plans** **Approved**
3	**Comment on Dec 14, 2021 Plans** (This comment deals with CoA standard details. Because CWH developed these details, they should be readily available to the designer. If for some reason these details are not available, please request a link from CoA.) **Sheet C2.32** • Add Manhole Detail 215. This detail covers three manhole options, mostly differing in required coatings. Type 1, the least expensive, is required for this job. The Contractor should be able to ascertain which type to provide. But the design Engineer may elect to clarify required type on the site plans. • Detail 103 (fire hydrant) is called out on one of the sheets. Please add this detail to the project. • Are water meters all 1-inch? If so, suggest deleting Detail C2.32 as it applies to 1.5 & 2 inch- meters. • Water meters appear to be either dual or multiple. There does not appear to be any single water meters. Also, all meters appear to be 1-inch. If so, Please add details 118 & 130. Change title of detail 130 to "DUAL:WATER SERVICE CONNECTION **(SIMILAR FOR MULTIPLE SERVICE CONNECTIONS)"** • Unless the Design Engineer takes exception, please add fire line detail 139. Recently, the fire marshal has been requiring a specialized fitting suitable for connecting a fire hose. Is so, Detail 139 will require modification. Please **resubmit** this sheet. **Comment on Jan 25th, 2022 Plans** **Approved**
4	**Comment on Dec 14, 2021 Plans** **Sheet C3.00** Please call out "P-W" & "P=WW" as pet comment 2. Please **resubmit** this sheet.

NO.	COMMENTS
	Comment on Jan 25th, 2022 Plans **Approved**
5	**Comment on Dec 14, 2021 Plans** **Sheet C3.10** • At MH-3, please call-out "END COA MAINTENANCE". • To "8 X 6 WET TAP & VALVE", add text similar to "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA". **Sheet C3.11** • This sheet also requires a wet tap. To this sheet, please add note similar to above. Please **resubmit** these sheets. **Comment on Jan 25th, 2022 Plans** **Approved**
6	**Comment on Dec 14, 2021 Plans** **Sheet C3.10 Continued** Please review the PUE limits in the area of Insert A-A & the Proposed Transformer. Confirm that the water meters and transformer are within the PUE. Ideally the downstream backflow preventers and downstream water supply lines will not be within the PUE. But the CoA reviewer realizes that this may be difficult to do. Please **resubmit** this sheet. **Comment on Jan 25th, 2022 Plans** **Approved**
7	**Comment on Dec 14, 2021 Plans** **Sheet C0.11** To Abbreviations, please add "COA = CITY OF ALACHUA". Please **resubmit** this sheet. **Comment on Jan 25th, 2022 Plans** **Approved**

NO.	COMMENTS
8	**Comment on Dec 14, 2021 Plans** **Sheets C3.10 & C3.11** show connection of new water lines into an existing main. Thus, please add detail 149 to the sheets. Please **resubmit** applicable sheet. **Comment on Jan 25th, 2022 Plans** **Approved**
9	**Comment on Dec 14, 2021 Plans** **Sheets E-1 to E-6**: Review sheet names. Are some sheets not photometric? See Comment 1. Please **resubmit** applicable sheets. **Comment on Jan 25th, 2022 Plans** This comment does not appear to have been addressed. Please **submit** these sheets with updated titles. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design Engineer can instead forward to Public Services by email the revised pdfs of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review these sheets, presumably approve it and so notify the Planning Department.)
10	**Comment on Dec 14, 2021 Plans** **Sheet E-4**: Preliminary Load Information has been submitted. When available, please also **submit** load schedule for each bldg so CoA electrical staff can refine transformer sizing. Please **resubmit** this sheet **Comment on Jan 25th, 2022 Plans** Best available load information has been submitted. FYI : To refine load information, subsequent conversations between CoA electrical staff and the electrical design engineer are anticipated. **Approved as Noted**
11	**Comment on Dec 14, 2021 Plans** **Sheet E-5** includes Detail 584A but no Detail 584B. Yet Detail 584B is shown on C3.10 & C3.11. Please resolve & **resubmit** applicable sheets. **Comment on Jan 25th, 2022 Plans**

NO.	COMMENTS
	Approved
12	**Comment on Dec 14, 2021 Plans** **Sheet C2.10** The northerly stormwater line that connects to S-7 is PVC, not HDPE. Please explain why. **Submit** response. **Comment on Jan 25th, 2022 Plans** **Approved**
13	
14	
15	
END OF COMMENTS	

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

January 25, 2022

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

RE: Comments for Bike Depot at Convergence Research Park Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from December 6th, 2021:

- Four (4) hard copies of the following:

  - Revised Site Plan Application;
  - Revised Authorized Agent Affidavit;
  - Revised Concurrency Impact Analysis;
  - Signed and Sealed Revised Site Plans;
  - Division of Corporations Information;
  - Shared Parking Memo;
  - Fire Rescue Auto turn & Fire Hydrant Exhibit;

- One (1) FTP Link to the documents listed above, in addition to the documents listed below:

  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment for Tax Parcel 03929-000-000;
  - Property Appraiser Information for Tax Parcel 03929-000-000;
  - Division of Corporations Information;
  - Quitclaim Deed;
  - Warranty Deed;
  - Legal Description;
  - Ecological Report;
  - Fire Flow Calculations;
  - Wetland Self-Certification;
  - Traffic Operational Analysis (San Felasco Parkway);
  - Trip Generation Memo;
  - SRWMD ERP-001-205889-4

Planning & Zoning

1. Article 5, Density, Intensity, and Dimensional Standards
    a. The canopy of Building 1 encroaches into the front setback area. Per Table 5.2-1, a canopy shall not project over three feet into a required yard. Please dimension the distance from the front lot line to the edge of the canopy of Building 1. The front setback within CP zoning is 20 feet. Please ensure the canopy is no closer than 17 feet to the front lot line.

• The building canopy extents have been reduced from 15'-0" to 12'-0" on the long sides (north/south) and is now accurately represented on the site plans. It does not extend past the front setback of 20'-0", see floor plan and updated civil plan.

2. Section 6.1, Off-Street Parking and Loading
    a. The parking calculations on Sheet C0.00 note a use of 'event center'. No such use exists within Table 6.1-1. Is the appropriate use a 'banquet hall' or a 'conference center'? Reference definitions of each use in Article 10.

• The parking calculations on Sheet C0.00 have been revised to 'Conference Center' instead of 'Event Center'.

    b. The parking calculations on Sheet C0.00 note that 34 parking spaces, including 2 accessible spaces, are required for the office building (Building 3). Only 4 spaces, including 1 accessible space, are proposed proximate to the building. Section 6.1.9(B) requires accessible spaces to be located as close as possible to elevators, ramps, walkways and entrances. Please address.

• The parking lot adjacent to Building 3 has been revised to include 2 accessible spaces located near the entrance to the building. Refer to attached narrative describing how shared parking will be utilized to provide the required amount of standard parking spaces.

    c. Section 6.1.10(A) requires pedestrian crosswalks at least 10 feet in width to be provided in parking lots with more than 100 parking spaces. This is applicable to the parking lot area north of Buildings 1 and 2, however, crosswalks are only 8 feet wide. Please address.

• Acknowledged, crosswalk has been revised to 10 feet in width.

    d. Sheet C0.00 notes that the applicant is requesting to utilize a shared parking plan as set for the in Section 6.1.11(C)(a).
        i. The note states that a shared parking plan is permitted, however, a request for utilization of a shared parking plan as set forth in Section 6.1.11(C) is not an absolute right and is subject to review and approval by the LDR Administrator. Please clarify the note for consistency with the provisions of Section 6.1.11(C).

• The note has been revised to state the following: "Per City of Alachua Land Development Regulations, Section 6.1.11 (C)(a), a shared parking plan may be permitted as a form of alternative compliance with the off-street parking and loading standards if it is determined that the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The shared parking plan is subject to review and approval by the LDR Administrator"

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

• A narrative has been provided summarizing the request that further describes the "unique characteristics of the site or the proposed uses".

3. Section 6.2.2, Tree Protection and Landscaping Standards
    a. Site Landscaping
        i. Section 6.2.2(D)(1)(c)(i) requires 3 canopy trees per acre on the primary or street- facing side. Please update calculations for the north side accordingly.

• Calculations revised accordingly

        ii. Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of facade, planted in front of the facade.
            1. Calculations note an additional 4 canopy trees are required for each 150 feet of lineal façade. Revise calculations accordingly.

• Calculations revised accordingly

            2. No canopy trees are proposed to the south or west of Building 3, therefore, the required building façade trees have not been provided.

• Due to site layout and utility constraints, the required building facade trees on the south & west sides of Building 3 have been provided on the north & east sides.

        iii. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. There is only 1 tree species utilized which is classified as an understory tree – Crepe Myrtle.
            1. Only 18 trees of this species are proposed, therefore the minimum number of understory trees required has not been provided.

• Additional understory trees have been provided.

            2. The minimum number of understory trees on each side of the buildings has not been provided.

• Additional understory trees have been provided. Where site layout and utility constraints prevent landscaping, additional understory trees have been provided on other sides of buildings.

        iv. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. A row of shrubs is not provided along the north facade of Buildings 1 and 2. Note that in lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.

• Due to site layout and utility constraints, additional shrubs have been provided on other sides of the buildings.

    b. Perimeter Buffers
        i. Section 6.2.2(D)(3)(b) requires trees that are provided for perimeter buffers to be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered. The landscape plan does not appear to meet the requirements of this section.

- **The required trees have been reconfigured to meet the specified layout requirements.**

ii. A 20 foot, Type D buffer is required along the south perimeter, where adjacent to residential uses. The plans note 12 understory trees are required, however, no understory trees are provided.

- **The required buffer has been provided.**

iii. A 20 foot, Type D buffer is required between Building 3 and the residential areas to the east. Please address.

- **The required buffer has been provided.**

c. Parking Lot Buffer

i. Please confirm the length of the parking lot perimeter buffer. Sheet LS-1 states the length is 1,271 feet, however, Staff's estimation is the correct length is approximately 650 feet. Revise calculations accordingly.

- **Calculations revised accordingly.**

ii. Based upon the updated parking lot perimeter buffer length, approximately 26 canopy trees are required, however, only 16 are provided. Note that per Section 6.2.2(D)(2)(b)(iv)d., canopy trees must be planted within 30 feet of the parking lot area to be eligible to count toward the parking lot buffer requirement.

- **Additional canopy trees provided.**

d. Tree protection detail on Sheet C0.23 notes the minimum height shall be 3 feet. Section 6.2.1(D)(2) requires a minimum height of 4 feet.

- **Acknowledged, the detail has been revised accordingly.**

e. Tree protection detail on Sheet C0.23 notes barricades shall be at the dripline unless otherwise indicated on the plan. Please add to the note that, as required by Section 6.2.1(D)(2), the barricade shall be no less than 6 feet from the trunk of the tree.

- **Acknowledged, the detail has been revised accordingly.**

f. Ensure the tree protection details on Sheets C0.23 and C2.30 are consistent with one another, or remove the detail from one of the sheets.

- **The tree protection details on Sheets C0.23 and C2.30 are now consistent with one another.**

g. Civil plans reference the architectural plans for dumpster enclosure screening detail, however, the dumpster enclosure screening detail is not provided within the architectural plans. Provide dumpster enclosure screening detail and ensure screening complies with Section 6.2.3(D).

- **A dumpster enclosure detail has been provided on sheet C2.31. The note on C1.10 has been revised accordingly.**

4. Section 6.4, Exterior Lighting Standards

a. Will any lighting be provided for the parking area south of the south building?

• **Yes, lighting has been added to the parking area south of the south building.**

b. Sheet E-6 notes light fixture type “E” is in public ROW. The ROW is private. Please revise.

• **The wording has been changed from "Public" ROW to "Private" ROW found in the type "E" fixture schedule sheet E-6.**

c. Please confirm overall fixture mounting height considers any concrete pole base and that the specified mounting height is not the length of the steel pole. The luminaire schedule state pole mounted fixtures shall be mounted 24’ feet AFG on a 24 foot pole, which appears to not account for any concrete base as shown on the private light pole detail.

• **Confirmed on the pole detail that mounting height of the fixture must include the height of the concrete base.**

d. Please clarify the mounting height of pole mounted fixtures. The luminaire schedule states a mounting height of 24 feet AFG while the lighting notes and private light pole detail state the mounting height shall be 25 feet AFG.

• **The Lighting Schedule has been revised to reflect the fixtures corrected mounting height to 25' above finished grade.**

e. Please confirm no wall mounted fixtures are proposed on any of the 3 buildings.

• **No wall mounted fixtures are proposed on any of the 3 buildings.**

f. Please confirm the maximum to minimum uniformity ratio is 8.3:1. Sheet E-6 states 83:1.

• **The maximum to minimum ratio has been corrected from 83:1 to 8.3:1.**

5. Section 6.8, Design Standards for Business Uses
   a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets, or a defined alternative, of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.
      i. The offset alternative utilized for the north elevation of Building 1 (“Event Center”) does not provide the minimum offset of 10 feet in the location of 3 of the central storefront doors.

• **The architect decreased the length of the 3’-6” wall recess to a max length of 30’-0” and increased the length of 14’-0” high storefront to the minimum length required of 10’-0”. See the elevation notes/dimensions added to this elevation, as well as the floor plan to show the actual building facade offset called out where the wood material "appears" to extend horizontally beyond the 30'-0" distance. The wood material does not extend past 30'-0" in the same facade plane.**

      ii. The architectural plans note that for Building 1 (“Event Center”), a portion of the glazing on the west elevation is angled back to meet the massing offset. This does not meet the massing requirement and is not a defined alternative.

• The architect decreased the length of the angled portion of glazing to the minimum length required of 30'-0" and recessed the angled portion of glazing to the 2'-0" minimum required. Please see the updated elevation and floor plan.

iii. The offset alternative utilized for the north elevation of Building 2 ("Retail/Restaurant") does not provide the minimum offset of 10 feet in the area of the composite metal panel located between 2 areas of wood cladding, immediately below the right side of the parapet.

• The section of the building being projected to meet the offset requirements has been more clearly defined. The section of composite metal panel is projected out from the right side wood cladding by 5'-2". The gray metal panel portions of wall shown as 4'-6" wide meet the criteria as the facade steps back to meet the offset requirement.

6. Concurrency Impact Analysis
   a. The square footages of the proposed uses are inconsistent with the square footages of each proposed use shown on the plans. Please revise the Concurrency Impact Analysis accordingly.

• The square footages listed on the plans and in the concurrency impact analysis have been revised so that they are now consistent with one another.

   b. For the 'conference center' use, the water and wastewater project impacts utilize a formula based upon the number of seats. The Concurrency Impact Analysis notes 273 seats, however, the plans note a maximum number of seats of 374. Please address.

• The 'Conference Center' use has been broken down into two areas for the purpose of calculating water and wastewater impacts. The two areas consist of the café area (51 seats) and the activity Area (273 seats). Refer to A1.01a for a delineation between the two areas. The café area water/wastewater impacts were calculated using the "Restaurant operating 16 hours or less per day per seat" use in F.A.C. 62E-6.008 Table I. The activity area impacts were calculated using the "Theatres and Auditoriums" use in F.A.C. 62E-6.008 Table I. The total 'Conference Center' seating stated on the cover sheet has been revised to 324, which represents the sum of the two areas.

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

• Sketch and legal descriptions are being coordinated and will be provided upon completion.

8. Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 22, 2021.

• Acknowledged, all comments provided by the Public Services Department have been addressed.

   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 4, 2022.

• Acknowledged, all comments provided by Chip Water of Alachua County Fire Rescue have been addressed.

   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro, as provided in a memorandum dated January 4, 2022.

- **Acknowledged, all comments provided by Chris Potts, P.E., of JBPro have been addressed.**

9. Miscellaneous
    a. Please ensure all plan sheets label the buildings by their number, as shown on the landscape plan.

- **All plan sheets have been revised with building labels by number, as shown on the landscape plans.**

10. Minor Revisions
    a. Sheet C0.00: General Note #8 – Confirm the applicability of the narrative describing the proposed use.

- **General note #8 has been revised so that is applicable to the proposed Bike Depot project.**

    b. Confirm the scale of the following sheets: C1.10; C1.11; C2.10; C3.10.

- **Scales have been corrected on the sheets listed above.**

Public Services

Sheet C0.00

1. The six electrical sheets are all called “photometric”. Suggest renaming several as they pertain to non-photometrics items.
    - **The six electrical sheets have been renamed as follows:**

Sheet E-1 – No Change

Sheet E-2 – “Electric Site Plan”

Sheet E-3 – “Electric Site Plan”

Sheet E-4 – “Specifications and Legend”

Sheet E-5 – “Electric Utility Details”

Sheet E-6 – “Schedule, Details and Statistics”

The Sheet Index on C0.00 has been updated accordingly.

Sheet C0.11

1. To Abbreviations, please add “COA = CITY OF ALACHUA”.
    - **Acknowledged, COA has been added to the list of abbreviations on sheet C0.11.**

Sheet C2.00

1. Upper left bldg.: Add “P-WW” to one of the sanitary branches.
    - **“P-WW” has been added to the sanitary branch serving the western side of the west building.**

2. Lower Bldg: Add “P-W” to the potable water line.
- **“P-W” and “P-FIRE” have been added to the potable water lines serving the south building.**

Sheet C2.10

1. The northerly stormwater line that connects to S-7 is PVC, not HDPE. Please explain why.
- **The northerly line connecting to S-7 has been revised to HDPE.**

Sheet 2.32

1. Add Manhole Detail 215. This detail covers three manhole options, mostly differing in required coatings. Type 1, the least expensive, is required for this job. The Contractor should be able to ascertain which type to provide. But the design Engineer may elect to clarify required type on the site plans.
    - **Manhole Detail 215 has been added to sheet C2.33.**

2. Detail 103 (fire hydrant) is called out on one of the sheets. Please add this detail to the project.
    - **Detail 103 has been added to sheet C2.32.**

3. Are water meters all 1-inch? If so, suggest deleting Detail C2.32 as it applies to 1.5 & 2 inch-meters.
    - **All meters are 1-inch. Detail 112 on C2.32 has been removed.**

4. Water meters appear to be either dual or multiple. There does not appear to be any single water meters. Also, all meters appear to be 1-inch. If so, please add details 118 & 130. Change title of detail 130 to “DUAL WATER SERVICE CONNECTION (SIMIILAR FOR MULTIPLE SERVICE CONNECTIONS)”

- **Details 118 & 130 have been added to the plans, refer to sheet C2.32. The title of detail 130 has been revised to "DUAL WATER SERVICE CONNECTION (SIMILAR FOR MULTIPLE SERVICE CONNECTIONS)"**

5. Unless the Design Engineer takes exception, please add fire line detail 139. Recently, the fire marshal has been requiring a specialized fitting suitable for connecting a fire hose. If so, detail 139 will require modification.
   - **Detail 139 has been added to sheet C2.32. The following note has been added to the DDC Fire Backflow Preventers in Inset A-A on C3.10: "2-4" TEE WITH FDC, COORDINATE FITTINGS WITH ALACHUA COUNTY FIRE RESCUE AND COA".**

Sheet C3.00

1. Please call out "P-W" & "P=WW" as per comment 2.
   - **"P-W", "P-FIRE", and "P-WW" have been added per comment 2.**

Sheet C3.10

1. At MH-3, please call-out "END COA MAINTENANCE".
   - **"END COA MAINTENANCE" has been added to MH-3.**

2. To "8 X 6 WET TAP & VALVE", add text similar to "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA"
   - **We are currently in the process of submitting a revised Momentum Labs plan set to the CoA which will include capped Tee fittings with stub-outs to the east to accommodate Bike Depot water main connections. Water main stub-outs will be constructed with the 8" main, therefore no wet tap is proposed. The note on C3.10 has been revised accordingly to state: "REMOVE CAP AND CONNECT NEW 6" WATER MAIN TO EXISTING STUB-OUT"**

3. Please review the PUE limits in the area of Insert A-A & the Proposed Transformer. Confirm that the downstream backflow preventers and downstream water supply lines will not be within the PUE. But the CoA reviewer realizes that this may be difficult to do.
   - **The following note has been added to Inset A-A: "4-1" METERS (END COA MAINTENANCE, BACKFLOW PREVENTERS AND SERVICE LINES DOWNSTREAM OF METER BOX ARE THE RESPONSIBILITY OF THE PROPERTY OWNER)"**

Sheet C3.10 & C3.11

1. These sheets show connection of new water lines into an existing main. Thus, please add detail 149 to the sheets.
   - **This connection details wet tap connections. Stub-outs to the east will be provided in the Momentum Labs revision set, which will be submitted to the CoA on 1/31/2022. These stub-outs to the east will enable the Bike Depot project to connect to the 8" water main along the entrance drive without a wet tap, therefore detail 149 has not been added to the plans.**

Sheet C3.11

1. This sheet also requires a wet tap. To this sheet, please add note similar to above.
   - **No wet tap proposed, see responses above.**

Sheets E-1 to E-6

1. Review sheet names. Are some sheets not photometrics? See Comment 1.
   - **The six electrical sheets have been renamed as follows:**

Sheet E-1 – No Change

Sheet E-2 – "Electric Site Plan"

Sheet E-3 – "Electric Site Plan"

Sheet E-4 – "Specifications and Legend"

Sheet E-5 – "Electric Utility Details"

Sheet E-6 – "Schedule, Details and Statistics"

Sheet E-4

1. Preliminary Load Information has been submitted. When available, please also submit load schedule for each bldg. so CoA electrical staff can refine transformer sizing.
    - **Final load schedules will be submitted once available, estimated building loads from the architect are listed below:**
        - **Building 1 (Conference Center) = 400 A service size**
        - **Building 2 (Restaurant/ Retail) = 600 A service size**
        - **Building 3 (Office Building) = 600 A service size**

Sheet E-5

1. This sheet includes Detail 584A but no Detail 584B, yet Detail 584B is shown on C3.10 & C3.11. Please resolve.

    - **Detail 584A has been removed and replaced with Detail 584B per C3.10 & C3.11. Detail 584A is not applicable to the proposed transformer sizes.**

Fire Rescue

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

    • Acknowledged, refer to attached Autoturn exhibit demonstrating fire truck access through the site.

2. All FDC shall be free standing and have a fire hydrant within 35 feet.

    • FDCs have been placed on the downstream side of the Fire line backflow preventers as discussed during the PAT meeting. Refer to sheets C3.10 & C3.11. Hydrants have been adjusted so that all FDC are located withing 35 feet of a hydrant.

3. Provide on utility plan locations of all fire hydrants that comply with Chapter 18.5.3 FFPC.

    • An additional exhibit has been included with the Autoturn Exhibit detailing locations of fire hydrants that comply with Chapter 18.5.3 FFPC.

JB Pro

C0.00 - Cover Sheet / Index

1. Please fill in total accessible spaces provided under Event Center. This is currently listed as (X).

    - **Acknowledged, this section has been filled in on the cover sheet.**

C0.21 – SWPPP

1. Suggest providing outfall protection for the existing mitered end sections discharging into the existing basin in order to prevent construction debris from washing into the basin.
    - **Outfall protection has been provided for the existing mitered end sections discharging into the existing basin.**

2. Reorient the silt fence so that it is not going through the construction staging area.

    - **Silt Fence has been reoriented so that it is no longer going through the construction staging area.**

C1.00 – Master Site Plan

1. Suggest labeling the buildings per what is shown on the cover sheet. (event space, office space etc.)

    - **Buildings have been labeled "Proposed Building 1", "Proposed Building 2", & "Proposed Building 3" as requested by the City. For reference, proposed building 1 is the conference center, proposed building 2 is the bike depot/retail space, and proposed building 3 is the office space.**

1. The hatch shown for the special emphasis crosswalks does not match that of the FDOT special emphasis striping. Will these crosswalks be a brick pattern as shown by the hatch or a painted special emphasis striping? Please add detail to the details sheet.

    - **The hatch pattern has been revised to state "REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN & DETAILING". FDOT special emphasis striping is no longer called out.**

2. Will detectable warning be used within the ramps on site? Please show and label if so.

    - **No detectable warnings are proposed.**

3. Please show radii on the south side of the western entrance to the site.

    - **Radii has been shown on the south side of the western entrance to the site.**

4. Please include architectural plans for the amphitheater as indicated by the note on the amphitheater.

    - **Note referencing amphitheater has been deleted. No architectural plans are available for the amphitheater at this time.**

5. Is the dashed line surrounding each building on this sheet an overhang? If so, please label as such.

    - **The dashed lines represent building canopies. They have been labeled accordingly.**

6. Please specify and label the handicap spaces designated for vans.

    • **None of the proposed handicap spaces are designated for vans. Handicap spaces conform to City of Alachua minimum width of 12'.**

7. Is the 8' mulched path an existing path or will this be constructed as a part of this project?
    • **The 8' mulched path will be constructed as part of this project. Refer to detail 3 on LS-1 for mulch detail.**

C1.11 – Detailed Horizontal Control Plan

1. The bollard is not necessary in front of the handicap space.

    • **Acknowledged, sign & bollard will still be utilized.**

2. Recommend extending the sidewalk to the back of curb in front of the handicap space. This area will be difficult to maintain or grow grass.

    • **Due to the grading in this area, extending the back of curb to the sidewalk is not feasible.**

3. What is the purpose of the box of striping near the southeast corner of the building? Please label or remove.

    • **Box of striping near southeast corner of the building has been removed.**

C2.00 – Master Drainage Plan

1. Suggest freezing or fading back utilities for clarity. Several labels are difficult to read

    • **Utilities have been faded back and labels have been adjusted for clarity.**

C2.10 – Detailed Grading and Drainage Plan

1. Please provide additional spots to the back end of the bike pad.

    • **Additional spot grades have been provided at the back end of the bike pad.**

2. Show how the existing 89 contour ties into the east of the sidewalk north of the parking lot.

    • **Grading has been revised in this area to show how the existing 89 contour ties into the east**

3. Please lower the NW invert for S-6. The NW invert has a higher invert than the SW invert.

    • **Inverts have been matched at S-6.**

4. Please lower the NW invert for S-7. The NE invert has a higher invert than the NW invert.

    • **Inverts have been matched at S-7.**

5. Please provide detail on concrete dumpster pad. Will this pad have step up curb? Will an additional thickness for the concrete be utilized?

    • **Concrete pavement hatch pattern has been revised to "Heavy Duty Concrete Pavement" on C1.10. Corresponding detail has been added to C2.30.**

C2.11 – Detailed Grading and Drainage Plan

1. Please show limits of sidewalk to be demolished and replaced where the new storm cleanout will connect to the system.

    • **We are currently preparing a revised plan set for the Momentum Labs project to the west which will include storm stub-outs for connection to the Bike Depot project. Stub-outs will be constructed prior to the sidewalk, therefore no sidewalk will be demolished/replaced with the Bike Depot project.**

2. Suggest adding note to the sidewalk heading east to match flush with all existing concrete walkways to the lots.

    • **The Bike Depot Project will be constructed prior to the Cottage project, therefore the described walkways will not be existing at the time the Bike Depot sidewalk is constructed. It will be the responsibility of the Cottage project to match the existing Bike Depot sidewalk.**

3. Please show the proposed grading of the subdivision to the southeast of the site in order to demonstrate how contours will tie in.

    • **The Bike Depot Project will be constructed prior to the Cottage project, therefore it will be the responsibility of the Cottage Project to ensure existing drainage patterns are maintained.**

C3.10 – Detailed Utility Plan

1. Show new pavement for water main connection.

    • **We are currently preparing a revised plan set for the Momentum Labs project to the west which includes stub outs on the water main to the east for the Bike Depot connections. Stub-outs will be constructed prior to the roadway, therefore no demo/new pavement will be required for this connection.**

2. A PIV is needed for the fire mains.

    • **Per CoA detail 139 included on sheet C2.32, OS&Y Gate valves will be utilized on the fire main indicating if the line is open or closed, therefore no PIV is required.**

C3.11– Detailed Utility Plan

1. Show new pavement for water main connection.

    • **We are currently preparing a revised plan set for the Momentum Labs project to the west which includes stub outs on the water main to the east for the Bike Depot connections. Stub-outs will be constructed prior to the roadway, therefore no demo/new pavement will be required for this connection.**

2. Suggest raising invert of cleanout to avoid the need for a 9’ deep cleanout.

    • **Cleanout invert has been raised so that it is now 5.7’ deep instead of 9’.**

3. A PIV is needed for the fire mains.

    • **Per CoA detail 139 included on sheet C2.32, OS&Y Gate valves will be utilized on the fire main indicating if the line is open or closed, therefore no PIV is required.**

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

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2021

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

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

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Bike Depot Site Plan Application

Dear Mr. Hastay:

On November 30, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes the construction of a total of ±22,248 square feet of new building area, comprised of a ±7,822 square foot event center, a ±5,444 square foot retail/restaurant space, and a ±8,982 square foot office building with associated site improvements on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000. A completeness review was performed on December 6, 2021 and the application was determined to be complete on December 13, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Monday, January 10, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 25, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The canopy of Building 1 encroaches into the front setback area. Per Table 5.2-1, a canopy shall not project over three feet into a required yard. Please dimension the distance from the front lot line to the edge of the canopy of Building 1. The front setback within CP zoning is 20 feet. Please ensure the canopy is no closer than 17 feet to the front lot line.

2. *Section 6.1, Off-Street Parking and Loading*
   a. The parking calculations on Sheet C0.00 note a use of 'event center'. No such use exists within Table 6.1-1. Is the appropriate use a 'banquet hall' or a 'conference center'? Reference definitions of each use in Article 10.
   b. The parking calculations on Sheet C0.00 note that 34 parking spaces, including 2 accessible spaces, are required for the office building (Building 3). Only 4 spaces, including 1 accessible space, are proposed proximate to the building. Section 6.1.9(B) requires accessible spaces to be located as close as possible to elevators, ramps, walkways and entrances. Please address.
   c. Section 6.1.10(A) requires pedestrian crosswalks at least 10 feet in width to be provided in parking lots with more than 100 parking spaces. This is applicable to the parking lot area north of Buildings 1 and 2, however, crosswalks are only 8 feet wide. Please address.
   d. Sheet C0.00 notes that the applicant is requesting to utilize a shared parking plan as set for the in Section 6.1.11(C)(a).
      i. The note states that a shared parking plan is permitted, however, a request for utilization of a shared parking plan as set forth in Section 6.1.11(C) is not an absolute right and is subject to review and approval by the LDR Administrator. Please clarify the note for consistency with the provisions of Section 6.1.11(C).
      ii. Please provide a narrative summary of the request that further describes the "unique characteristics of the site or the proposed uses" which would be applicable to the project.

3. *Section 6.2.2, Tree Protection and Landscaping Standards*
   a. Site Landscaping
      i. Section 6.2.2(D)(1)(c)(i) requires 3 canopy trees per acre on the primary or street-facing side. Please update calculations for the north side accordingly.
      ii. Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of facade, planted in front of the facade.
         1. Calculations note an additional 4 canopy trees are required for each 150 feet of lineal façade. Revise calculations accordingly.
         2. No canopy trees are proposed to the south or west of Building 3, therefore, the required building façade trees are not been provided.
      iii. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. There is only 1 tree species utilized which is classified as an understory tree – Crepe Myrtle.
         1. Only 18 trees of this species are proposed, therefore the minimum number of understory trees required has not been provided.
         2. The minimum number of understory trees on each side of the buildings has not been provided.
      iv. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. A row of shrubs is not provided along the north facade of Buildings 1 and 2. Note that in lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.

b. Perimeter Buffers
   i. Section 6.2.2(D)(3)(b) requires trees that are provided for perimeter buffers to be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered. The landscape plan does not appear to meet the requirements of this section.
   ii. A 20 foot, Type D buffer is required along the south perimeter, where adjacent to residential uses. The plans note 12 understory trees are required, however, no understory trees are provided.
   iii. A 20 foot, Type D buffer is required between Building 3 and the residential areas to the east. Please address.

c. Parking Lot Buffer
   i. Please confirm the length of the parking lot perimeter buffer. Sheet LS-1 states the length is 1,271 feet, however, Staff's estimation is the correct length is approximately 650 feet. Revise calculations accordingly.
   ii. Based upon the updated parking lot perimeter buffer length, approximately 26 canopy trees are required, however, only 16 are provided. Note that per Section 6.2.2(D)(2)(b)(iv)d., canopy trees must be planted within 30 feet of the parking lot area to be eligible to count toward the parking lot buffer requirement.

d. Tree protection detail on Sheet C0.23 notes the minimum height shall be 3 feet. Section 6.2.1(D)(2) requires a minimum height of 4 feet.
e. Tree protection detail on Sheet C0.23 notes barricades shall be at the dripline unless otherwise indicated on the plan. Please add to the note that, as required by Section 6.2.1(D)(2), the barricade shall be no less than 6 feet from the trunk of the tree.
f. Ensure the tree protection details on Sheets C0.23 and C2.30 are consistent with one another, or remove the detail from one of the sheets.
g. Civil plans reference the architectural plans for dumpster enclosure screening detail, however, the dumpster enclosure screening detail is not provided within the architectural plans. Provide dumpster enclosure screening detail and ensure screening complies with Section 6.2.3(D).

4. *Section 6.4, Exterior Lighting Standards*
   a. Will any lighting be provided for the parking area south of the south building?
   b. Sheet E-6 notes light fixture type "E" is in public ROW. The ROW is private. Please revise.
   c. Please confirm overall fixture mounting height considers any concrete pole base and that the specified mounting height is not the length of the steel pole. The luminaire schedule state pole mounted fixtures shall be mounted 24' feet AFG on a 24 foot pole, which appears to not account for any concrete base as shown on the private light pole detail.
   d. Please clarify the mounting height of pole mounted fixtures. The luminaire schedule states a mounting height of 24 feet AFG while the lighting notes and private light pole detail state the mounting height shall be 25 feet AFG.
   e. Please confirm no wall mounted fixtures are proposed on any of the 3 buildings.
   f. Please confirm the maximum to minimum uniformity ratio is 8.3:1. Sheet E-6 states 83:1.

5. *Section 6.8, Design Standards for Business Uses*
   a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets, or a defined alternative, of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.
      i. The offset alternative utilized for the north elevation of Building 1 ("Event Center") does not provide the minimum offset of 10 feet in the location of 3 of the central storefront doors.
      ii. The architectural plans note that for Building 1 ("Event Center"), a portion of the glazing on the west elevation is angled back to meet the massing offset. This does not meet the massing requirement and is not a defined alternative.
      iii. The offset alternative utilized for the north elevation of Building 2 ("Retail/Restaurant") does not provide the minimum offset of 10 feet in the area of the composite metal panel located between 2 areas of wood cladding, immediately below the right side of the parapet.

6. *Concurrency Impact Analysis*
   a. The square footages of the proposed uses are inconsistent with the square footages of each proposed use shown on the plans. Please revise the Concurrency Impact Analysis accordingly.
   b. For the 'conference center' use, the water and wastewater project impacts utilize a formula based upon the number of seats. The Concurrency Impact Analysis notes 273 seats, however, the plans note a maximum number of seats of 374. Please address.

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

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 22, 2021.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue in an email dated January 4, 2022.
   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro, as provided in a memorandum dated January 4, 2022.

9. *Miscellaneous*
   a. Please ensure all plan sheets label the buildings by their number, as shown on the landscape plan.

10. *Minor Revisions*
    a. Sheet C0.00: General Note #8 – Confirm the applicability of the narrative describing the proposed use.
    b. Confirm the scale of the following sheets: C1.10; C1.11; C2.10; C3.10.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 22, 2021**

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

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

TR 12/22/2021

RE: **Convergence Research Park Bike Depot Site Plan**

Public Services has reviewed the subject project (Dec 14 2021 Documents) and offer the following comments. Review was specific to the Public Services utilities.

NO.	COMMENTS
1.	**Comment on Dec 14, 2021 Plans** **Sheet C0.00** **Sheet Index** The six electrical sheets are all called "photometric". Suggest renaming several as they pertain to non-photometric items. Please **resubmit** this sheet.
2.	**Comment on Dec 14, 2021 Plans** **Sheet C2.00** Upper left bldg: Add "P-WW" to one of the sanitary branches. Lower Bldg: Add "P-W" to the potable water line. Please **resubmit** this sheet.

NO.	COMMENTS
3	**Comment on Dec 14, 2021 Plans** (This comment deals with CoA standard details. Because CWH developed these details, they should be readily available to the designer. If for some reason these details are not available, please request a link from CoA.) **Sheet C2.32** • Add Manhole Detail 215. This detail covers three manhole options, mostly differing in required coatings. Type 1, the least expensive, is required for this job. The Contractor should be able to ascertain which type to provide. But the design Engineer may elect to clarify required type on the site plans. • Detail 103 (fire hydrant) is called out on one of the sheets. Please add this detail to the project. • Are water meters all 1-inch? If so, suggest deleting Detail C2.32 as it applies to 1.5 & 2 inch- meters. • Water meters appear to be either dual or multiple. There does not appear to be any single water meters. Also, all meters appear to be 1-inch. If so, Please add details 118 & 130. Change title of detail 130 to "DUAL:WATER SERVICE CONNECTION **(SIMILAR FOR MULTIPLE SERVICE CONNECTIONS)"** • Unless the Design Engineer takes exception, please add fire line detail 139. Recently, the fire marshal has been requiring a specialized fitting suitable for connecting a fire hose. Is so, Detail 139 will require modification. Please **resubmit** this sheet.
4	**Comment on Dec 14, 2021 Plans** **Sheet C3.00** Please call out "P-W" & "P=WW" as per comment 2. Please **resubmit** this sheet.
5	**Comment on Dec 14, 2021 Plans** **Sheet C3.10** • At MH-3, please call-out "END COA MAINTENANCE". • To "8 X 6 WET TAP & VALVE", add text similar to "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA". **Sheet C3.11** • This sheet also requires a wet tap. To this sheet, please add note similar to above.

NO.	COMMENTS
	Please **resubmit** these sheets.
6	**Comment on Dec 14, 2021 Plans** **Sheet C3.10 Continued** Please review the PUE limits in the area of Insert A-A & the Proposed Transformer. Confirm that the water meters and transformer are within the PUE. Ideally the downstream backflow preventers and downstream water supply lines will not be within the PUE. But the CoA reviewer realizes that this may be difficult to do. Please **resubmit** this sheet.
7	**Comment on Dec 14, 2021 Plans** **Sheet C0.11** To Abbreviations, please add "COA = CITY OF ALACHUA". Please **resubmit** this sheet.
8	**Comment on Dec 14, 2021 Plans** **Sheets C3.10 & C3.11** show connection of new water lines into an existing main. Thus, please add detail 149 to the sheets. Please **resubmit** applicable sheet.
9	**Comment on Dec 14, 2021 Plans** **Sheets E-1 to E-6**: Review sheet names. Are some sheets not photometric? See Comment 1. Please **resubmit** applicable sheets.
10	**Comment on Dec 14, 2021 Plans** **Sheet E-4:** Preliminary Load Information has been submitted. When available, please also **submit** load schedule for each bldg so CoA electrical staff can refine transformer sizing. Please **resubmit** this sheet.
11	**Comment on Dec 14, 2021 Plans** **Sheet E-5** includes Detail 584A but no Detail 584B. Yet Detail 584B is shown on C3.10 & C3.11. Please resolve & **resubmit** applicable sheets.
12	**Comment on Dec 14, 2021 Plans**

NO.	COMMENTS
	Sheet C2.10 The northerly stormwater line that connects to S-7 is PVC, not HDPE. Please explain why. **Submit** response.
13	
14	
15	
END OF COMMENTS	

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

RE: Request for Review: Convergence Research Park Bike Depot Site Plan

From : Silver Ware <sware@alachuacounty.us> Tue, Jan 04, 2022 02:58 PM

Subject : RE: Request for Review: Convergence Research Park Bike Depot Site Plan 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : John Adler <jadler@alachuacounty.us>

Good afternoon

Yes had a great time hope yours was as enjoyable. Guessed I missed this one apologies.

All comments can be found in the Florida Fire Prevention Code 7th Edition

1 Access all drives shall be design to accommodate ACFR Apparatus design criteria

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

2 All FDC shall be free standing and have a fire hydrant within 35 feet.

3 Provide on utility plan locations of all fire hydrants that comply with Chapter 18.5.3 FFPC.

Thank you

Chip

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

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

January 4, 2022

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

Re: Convergence Research Park Bike Depot

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

C0.00 - Cover Sheet / Index

1. Please fill in total accessible spaces provided under Event Center. This is currently listed as (X).

C0.21 – SWPPP

1. Suggest providing outfall protection for the existing mitered end sections discharging into the existing basin in order to prevent construction debris from washing into the basin.
2. Reorient the silt fence so that it is not going through the construction staging area.

C1.00 – Master Site Plan

1. Suggest labeling the buildings per what is shown on the cover sheet. (event space, office space etc.)

C1.10 – Detailed Horizontal Control Plan

1. Suggest expanding concrete limits for dumpster pad concrete to the extents of the radius for ease of paving. Paving the thin sections around the radius will be difficult.
2. The hatch shown for the special emphasis crosswalks does not match that of the FDOT special emphasis striping. Will these crosswalks be a brick pattern as shown by the hatch or a painted special emphasis striping? Please add detail to the details sheet.
3. Will detectable warning be used within the ramps on site? Please show and label if so.
4. Please show radii on the south side of the western entrance to the site.
5. Please include architectural plans for the amphitheater as indicated by the note on the amphitheater.
6. Is the dashed line surrounding each building on this sheet an overhang? If so, please label as such.
7. Please specify and label the handicap spaces designated for vans.

8. Is the 8’ mulched path an existing path or will this be constructed as a part of this project?

C1.11 – Detailed Horizontal Control Plan

1. The bollard is not necessary in front of the handicap space.
2. Recommend extending the sidewalk to the back of curb in front of the handicap space. This area will be difficult to maintain or grow grass.
3. What is the purpose of the box of striping near the southeast corner of the building? Please label or remove.

C2.00 – Master Drainage Plan

1. Suggest freezing or fading back utilities for clarity. Several labels are difficult to read

C2.10 – Detailed Grading and Drainage Plan

1. Please provide additional spots to the back end of the bike pad.
2. Show how the existing 89 contour ties into the east of the sidewalk north of the parking lot.
3. Please lower the NW invert for S-6. The NW invert has a higher invert than the SW invert.
4. Please lower the NW invert for S-7. The NE invert has a higher invert than the NW invert.
5. Please provide detail on concrete dumpster pad. Will this pad have step up curb? Will an additional thickness for the concrete be utilized?

C2.11 – Detailed Grading and Drainage Plan

1. Please show limits of sidewalk to be demolished and replaced where the new storm cleanout will connect to the system.
2. Suggest adding note to the sidewalk heading east to match flush with all existing concrete walkways to the lots.
3. Please show the proposed grading of the subdivision to the southeast of the site in order to demonstrate how contours will tie in.

C3.10 – Detailed Utility Plan

1. Show new pavement for water main connection.
2. A PIV is needed for the fire mains.

C3.11– Detailed Utility Plan

1. Show new pavement for water main connection.
2. Suggest raising invert of cleanout to avoid the need for a 9’ deep cleanout.
3. A PIV is needed for the fire mains.

Sincerely,

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

December 9th, 2021

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

RE: Comments for Convergence Research Park Bike Depot Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from December 6th, 2021:

- 4 Hard copies of the following:
  - San Felasco Parkway Traffic Impact Analysis;
  - SRWMD ERP-001-205889-4 Cover Letter;
  - Revised Site Plan Application; and
  - Color Architectural Sheets

- 2 Hard copies of the following:
  - Mailing labels of property owners located within 400 feet of the project site

- PDF copies of all documents listed above in an FTP link submitted via email

1) General Comment. The application materials state the development will include Tax Parcel 03969-000-000. The subject property, however, is comprise of only a portion of Tax Parcel 03929-000-000. Please address throughout application materials.
   - **Acknowledged, the application has been revised to include only a portion tax parcel 03929-000-000.**

2) Site Plan Attachment #1.k, Structures and major features fully dimensioned, including setbacks from property lines and right-of ways.
   a) Add building setback lines to C1.XX series sheets.
      - **Setback lines have been added to the C1.XX series sheets.**

   b) Proposed office building appears to be located within building setback areas. Please provide further clarification of right-of-way lines and lot lines in this area.
      - **The proposed office building is located outside of the building setback areas as depicted on the revised C1.XX series sheets.**

3) Site Plan Attachment 1.l, Location of all property lines, existing and proposed adjacent rights of ways. Location of all property lines and existing and proposed adjacent rights of ways are not shown, specifically between the subject property and the right of way of the roadway east of the Momentum Labs building.
   - **The location of property lines and San Felasco Right of Way line to the north has been shown in the revised plans. No right of way is associated with the roadway east of the Momentum Labs building since this roadway is under private ownership. The property line on the east side of the roadway has been shown for clarity.**

4) Site Plan Attachment #1.n, Location of all existing and proposed utilities. The location of existing and proposed electric system infrastructure has not been submitted for review.
    - **Locations of the existing and proposed electric system have been included with this submittal, refer to sheets E-1 – E-6.**

5) Site Plan Attachment #1.aa., Photometric Plan. A photometric plan demonstrating compliance with the applicable provisions of Section 6.4 has not been submitted for review.
    - **A photometric plan demonstrating compliance with the applicable provisions of Section 6.4 has been included in this submittal, refer to sheets E-1 – E-6.**

6) Site Plan Attachment #1.cc., Architectural Plans.
    a) It is difficult to decipher building materials when plans are printed in grayscale. Submit color drawings.
        - **The revised architectural plans have been submitted in color.**

    b) All buildings are subject to the design standards for business uses as set forth in Section 6.8.2.
        i) Glazing calculations are required for:
            (1) the front façade;
            (2) any facade facing a street;
            (3) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off- street parking required by Section 6.1.4(B) of the LDRs; and,
            (4) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
        - **Acknowledged, glazing calculations have been provided on revised sheets A2.01a-c addressing items 1-4 above.**

        ii) Provide calculations of the area of all façades subject to glazing.
        - **Calculations have been provided on revised sheets A2.01a-c of the area of all façades subject to glazing.**

        iii) Provide detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
        - **Detail has been provided on the revised architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).**

        iv) Calculation of the percentage of each material used in each façade and the total area of the façade.
        - **Calculations of the percentage of each material used in each façade and the total area of each façade has been provided in the revised architectural plans.**

7) Site Plan Attachment #6., Mailing Labels. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice have not been provided.
    - **2 sets of mailing labels for those properties located within 400 feet of the property subject to the application have been provided with this submittal.**

8) Site Plan Attachment #11, Traffic Impact Analysis. A traffic study titled “NW 140th St at the Proposed San Felasco Parkway Extension” is referenced in the traffic memo prepared by Travis Hastay, P.E., and dated November 30, 2021, however, a copy of the traffic study has not been included with the printed application materials. For future printed submittals, please include a copy of the referenced traffic study with the application materials.

- **Acknowledged, 4 hard copies of the referenced traffic study have been provided with this submittal. Future submittals will include hard copies of the traffic study as required by the City.**

9) Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District or Self-Certification: Please provide a copy of an approved ERP or documentation which shows that a permit application has been submitted to the Suwannee River Water Management District, or self-certification through the Florida Department of Environmental Protection (FDEP).
    - **The Bike Depot at Convergence Park runoff will be handled by the previously approved Momentum Labs Stormwater Pond, which was approved under ERP 205889-4. The permit cover letter has been included with this submittal.**

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

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2021

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

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

RE: Completeness Review: Convergence Research Park Bike Depot Site Plan Application

Dear Mr. Hastay:

On November 30, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes the construction of a total of ±22,248 square feet of new building area, comprised of a ±7,822 square foot event center, a ±5,444 square foot retail/restaurant space, and a ±8,982 square foot office building with associated site improvements on a ±6.42 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Monday, December 13, 2021**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. **General Comment.** The application materials state the development will include Tax Parcel 03969-000-000. The subject property, however, is comprise of only a portion of Tax Parcel 03929-000-000. Please address throughout application materials.

2. **Site Plan Attachment #1.k, Structures and major features fully dimensioned, including setbacks from property lines and right-of ways.**
    a. Add building setback lines to C1.XX series sheets.
    b. Proposed office building appears to be located within building setback areas. Please provide further clarification of right-of-way lines and lot lines in this area.

3. **Site Plan Attachment 1.l, Location of all property lines, existing and proposed adjacent rights of ways.** Location of all property lines and existing and proposed adjacent rights of ways are not shown, specifically between the subject property and the right of way of the roadway east of the Momentum Labs building.

4. **Site Pan Attachment #1.n, Location of all existing and proposed utilities.** The location of existing and proposed electric system infrastructure has not been submitted for review.

5. **Site Plan Attachment #1.aa., Photometric Plan.** A photometric plan demonstrating compliance with the applicable provisions of Section 6.4 has not been submitted for review.

6. **Site Plan Attachment #1.cc., Architectural Plans.**
    a. It is difficult to decipher building materials when plans are printed in grayscale. Submit color drawings.
    b. All buildings are subject to the design standards for business uses as set forth in Section 6.8.2.
        i. Glazing calculations are required for:
            (a) the front façade;
            (b) any facade facing a street;
            (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
            (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
        ii. Provide calculations of the area of all façades subject to glazing.
        iii. Provide detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).

iv. Calculation of the percentage of each material used in each façade and the total area of the façade.

7. **Site Plan Attachment #6., Mailing Labels.** Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice have not been provided.

8. **Site Plan Attachment #11, Traffic Impact Analysis.** A traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension" is referenced in the traffic memo prepared by Travis Hastay, P.E., and dated November 30, 2021, however, a copy of the traffic study has not been included with the printed application materials. For future printed submittals, please include a copy of the referenced traffic study with the application materials.

9. **Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District or Self-Certification:** Please provide a copy of an approved ERP or documentation which shows that a permit application has been submitted to the Suwannee River Water Management District, or self-certification through the Florida Department of Environmental Protection (FDEP).

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

November 30, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Bike Depot at Convergence Research Park

Dear Justin:

Please find attached the following items for review and approval of the above referenced project:

- Check #0011358 in the amount of $2,700.00

- Four (4) 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 Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment for Tax Parcel 03929-000-000 & 03969-000-000;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcel 03929-000-000 & 03969-000-000;
  - Quitclaim Deed;
  - Warranty Deed;
  - Legal Description;
  - Ecological Report;
  - Signed and Sealed Fire Flow Calculations;
  - Signed Wetland Self-Certification;
  - Traffic Operational Analysis (San Felasco Parkway);
  - Signed and Sealed Trip Generation Memo;
  - Signed and Sealed Site Plans

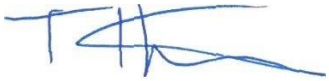
- Two (2) copies of the following:
  - Signed and Sealed Stormwater Report

- One (1) FTP Link to the full PDF submittal set of documents listed above.

The project intent is to construct a ±7,822 sf event center, ±5,444 sf retail/restaurant space, and ±8,982 office building with associated parking, utility infrastructure, and stormwater conveyance system. The project is located on Alachua County Tax Parcels 03929-000-000 and 03969-000-000. The site is located on the south side of San Felasco Parkway, just west of the San Felasco State Park entrance.

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

Sincerely,
CHW



Travis Hastay, P.E.
Senior Project Manager

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Bike Depot at Convergence Research Park
2. Pre-Application Conference Date: June 23. 2021
3. Neighborhood Meeting Date: July 8, 2021
4. Address of Subject Property: TBD
5. Parcel ID Number(s): Portion of 03929-000-000
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Corporate Park District
8. Zoning Designation: Corporate Park
9. Acreage: 6.42 ac.
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: ±22,758 SF (Includes Retail/Restaurant, Two-Story Office Space, and Conference Center)
13. Total New Impervious Area Proposed (not including building area): ±86,947 SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay Title: Senior Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: travish@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): San Felasco Research Ventures, LLC
   Mailing Address: 12469 West State Road 100
   City: Lake Butler State: Florida ZIP: 32054

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Travis Hastay, P.E.

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of January, 2022, by Travis Hastay who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Trina Lemnah

Notary Public, State of Florida

My Commission Expires: 3/21/2023

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

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

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Crawford Title: Title Manager

Company (if applicable): San Felasco Research Ventures, LLC

Mailing Address: 12469 West State Road 100

City: Lake Butler State: Florida ZIP: 32054

Telephone: (352) 333-3233 FAX: e-mail: brian@conceptcompanies.net

C. AUTHORIZED AGENT

Name: Travis Hastay, P.E. Title: Senior Project Manager

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the Convergence Research Park projects.

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

Signature of Applicant

Signature of Co-applicant

Brian Crawford, Title Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10 day of January, 2022 by Brian Crawford, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

ANDREA BARNETT
MY COMMISSION # GG 916421
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Andrea Barnett

Signature of Notary Public, State of FL

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

Professional Consultants

To: City of Alachua

From: Travis J. Hastay, P.E.

Date: November 30, 2021

RE: Bike Depot Fire Flow Calculations

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and require a revised analysis to verify the building complies with the applicable fire protection criteria. All buildings **will be** protected by an approved automatic fire sprinkler system.

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

NFPA 1 Calculations:

Building: **Retail/Restaurant Building**
Construction Type: V (000)
Fire Flow Area: ±5,444 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 * 0.25 = **1,000 gpm**

Building: **Office Building**
Construction Type: II (000)
Fire Flow Area: ±8,982 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 * 0.25 = **1,000 gpm**

Building: **Event Center**
Construction Type: V (000)
Fire Flow Area: ±7,222 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,250 * 0.25 = **1,000 gpm**

Conclusion:

Per fire flow test conducted on 8/5/2021, the available flow @ 20 psi is **1,875 gpm** which exceeds the NFPA required fire flow rating for each building.

Travis J. Hastay
FL PE #84295

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

www.chw-inc.com

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	4
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

Hydrant Flow Test Report

Test Date 08/05/2021 **Test Time** 8:30 AM

Location

Alachua County Progress Boulevard
San Felasco state park/ NW 140th Street
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on Progress BLVD at San Felasco State Park /Cottontail
Flowing Hydrant on Progress BLVD at NW 140th Street

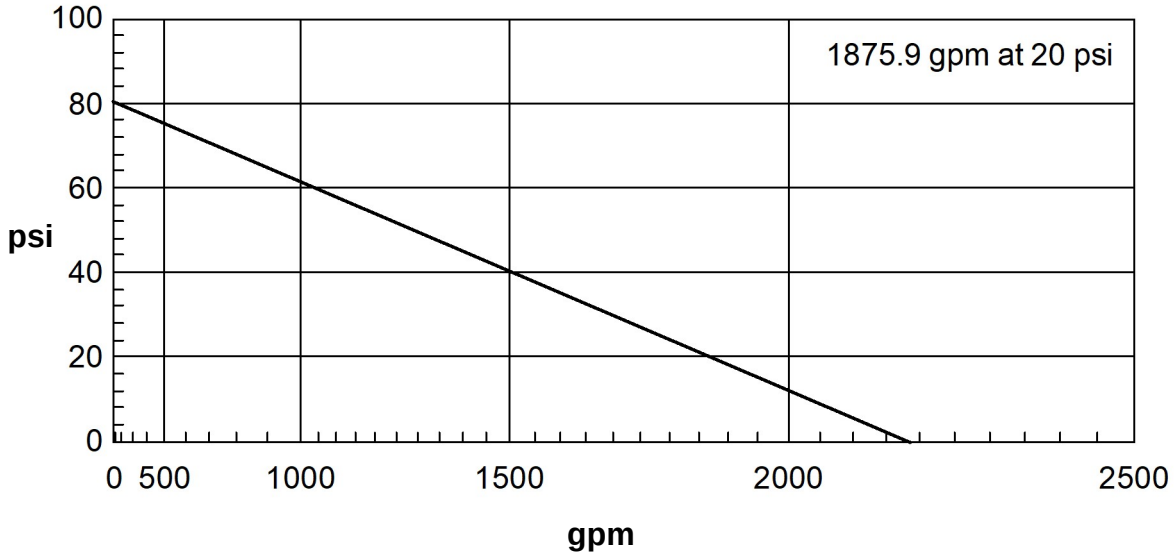
Read Hydrant

81 psi **static pressure**
52 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	13	605 gpm
				Total	1255 gpm

Flow Graph



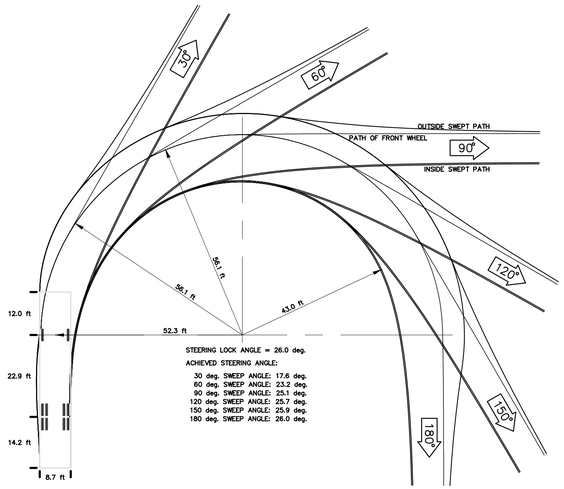
Created with the free hydrant flow test program from www.igneusinc.com

PROPOSED BUILDING #2

PROPOSED BUILDING #1

PROPOSED BUILDING #3

6' WIRE FENCE



GFR Tower Truck–T2
Custom
[ft]
(c) 2022 Transoft Solutions, Inc. All rights reserved.
0ft 10ft 20ft

N

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SCALE: 1"=40'

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

CONSTRUCTION BID DOCUMENTS

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: AUTOTURN
FIRE TRUCK

TECHNICIAN: T.F. COWART
DESIGNER: C. MESSENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.
AT-1

Tech: ThomasC Plot Date: Jan 25,2022 6:20am Filename: N:\2021\21-0105.05\Permitting\Civil\Drawing\XR_DWG\Production Files\21-0105.05 Autoturn.dwg

Hydrants in Compliance with FFPC Chapter 18.5.3

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER COA STD DETAIL 215	87.38'	73.15' NE 73.05' W	N: 286791.86 E: 2610099.65
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	87.45'	75.96' SW 76.06' NE	N: 286831.92 E: 2610149.98
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	87.28'	81.39' SW 81.69' SE	N: 286959.89 E: 2610385.77
MH-4	SANITARY MANHOLE PER COA STD DETAIL 215	89.70'	80.26' W 82.25' N	N: 286484.68 E: 2610145.46

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THIS SHEET ADJUST
SCALES ACCORDINGLY

0 1"

CONSTRUCTION BID BY/WORKS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: MASTER UTILITY PLAN

TECHNICAL: T.F. COWART
DESIGN: C. MECHENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.00

C3.10

C3.11

MH#1
MH#2
MH#3
MH#4

PROPOSED BUILDING #1 FFE=88.50

PROPOSED BUILDING #2 FFE=88.50

PROPOSED BUILDING #3 FFE=91.00

4' WIRE FENCE

N

Xrefs: nplan | Plot Date: Jan. 25,2022 - 10:29am | Filename: M:\2021\21-0105.05\Drawings\Civil Engineering\03_SWMP\Production (Plan Set-01)\05-SWMP.dwg

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Bike Depot

21-0105.05

Professional Consultants

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

From: Seth Wood, Project Planner

Date: ~~November 30, 2021~~ January 25, 2022

RE: Convergence Research Park, Bike Depot – Concurrency Impact Analysis

This application is for a ±22,758 ft^2 commercial/retail space on a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

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

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Variable Type	Variable Quantity	AM Peak			PM Peak			Daily
				Total	In	Out	Total	In	Out	
Recreational Community Center	495	KSF	7.803	46	30	16	35	16	19	229
General Office Building	710	KSF	9.488	35	30	5	12	2	10	108
*Shopping Center	820	KSF	1.705	2	1	1	27	13	14	377
** Pass-by = 34% PM				1	0	1	9	4	5	128
**High-Turnover (Sit-Down) Restaurant	932	KSF	3.762	37	20	17	37	23	14	422
*** Pass-by = 43% PM				16	9	7	16	10	6	181
Total Project Trips				***120***	***81***	***39***	***111***	***54***	***57***	***1,136***

*The Shopping Center is used to estimate a 1,705 SF bike shop as it provides the most suitable land use type comparison. The fitted curve equation was used for all scenarios except the Shopping Center AM peak where the average rate provides a better estimate based on the size of the development being proposed.
** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.
*** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 43% is applied to the AM and daily trip generation.

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **1,136** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

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Per City LDR §2.4.14(H)(2), affected roadways for developments generating more than 1,000 external average daily trips (ADT) are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Based on this code provision, affected roadways were determined to be those within one-half mile of the intersection of Progress Boulevard and US 441. Affected roadways within this one-half mile search were Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 15, CR 2054 from SR 235 to US 441. It was determined that the development's projected impacts would not be five percent or greater of the maximum service volume of any roadway segment, per the October 2021 Development Monitoring Report.

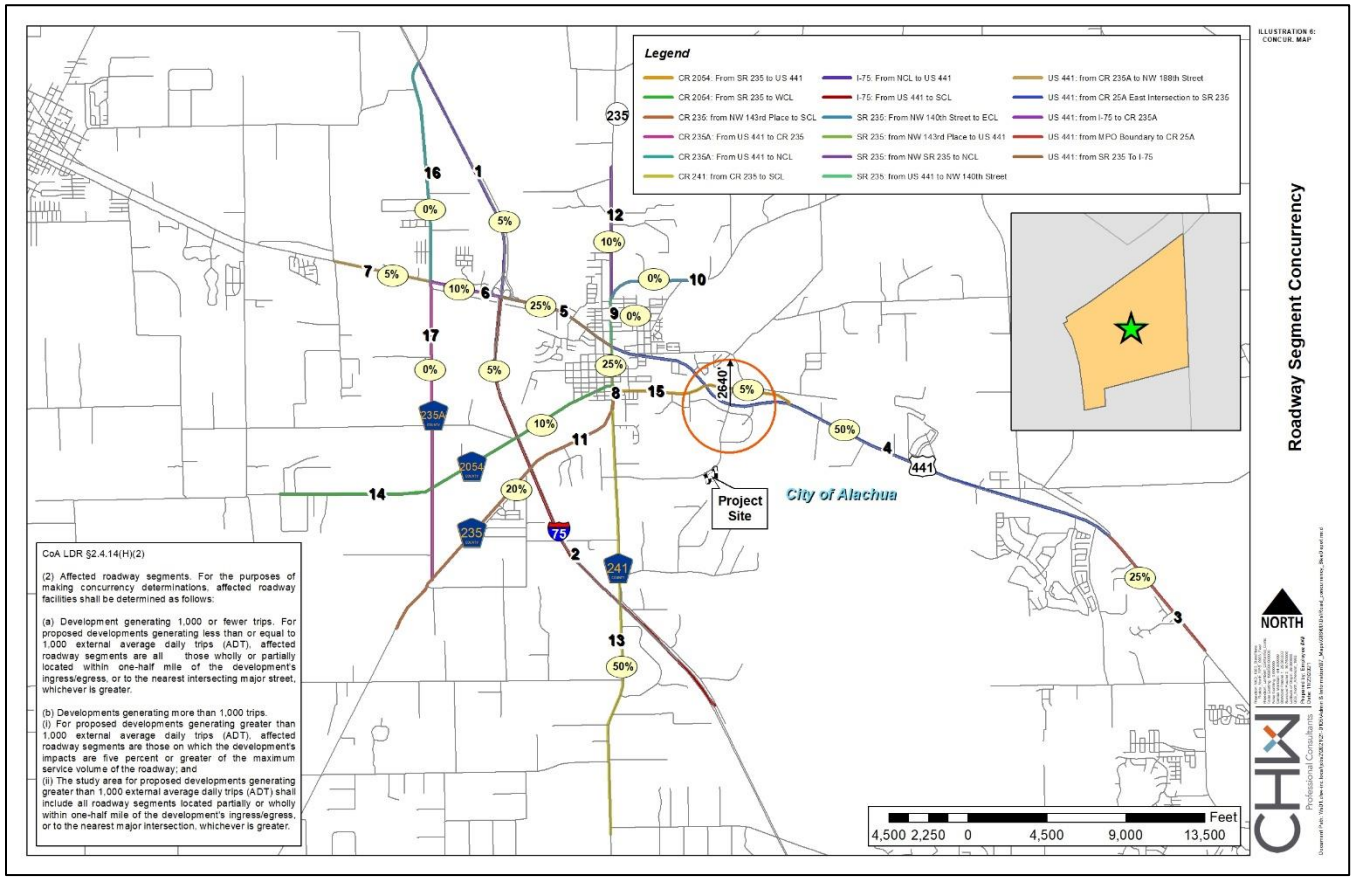

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major street is US 441, which intersects with Progress Boulevard.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 4		Segment 15	
	US 441 CR 25A East Intersection to SR 235		CR 2054 SR 235 to US 441	
Maximum service volume[1]	45,700	4,110	15,120	1,359
Existing Traffic[1]	20,435	1,941	3,425	325
Reserved Trips[1]	5,430	447	2,175	138
Available Capacity	19,835	1,722	9,520	896
Projected Trip Generation[2]	568	56	57	6
Available Capacity with Application Approval	19,267	1,667	9,463	890

1. *Source: City of Alachua October 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 5% for Segment 15.*

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

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	**Gallons Per Day (GPD)**
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	172,094
Residual Capacity[1]	827,656
Percentage of Permitted Design Capacity Utilized[1]	64.01%
Projected Potable Water Demand from Proposed Project[2]	10,924.2
Residual Capacity after Proposed Project	**816,731.8**

1. *Source: City of Alachua October 2021 Development Monitoring Report*
2. *Source: Florida Administrative Code 62E-6.008 (Table 1).*
   Formulas used:
   a. *Conference Center, Café Area: 51 seats * 40 GPD = 2,040 GPD*
   b. *Conference Center, Activity Area: 273* seats * 4 GDP = 1,092 GPD
   c. *Business Occupancy Building: (9,488 SF/ 100 SF floor space) * 15 GPD = 1,432.2 GPD*
   d. *Bike Shop: 2 bathrooms * 200 GPD = 400 GPD*
   e. *Restaurant: 149 seats * 40 GPD = 5,960 GPD*

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

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	153,133
Residual Capacity[1]	669,867
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Sanitary Sewer Demand from Proposed Project[2]	10,924.2
Residual Capacity after Proposed Project	**658,942.8**

1. *Source: City of Alachua October 2021 Development Monitoring Report*
3. *Source: Florida Administrative Code 64E-6.008 (Table 1).*
   Formulas used:
   a. *Conference Center, Café Area: 51 seats * 40 GPD = 2,040 GPD*
   b. *Conference Center, Activity Area: 273* seats * 4 GDP = 1,092 GPD
   c. *Business Occupancy Building: (9,488 SF/ 100 SF floor space) * 15 GPD = 1,432.2 GPD*
   d. *Bike Shop: 2 bathrooms * 200 GPD = 400 GPD*
   e. *Restaurant: 149 seats * 40 GPD = 5,960 GPD*

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

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,635.58	3,218.49
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**49.84**

1. *Source: City of Alachua October 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: (((12 lbs. / 1,000 ft^2/day * 22,758 sq. ft.) * 365)/2,000)*

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

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Bike Depot

21-0105.05

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Seth Wood, Project Planner
Date:	November 30, 2021
RE:	San Felasco Eco Park Bike Depot – Comprehensive Plan Consistency Analysis

This application is for a ±22,666 ft^2 commercial/retail space on a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP). There is no applicable maximum lot coverage within this zoning district classification.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

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

The proposed development, which includes an activity/conference center, business space, retail space, and restaurant space, is part of a larger mixed-use master plan for the area. This master plan will include a diversity of housing options and nonresidential developments, including offices and research and development space. The project site is located on the San Felasco Parkway, which locates the site proximate to multiple major transportation corridors, including US 441, County Road 235, and NW 140th Street.

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and

The project site location, near US 441 and Progress Park, is the appropriate location for the proposed development. Progress Park is home to multiple businesses, some of which in the biotechnology and medical research industry. The proposed development in the proposed location will help promote, foster, and grow these industries in the City of Alachua, by increasing supply of office and conference space for new and existing businesses, as well as incorporating supportive commercial uses within the site.

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2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This development will include a variety of employment opportunities due to its inclusion of both office/business space, as well as its retail and food service establishments. Thus, this development will provide a diverse set of employment opportunities in the City of Alachua.

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

This application proposes a range of uses, including an activity/conference center building, an office building, and a retail sales and services building. This application is part of a larger mixed-use master plan, which will propose office space and residential space, developed in a manner that is both internally and externally compatible.

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

This application is part of a larger mixed-use master plan, which will include generous, linked open space. This development, as well as the other developments included in the master plan, will include pedestrian-friendly features, such as sidewalks and trails. These features will link the developments together, as well as link the master planned area to the surrounding community.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

The proposed use, on a site area of ±6.15 / ±267,705 sf, has a FAR that is less than 0.5 FAR, in conformance with this policy.

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

This development will be designed to prevent undesirable impacts to adjacent properties through sufficient buffering in areas abutting surrounding single-family residential homes.

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

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

Vehicular access to the site is provided via the San Felasco Parkway. Currently, sidewalks are located along both sides of the roadway. The site will include onsite pedestrian facilities that

connect roadside sidewalks to the building. These connections will not cross vehicular use areas, reducing risk of conflict.

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

Adequate buffering from adjacent existing/potential uses will be provided, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design, both within this development plan, as well as within the larger Convergence Park Master Plan.

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

The gross floor area (GFA) of the proposed development is well proportioned to the site's size, with all open space requirements met.

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

Adequate Stormwater Management Facilities (SMF) are included as part of the development plans for the master planned area. They are of sufficient size to address all stormwater needs.

5. Placement of signage;

No signage is being proposed in this application. Any signage later introduced will adhere to all placement requirements.

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

A photometric plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The onsite parking area is designed for safe onsite circulation, with minimal vehicle and pedestrian conflicts. Sidewalk connections allows pedestrians to safely travel to the building from the San Felasco Parkway or from the parking area with minimal vehicle conflict. Trash pickup will occur at the dumpster enclosure in the northeast corner of the site. Deliveries will be handled in a manner that does not impact the safety of on-site circulation.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space area. Landscaping

of the project site will be in conformance with this policy, as demonstrated on the submitted landscape plans.

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

There are no wetlands in the development area, nor are there any environmental features onsite that warrant protection. There are no known onsite occurrences of historic significance.

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

Not applicable.

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

The proposed use, on a site area of ±6.15 acres / ±267,705 sf, has a FAR that is less than a 0.5 FAR, in conformance with this policy.

12. Complementary residential uses.

No residential uses are proposed as part of this application. Complementary residential uses are included as part of the larger mixed-use master plan.

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

Landscaping plans are submitted as part of this site plan application. These plans demonstrate that the 10% minimum landscaped area requirement is met.

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

The minimum open space requirement is met by this development.

<u>Transportation Element (TE)</u>

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

The proposed bike depot buildings will not result in a degradation of transportation Level of Service (LOS) standards. According to the October 2021 Development Monitoring Report, there is sufficient capacity on the affected roadway segments to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips. This is demonstrated in detail in the submitted concurrency analysis memorandum.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±22,666 sf of non-residential uses, resulting in an increased demand of ±10,342 gallons per day on the City's sanitary sewer system. Per the City of Alachua October 2021 Development Monitoring Report, there is a residual capacity of 659,525 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

The proposed development will allow a net increase of ±22,666 sf of non-residential uses, resulting in an increased demand of 49.64 tons per year on the City's solid waste system. Per the City of Alachua October 2021 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

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

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±22,666 sf of non-residential uses, resulting in an increased demand of ±10,342 gallons per day on the City's potable water system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 817,314 gallons per day.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

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

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

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

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

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

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

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

Mailing Labels

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

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

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

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

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

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

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

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

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

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

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

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

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

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

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

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

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

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

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

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

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

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

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

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

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

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

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

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PO BOX 14425
GAINESVILLE, FL 32604

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

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

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

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

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

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

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

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

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

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

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

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

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

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P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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

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

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

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

CHW
Professional Consultants

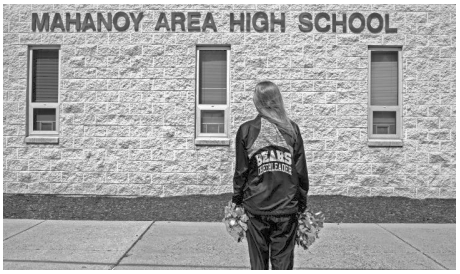
NATION & WORLD

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

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



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

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

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

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

Associate Justice Clarence Thomas dissented.

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

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

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

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

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

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

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

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

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

GF-2569874

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

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

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

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

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



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

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

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

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

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

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

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

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

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

The program runs through July 22.

PUBLIC NOTICE

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

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

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

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

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

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

21-0105: San Felasco Master Plan

1

The purpose of the neighborhood meeting:

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

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

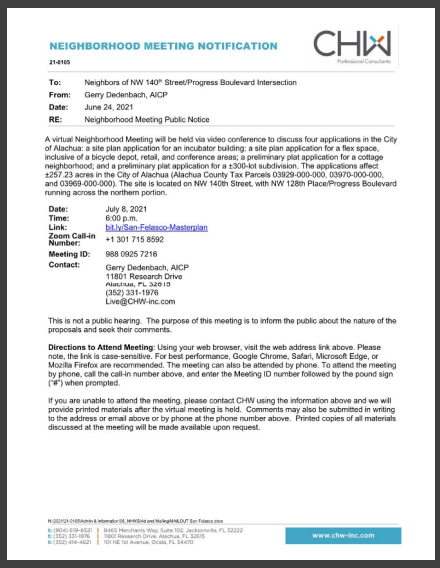
This meeting provides the applicant with an opportunity to mitigate concerns prior to the application submittal.



21-0105: San Felasco Master Plan

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

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

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

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t: (904) 619-6521 | 6405 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com



NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who was punished by her school for a profanity-laced post on social media, holding that the punishment of the student in question violated the First Amendment.

But the 8-1 ruling left unresolved the question of whether and how far public schools can regulate off-campus speech, and what such punishment is off limits.

"It might be tempting to dismiss the student's words as unworthy of the respect normally accorded to speech in our censored forum," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Chief Justice Clarence Thomas dissented.

When Brandi Levy, who was in the ninth grade at Mahanoy Area High School in 2017, she used one of her friend's posted a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied the message and sent it to Levy's parents, who were upset to see that Levy had used the F-word. After appealing to school authorities, her parents eventually filed a lawsuit on her behalf.

Levy's attorneys at the American Civil Liberties Union argued that allowing schools to punish students for their off-campus speech, including on social media, would give schools the license to police virtually everything students say when they're not in school.

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

Thomas took issue with that approach, writing that the court should've said that historical factors suggested that schools could regulate off-campus speech that "substantially disrupts" its faculty or other students. Thomas said he believes that standard was met in this case.

"The court's foundation is unbelievable," Thomas wrote. "Even when a school is not in session, it is at a loss as to what exactly the court's opinion today means," Thomas wrote.

Levy's speech was a profanity-laced tirade in more than a hundred-word Supreme Court decision, Tinker v. Des Moines, that set the standard for student free speech rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

MAHANOY AREA HIGH SCHOOL

Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 6. JOHN MINCHILLO

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first trip to the U.S.-Mexico border since assuming the office, after she has faced criticism from members of both parties for not visiting the border earlier and for not leading the Biden administration's response to a steep increase in migrants.

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

Since taking office, Republicans have used months of attacks from Republicans, and some frustration from those in her own party, to highlight Harris' absence. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

In the role has focused her efforts on engaging with leaders in Mexico and countries in the region. She has been instructed her focus is not from the northern border, but that she has been trying to focus her work at border crossings.

Harris and Biden have worked to fulfill promises they have outlined to fulfill their administration as absent on what Republicans have criticized as a lack of a more coordinated Harris' use of foreign trip earlier this month, to Guatemala and Mexico, where she met with both national presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commissioners will hold a public hearing on [illegible] at 6:00 p.m. or as soon thereafter as it may be heard. The hearing will be held at the Jack R. "Jack" Reichenbach Community Center, 5901 NW 17th Street, Gainesville, Florida to consider the following [illegible]

2020-21-21 Sweet Bluff Solar Project Special

Dear Property Owner:

Kimberly R. Rubin II LLC (dba Thomas Agent) on behalf of Cecile Whites LLC, owner, for a special exception to allow a solar energy facility (solar energy or approximately 639 acres located in an A-Agriculture zoning district. The legal description [see drawing and get five acres]. The property is generally located [illegible] on the west side of NW 97th Blvd.

The hearing will allow for [illegible] of comment participation [illegible] Comments may be submitted [illegible] Comments [illegible] Alachua, FL. Second Floor, Jack Durrance Board Room, 12 SW 1st Avenue, Gainesville, Florida. Any [illegible] may [illegible] Comments [illegible] Alachua, FL. Second Floor, Jack Durrance Board Room, [illegible] 386-462-7150.

Any person may [illegible] and further or [illegible] prior to the meeting to [illegible] 386-462-7150.

No later than 7 calendar days prior to the hearing, an [illegible] will be available for inspection at the office of public hearing and persons may [illegible] with a written [illegible] at the office of the Alachua County Growth a [illegible] basis for only the materials [illegible] that his or she [illegible] Please send your [illegible] [illegible] [illegible] a party.

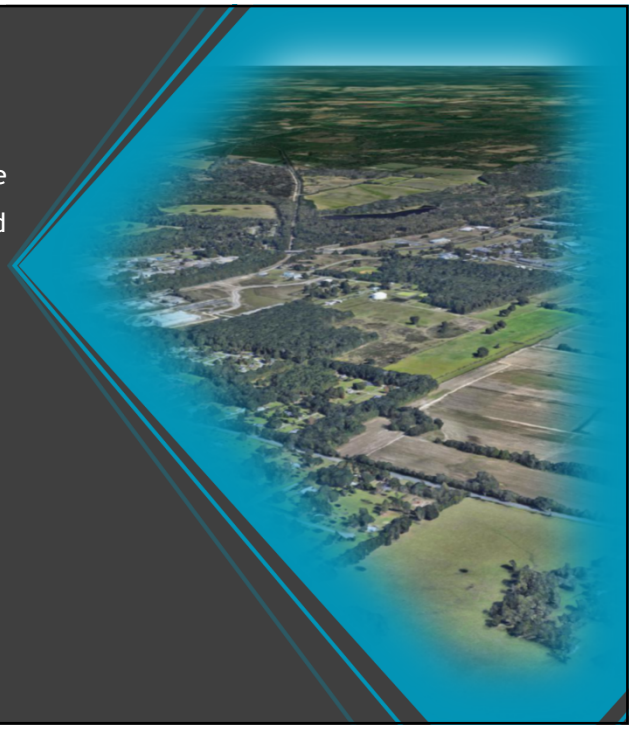
[illegible] [illegible] [illegible] [

INTENTS:

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

OPPORTUNITIES:

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



21-0105: San Felasco Master Plan

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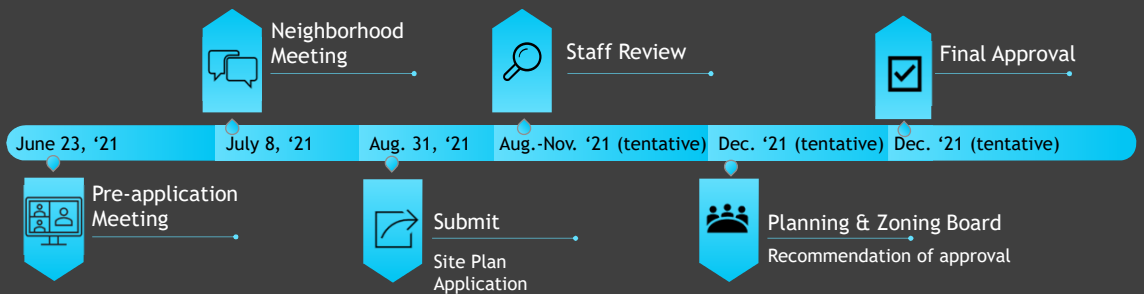
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



21-0105: San Felasco Master Plan

CHW

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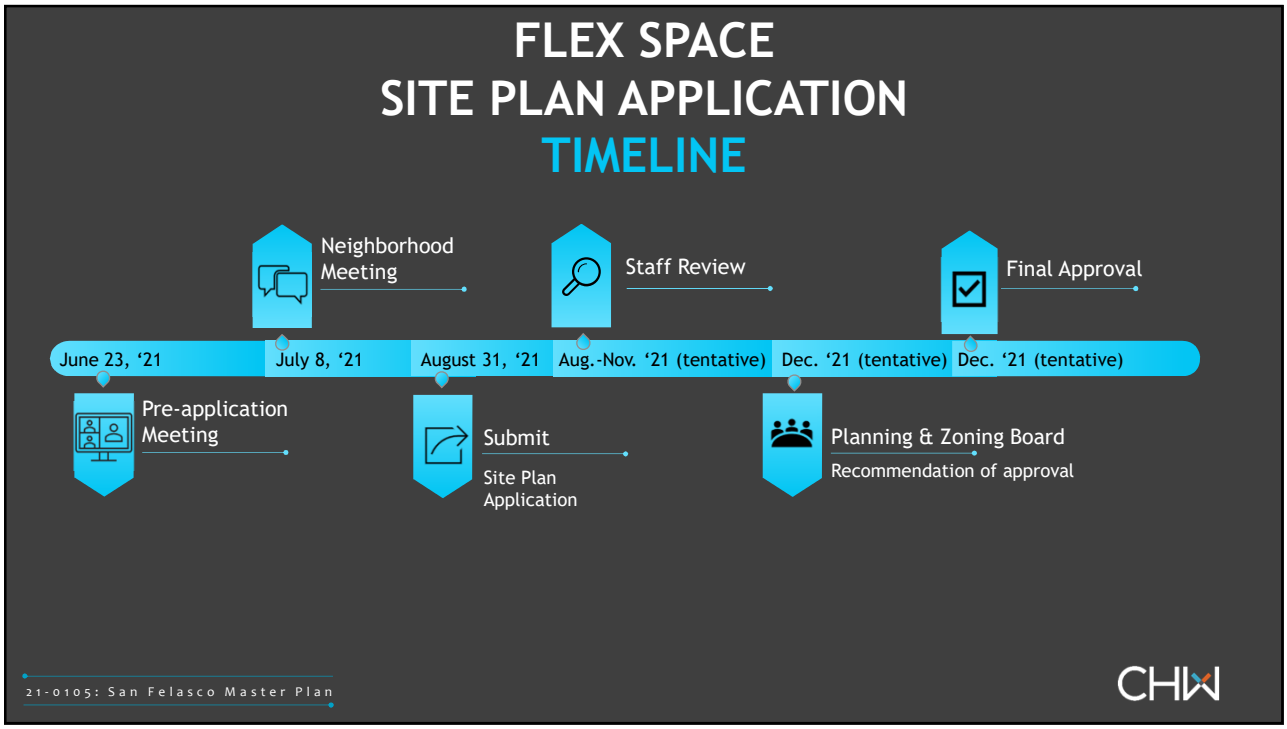
FLEX SPACE
SITE PLAN APPLICATION
TIMELINE
Neighborhood Meeting
Staff Review
Final Approval
June 23, '21
July 8, '21
August 31, '21
Aug.-Nov. '21 (tentative)
Dec. '21 (tentative)
Dec. '21 (tentative)
Pre-application Meeting
Submit
Site Plan Application
Planning & Zoning Board
Recommendation of approval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

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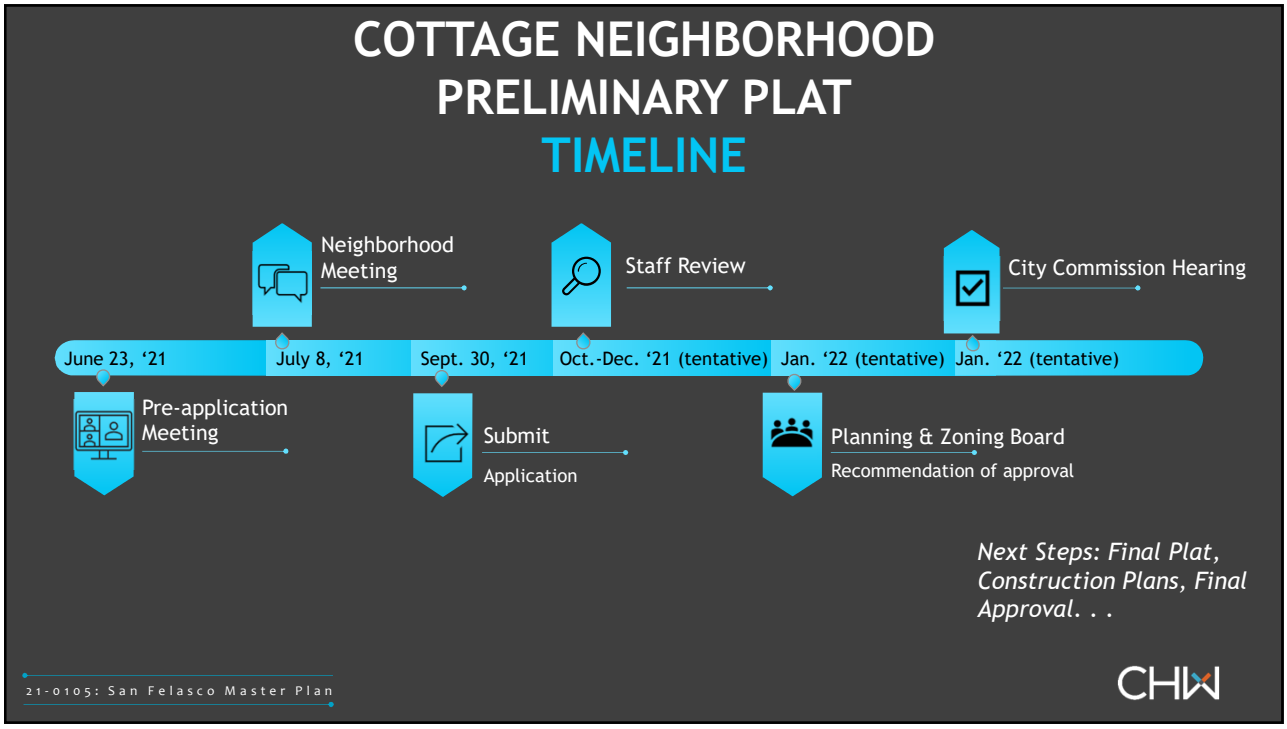
COTTAGE NEIGHBORHOOD
PRELIMINARY PLAT
TIMELINE
Neighborhood Meeting
Staff Review
City Commission Hearing
June 23, '21
July 8, '21
Sept. 30, '21
Oct.-Dec. '21 (tentative)
Jan. '22 (tentative)
Jan. '22 (tentative)
Pre-application Meeting
Submit
Application
Planning & Zoning Board
Recommendation of approval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

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SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

CHW

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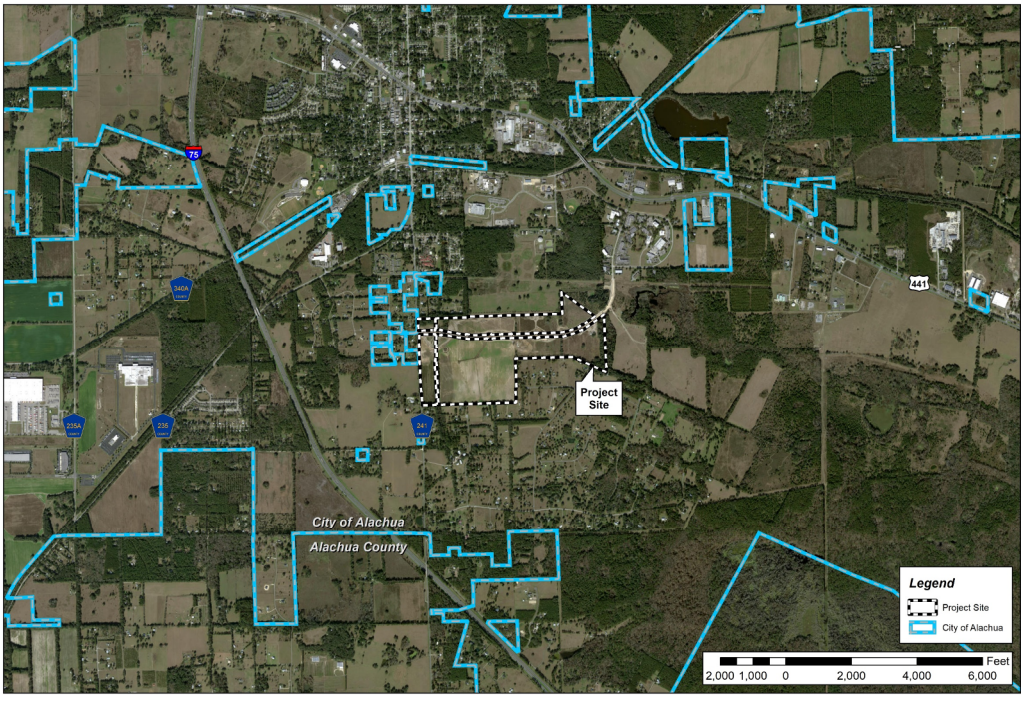
Context Map



CHW

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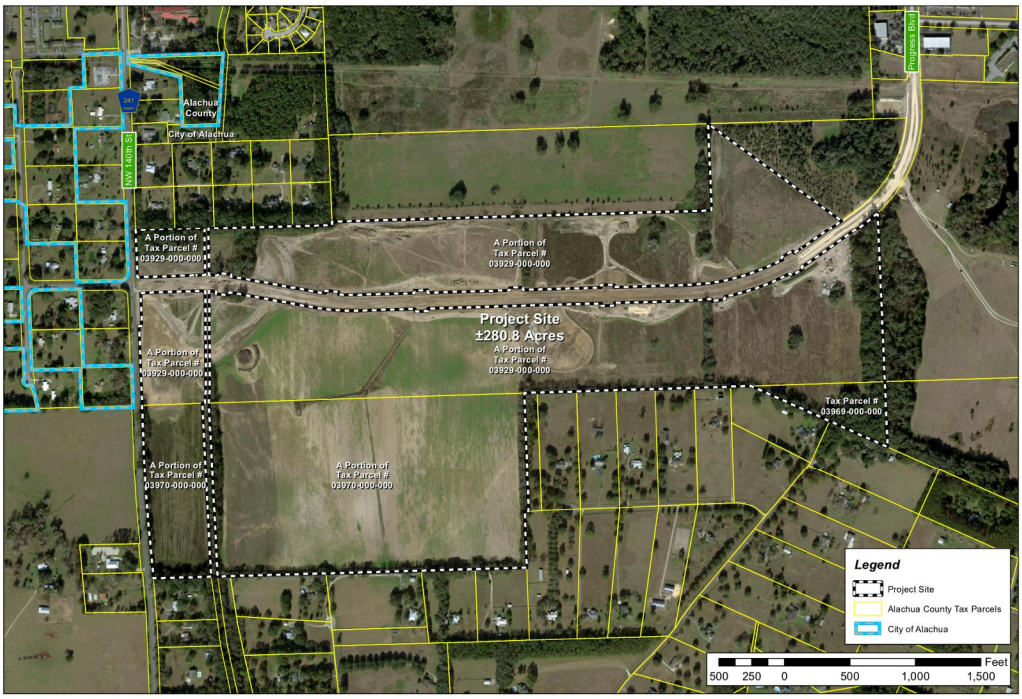
Aerial Map



11

Future Land Use (FLU) Map

Corporate Park



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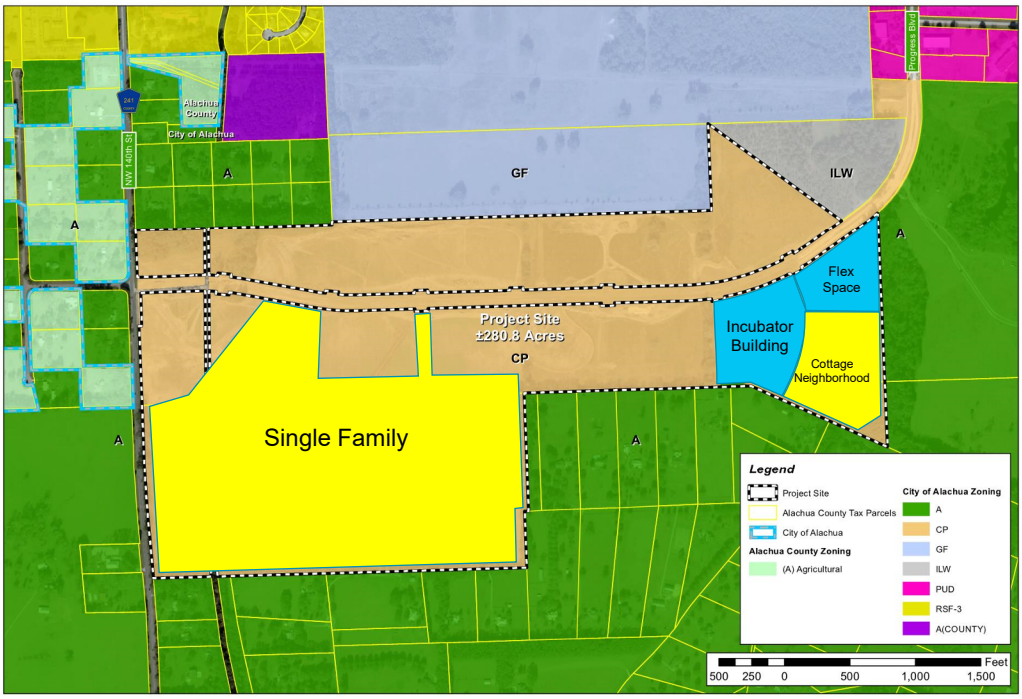
Zoning Map

Corporate Park



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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

CHW
Professional Consultants

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Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

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

www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

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

Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3389115 7 PG(S)
12/29/2021 1:13 PM
BOOK 4964 PAGE 1044
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1057641
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $57,804.60
Intang. Tax: $0.00

Prepared by and return to:
Marsha M. Wilkes

Florida Land Title Services, LLC
2323 S. Florida Avenue
Lakeland, FL 33803
863-688-7038
File Number: **21110001**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22 day of **December, 2021** between **University of Florida Foundation, Inc., a Florida not for profit corporation** whose post office address is **P.O. Box 14425, Gainesville, FL 32604**, grantor, and **San Felasco Research Ventures, LLC, a Florida limited liability company** whose post office address is **P.O. Box 238, Lake Butler, FL 32054**, grantee:

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

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

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P. PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST. ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19" AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE

SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY: THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, AS RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER

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OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT OF BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57" EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45" AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

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16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE, THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE

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

PARCEL 2

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 37 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY,

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FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N.74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N.07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N.82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S.07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N.89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N.28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S.61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N.28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S.66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N.28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

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Signed, sealed and delivered in our presence:

Witness Name: Tonya J Burningham

Witness Name: Tara Boonstra

University of Florida Foundation, Inc., a Florida not for profit corporation

By: _____
David M. Christie, Treasurer

(Corporate Seal)

Reviewed
Tara Boonstra
UFF Legal Counsel

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21 day of December, 2021 by David M. Christie, Treasurer of University of Florida Foundation, Inc., a Florida not for profit corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Tara Boonstra
Notary Public

Printed Name: _____

My Commission Expires: _____

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

DoubleTime®

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

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	174.170
Homestead	N

View Map

Owner Information

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

Valuation

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$48,768	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$313,506	$340,776	$340,800	$340,800
Just (Market) Value	**$313,506**	**$313,506**	**$340,776**	**$340,800**	**$340,800**
Assessed Value	$48,768	$48,768	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$48,768	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	COQUI RADIO PHARMACEUTICALS CO	U OF F FOUNDATION INC	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Version 2.3.143

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ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03929 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

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

UNASSIGNED LOCATION RE

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 F
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	48,768	0	48,768	384.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	48,768	0	48,768	55.05
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	48,768	0	48,768	73.15
SCHL DISCRNRY & CN (S01)	0.7480	48,768	0	48,768	36.48
SCHL GENERAL	3.6670	48,768	0	48,768	178.83
SCHOOL VOTED (S01)	1.0000	48,768	0	48,768	48.77
SUWANNEE RIVER WATER MGT DIST	0.3696	48,768	0	48,768	18.02
17 CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38

TOTAL MILLAGE 22.1970 **AD VALOREM TAXES** $1,082.49

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,082.49

If Paid By					
Please Pay	Dec 31, 2020 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03929 000 000	UNASSIGNED LOCATION RE	

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

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065800 $1,050.02 Paid 12/18/2020

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03929 000 000	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	48,768	0	48,768	383.62
LIBRARY GENERAL	1.0856	48,768	0	48,768	52.94
SCHOOL CAP36 PROJECT	1.5000	48,768	0	48,768	73.15
SCHOOL DISCRNRY & CN	0.7480	48,768	0	48,768	36.48
SCHOOL GENERAL	3.5950	48,768	0	48,768	175.32
SCHOOL VOTED	1.0000	48,768	0	48,768	48.77
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38
SUWANNEE RIVER WATER MGT DIST	0.3615	48,768	0	48,768	17.63
CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,075.15

LEGAL DESCRIPTION

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$1,075.15

IF PAID/POSTMARKED BY PLEASE PAY	Dec 31, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15528

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OPERATIONAL ANALYSIS FOR



NW 140th St at the Proposed San Felasco Parkway Extension

City of Alachua

Prepared for:
Alachua County Public Works
5620 NW 120th Ln
Gainesville, FL 32653

Prepared on behalf of:
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Executive Summary

CHW has reviewed the intersection of NW 140th Street (CR 241) and NW 128th Place, with the proposed San Felasco Parkway connection during the opening year 2020, year 2030, and design year 2040.

NW 140th Street at NW 128th Place is an existing T-intersection. NW 140th Street is a two-lane county road with a posted speed of 45 mph, connecting SR 26 with CR 235. NW 128th Place is local road serving a small subdivision.

The following conclusions were derived from this analysis:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection, based on the analysis results indicating volumes exceeding capacity during the AM and PM peak hours.
- A traffic signal is expected to be warranted at some point beyond year 2030 if the UF Foundation site develops to the extent provided in this analysis.

Based on the results of this study, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane, with a queue length of 200 FT
    - A westbound thru/right turn lane
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Traffic Forecast

The forecasted traffic volumes that was analyzed in the subject intersection will come from the following three sources:

- Trips generated by the proposed UF Foundation site. This site is expected to consist primarily of research and development land use (ITE land use code 760).
- The existing trips at the intersection of NW 140th Street and NW 128th Place
- The rerouted trips along the roadway network that will use San Felasco Parkway instead of alternative routes

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition was used to estimate the trip generation for the UF Foundation site, as provided in Table 1. Pass-by trips and internal capture were not applied to the trip generation volumes. The UF Foundation site along the proposed San Felasco Parkway extension is 277.5 acres. A floor area ratio (FAR) of 15% was applied to the 277.5 acres of property to estimate the gross floor area of 1,813,446 SF. This estimated gross floor area was used to determine the trip generation provided in Table 1.

The studies used to derive the trip generation for "the peak hour of adjacent street traffic" from the ITE manual, use smaller scale sites ranging in sizes up to a maximum of about 260,000 SF GLA. The studies used to derive the trip generation for "the peak hour of generator" use larger scale sites, ranging in sizes up to about 800,000 SF GLA. Therefore, the AM and PM "peak hour of generator" was used to calculate the AM and PM peak hour trip generation, as the study sites are closer in size to the UF Foundation site.

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily[1]			AM Peak[2]			PM Peak[2]		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,813.446	1,8756	9,378	9,378	1,330	1,104	226	1,899	304	1,595

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet
[1]Used fitted curve equation of trips vs. 1000 square feet GFA, according to ITE Trip Generation Manual
[2]Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Table 1: Trip Generation

The Signal Warrants program, packaged in the HCS7 software, allows traffic volume input from 7:00 AM to 7:00 PM, to determine whether signal warrants are met, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). To estimate these hourly project trips, the ITE Journal, January 2015 Edition[1] was used, see citation in the footnote below. This document provides daily office use trip percentages for each hour of the day. Table 2 provides the estimated trip generation volumes throughout the day. The daily project trip distribution calculations are provided in Appendix A. The traffic forecast estimates full build-out of the UF Foundation site by the design year 2040. The projects are assumed to increase linearly from opening year 2020, with 0 project trips, to full build-out during design year 2040.

Daily Project Volumes - Trip Generation		
Time	Average Weekday	
	Hourly Entering Traffic	Hourly Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

Table 2: Daily Distributed Trip Generation

[1] Zimmerman, Aaron T. (2015, January) Hourly Variations in Trip Generation for Office and Residential Land Use, Institute of Transportation URL:http://digitaleditions.sheridan.com/publication/?i=240553&article_id=1896126&view=articleBrowser&ver=html5#{"issue_id":"240553","page":16}

Project Trip Distribution

The project trip distribution is based on the ADT of the major roadways in the area. As illustrated in Figure 1, approximately 59% of the project trips will be destined to or originate from NW 140th Street to/from the north, while 8% of the project trips will be destined to or originate from NW 140th Street to/from the south. The remaining 33% of the project trips will be destined to or originate from US 441 to/from the east, and will not travel through the subject intersection.

LEGEND

2015 ROAD SEGMENT AADT

19811 (37%)

6189 (12%)

HWY 441

NW 140th St (SR 235)

Rachael Blvd

Rachael Blvd

840 (2%)

Peggy Rd

17295 (33%)

CR 235

4390 (8%)

NW 140th ST

San Felasco Parkway

(59%)

San Felasco Parkway Extension

(8%)

4390 (8%)

NORTH

Professional Consultants

Figure 1 - Project Trip Distribution

Data Collection

Data collection was performed on Wednesday October 3rd, 2018. Turning movement counts were collected from the following intersections:

- NW 140th Street and NW 128th Place (12-hour count)
- NW 140th Street and CR 235 (2-hour AM peak and 2-hour PM peak count)
- US 441 and NW 140th Street (2-hour AM peak and 2-hour PM peak count)
- US 441 and Progress Blvd (2-hour AM peak and 2-hour PM peak count)

Additionally, a 2-hour AM peak and 2-hour PM peak turning movement count was performed at the intersection of NW 140th Street and Rachael Boulevard on October 16th, 2018. The results from this data collection are provided in Appendix B. The collected data was then used to provide the base from which background and build-out conditions would be analyzed.

Diverted Trips

San Felasco Parkway will provide an alternative route for vehicles to connect from NW 140th Street (south) to US 441 (east) and vice versa, in the City of Alachua. Currently vehicles are using either Rachael Boulevard or connecting directly between US 441 and NW 140th Street to follow this trip pattern.

Based on the turning movement counts it is estimated that about half of the vehicles making a westbound left from Rachael Boulevard to NW 140th Street will continue to NW 140th Street while the other half will drive to CR 235. This forecast conservatively assumes that all of these trips destined to NW 140th Street will now be served by the proposed San Felasco Parkway extension. It is estimated that a quarter of the vehicles making a westbound left from US 441 to NW 140th Street will continue to NW 140th Street while the remaining vehicles are expected to have other destinations. Therefore, a quarter of the westbound lefts at the intersection of US 441 and NW 140th Street will use the proposed San Felasco Parkway extension. Similarly, it is estimated that half of the northbound rights at the intersection of NW 140th Street at Rachael Boulevard and a quarter of the northbound rights at the intersection of NW 140th Street at US 441 will be rerouted to the proposed San Felasco Parkway extension. This rerouting of vehicle trips is illustrated in Figure 2.

Background Trips

The turning movements at the intersection of NW 140th Street and NW 128th Place, with the added rerouted trips, were adjusted based on the seasonal adjustment factor of 1.02 provided by FDOT Traffic Online. These volumes were then adjusted by the growth rate of 1.0% to derive the background volumes for each of the study years. The growth

rate of 1.0% along NW 140th Street was derived from Alachua County's Long Range Transportation Plan which used historical counts provided by Alachua County. The peak season adjustment factor and the growth rate documentation are provided in Appendix C.

The spreadsheets prepared to derive the background and build-out conditions for the opening year 2020, year 2030, and design year 2040 are provided in Appendix D. The AM and PM peak hour build-out volumes for each of these scenarios are provided in Figures 3 through 5.

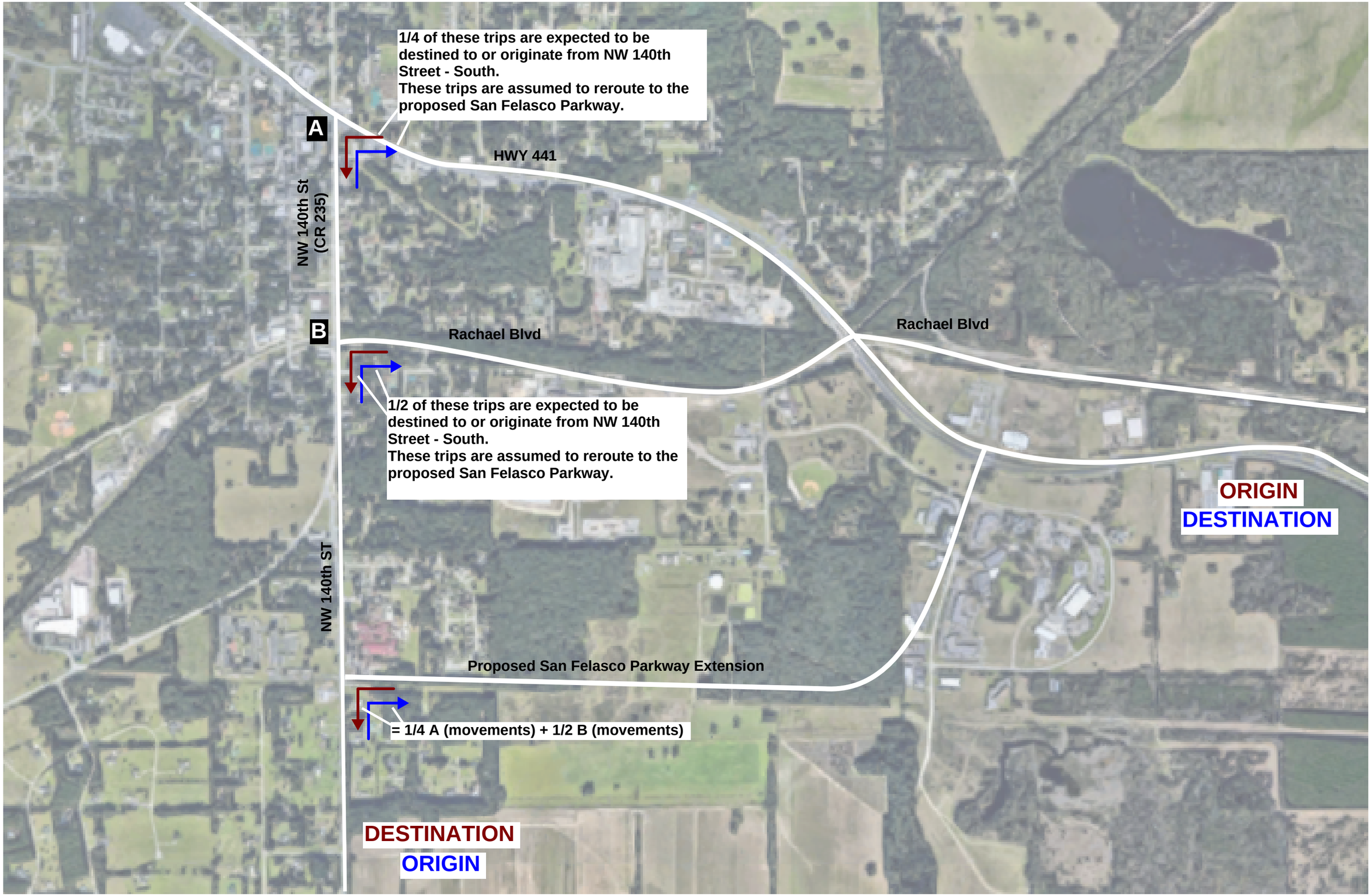

Figure 2 - Diverted Trips

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2020 Build-out Peak Hour Volume

NW 140th St

NW 128th Pl

534(306)

1(8) 10(10)

6(5) 10(10)

2(2) 42(123)

2(3) 102(63)

269(265)

Future San Felasco Parkway Extension

NORTH

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Figure 3 - Opening Year 2020 Build-out

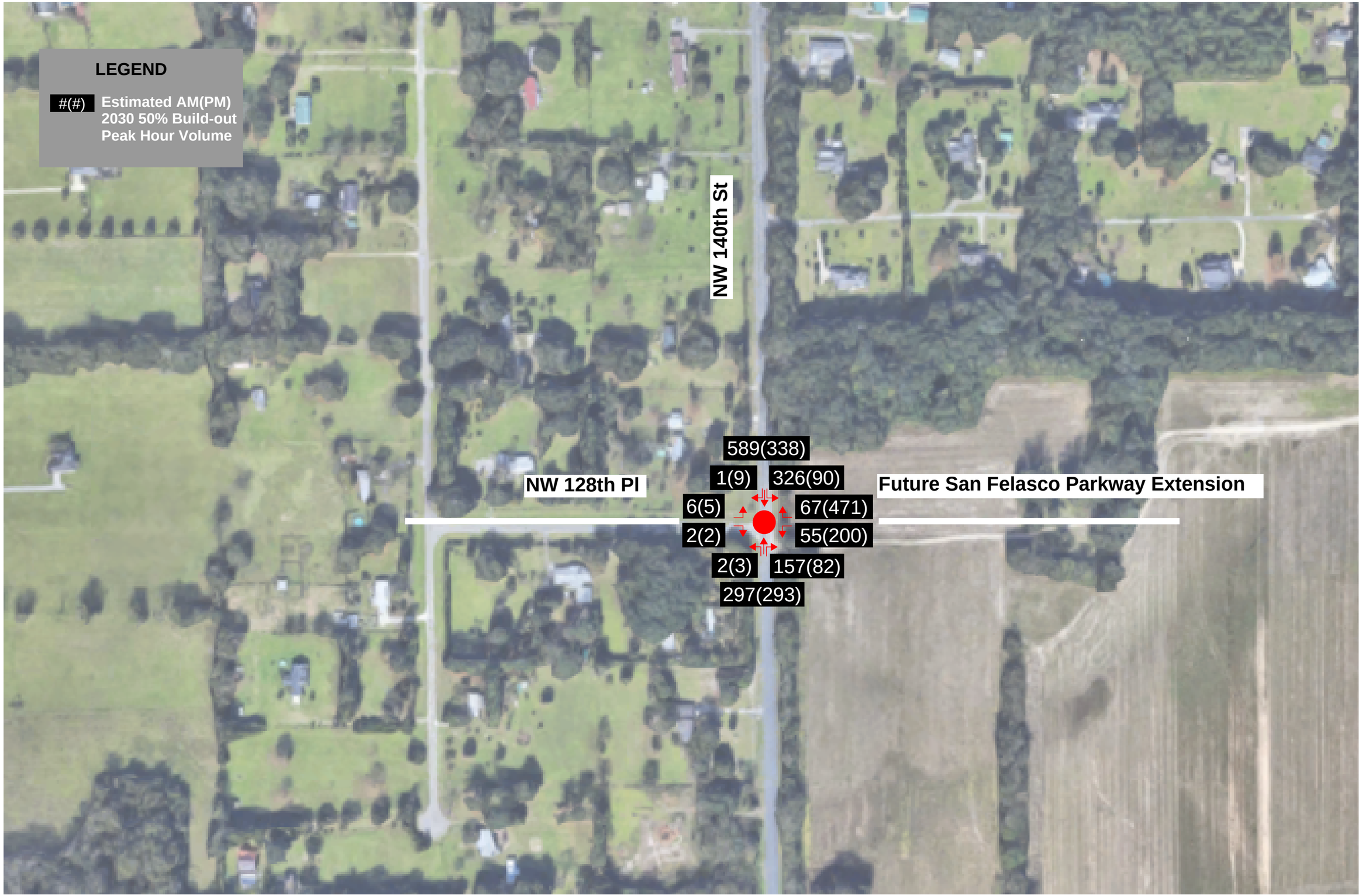

Figure 4 - Year 2030 Build-out

NORTH

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LEGEND

#(#) Estimated AM(PM) 2040 Build-out Peak Hour Volume

NW 140th St

651(373)

NW 128th Pl

1(10) 651(179)

Future San Felasco Parkway Extension

6(5) 133(941)

2(2) 69(279)

2(4) 212(101)

329(324)

NORTH

Figure 5 - Design Year 2040 Build-out

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Analysis

The following analyses were performed to provide the most suitable control type and configuration for the intersection of the proposed San Felasco Parkway Extension with NW 140th Street:

- Traffic Signal Warrant Analysis (Opening Year 2020, year 2030, Design year 2040)
- Two-way Stop Control Operational Analysis (Opening Year 2020, year 2030, Design year 2040)
- Traffic Signal Control Operational Analysis (year 2030, Design year 2040)
- Roundabout Control Operational Analysis (Design Year 2040)

The traffic signal warrant analysis used the 7:00 AM to 7:00 PM forecasted traffic volumes. Under the existing T-intersection condition five years of crash history were reviewed which revealed only one crash at this intersection, therefore, Warrant 7 was not met during any of the scenarios. The Signal Warrants program, packaged with the HCS7 software, was used to perform the traffic signal warrant analysis. See Appendix E for the signal warrant documentation.

The two-way stop control was modeled with the following lane additions:

- southbound left-turn lane
- northbound right-turn lane
- westbound left-turn lane
- westbound thru/right lane

HCS7 was used to analyze the two-way stop-controlled conditions.

The traffic signal control was modeled with the lane additions described above, as well as a northbound left-turn lane. The traffic signal was not synchronized with other traffic signals. The left-turn treatment used was permitted/protected for the southbound left-turn and permitted only at all other approaches. The left turn treatment was applied based on the recommendations of the FHWA Signal Timing Manual. The cycle length and phase splits were optimized. Synchro 9 was used to analyze the traffic signal-controlled condition.

The roundabout was modeled as a single lane roundabout with a single approach in each direction. HCS7 was used to analyze the roundabout controlled condition.

Results from all operational analyses are provided in Table 3. Operational analysis reports from HCS7 and Synchro 9 are provided in Appendix F.

AM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	C	17.6	0.03	25	F	66.6	0.12	25	A	0.4	0.06	0	F	729.3	0.85	50	A	0.6	0.08	0				
	EBR*																					B	12.6	0.03	25
	WBL	C	20.1	0.15	25	F	165.0	0.83	100	C	26.1	0.32	50	F	2844.8	5.93	250	E	72.1	0.70	125				
	WBT/R	A	9.7	0.01	0	B	10.3	0.09	25	A	0.4	0.12	0	B	11.3	0.19	25	A	0.5	0.19	0				
	WBR*																					A	5.8	0.21	25
	NBL**									B	13.0	0.01	25					C	27.0	0.01	25				
	NBT**									B	17.3	0.49	175					E	64.7	0.93	350				
	NBL/T	A	8.5	0.00	0	A	8.7	0.00	0					A	8.9	0.00	0								
	NBR**									A	3.7	0.26	50					A	6.7	0.46	50	D	33.9	0.86	25
	SBL	A	8.2	0.01	0	A	9.9	0.31	50	A	9.3	0.59	100	C	15.8	0.67	150	C	25.1	0.89	375				
	SBT/R**									A	7.9	0.53	225					A	5.4	0.53	200				
	SBR*																					F	82.2	1.12	50
	Total		1.2				9.0			B	10.0				104.0			C	23.6			F	61.7		

Yellow highlight = deficiency

PM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	B	13.8	0.02	25	F	66.8	0.11	25	A	0.1	0.03	0	RESULTS NOT REPORTED IN HCS				A	0.0	0.02	0				
	EBR*																					A	6.7	0.01	0
	WBL	C	19.3	0.35	50	F	69.4	0.86	200	C	22.6	0.58	125	F	508.2	1.97	600	B	13.6	0.40	175				
	WBT/R	A	9.8	0.01	0	C	20.3	0.69	150	A	7.9	0.68	100	F	226.7	1.45	1200	D	40.3	0.99	750				
	WBR*																					F	191.8	1.38	75
	NBL**									B	14.3	0.01	25					C	29.8	0.02	25				
	NBT**									B	17.1	0.44	175					E	77.6	0.97	375				
	NBL/T	A	8.0	0.00	0	A	8.0	0.00	0					A	8.2	0.00	0								
	NBR**									A	1.6	0.13	25					A	8.4	0.28	50	A	7.7	0.42	25
	SBL	A	8.0	0.01	0	A	8.4	0.08	25	A	8.3	0.19	50	A	8.9	0.17	25	E	66.0	0.89	200				
	SBT/R									B	10.8	0.41	150					C	34.1	0.70	325				
	SBR*																					B	11.9	0.60	25
	Total		3.4				16.5			B	12.0				RESULTS NOT REPORTED			D	42.4			F	110.0		

Yellow highlight = deficiency

Table 3: Intersection Operational Analysis Summary

Opening Year 2020

The traffic signal warrant analysis resulted with no warrants being met during the opening year 2020. The two-way stop analysis resulted with no deficiencies for the AM and PM peak hours.

Year 2030

The traffic signal warrant analysis resulted with the following warrants being met during the year 2030 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop operates with a LOS of F for the eastbound approach and westbound left movements for the AM and PM peak hours. However, all v/c ratios are well below 1.0, demonstrating that backups are not expected. It is typical for main street left-turning movements and side street movements to operate with a LOS of F as the right-of-way is provided to the higher volume main street through movements.

The traffic signal operates with no deficiencies during year 2030. All movements operate well, providing a total intersection LOS of B during the AM and PM peak hours.

With the conservative estimates used in the traffic forecast it is expected that a two-way stop-controlled intersection will operate acceptably well after year 2030. Though three of the signal warrants are met, the two-way stop control continues to operate with no major deficiencies and no delay for the higher-volume NW 140th Street through movements.

Design Year 2040

The traffic signal warrant analysis resulted with the following warrants being met during the 2040 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop AM peak analysis resulted with a LOS of F for the eastbound approach and westbound left movements. The volume exceeds capacity for the westbound left, indicating that backups will occur for this movement. Additionally, the two-way stop PM peak analysis indicates that the westbound left and westbound through/right movements operate with a LOS of F and v/c ratios exceeding 1.0, indicating that backups are expected for these movements. If drivers from these failing movements are required to wait an extended length of time for a gap in traffic, the

drivers will be inclined to accept shorter gaps which could create safety issues at the intersection. The results for the eastbound left/thru/right movement and intersection total are not provided from HCS7 for the PM condition. Disregarding the eastbound approach, the total intersection delay during the PM peak hour is calculated as 161.4 seconds.

The traffic signal modeled during design year 2040 resulted with no deficient movements during the AM peak hour and PM peak hour analysis. The traffic signal operates with a total intersection delay that is lower than the roundabout during both the AM and PM peak hours. The traffic signal operates with a total intersection delay that is much lower, approximately one quarter, than the stop-controlled intersection delay, during the AM and PM peak hours.

A roundabout was modeled during the design year 2040. The roundabout analysis resulted with a LOS of F and a v/c exceeding 1.0 for the southbound approach during the AM and a LOS of F with a v/c exceeding 1.0 for the westbound approach during the PM. Comparing the total intersection operations, the roundabout operates with an average delay of 61.7 s during the AM peak and operates with a LOS of F and an average delay of 110s during the PM peak. This intersection delay is approximately 2.6 times that of the traffic signal.

Intersection Configuration

The following lane additions are recommended for the two-way stop-controlled intersection of NW 140th Street and NW 128th Place to accommodate the traffic added by the proposed San Felasco Parkway extension and future development along this roadway:

- A southbound left-turn lane with a queue length of 50 FT
- A northbound right-turn lane with no queue length
- A westbound left-turn lane with a queue length of 200 FT
- A westbound thru/right turn lane

By the design year 2040, the site is expected to warrant a traffic signal, should the UF Foundation site develop to the extent projected in this analysis. If the intersection is signalized in the future, the northbound left-turn lane would be needed as a northbound through vehicle could view a green light and rear-end a northbound left turning driver stopped to make a northbound left-turn at the intersection. Additionally, the southbound left-turn lane may need to be extended to accommodate the project trips.

Conclusion and Recommendations

Based on our analysis, and the understanding that the project trip traffic forecasted is conservatively high, with 18,756 daily trips estimated at full build-out, the following conclusions are made:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection.
- A traffic signal is expected to be warranted at some point beyond year 2030 given that the UF Foundation site develops to the extent provided in this analysis.

Similarly, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane
    - A westbound thru/right turn lane with a queue length of 200 FT
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Appendix A:
Project Trip Distribution

Table 1: Office Uses Combined

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	4.6	0.7	4.1	1.4	1.8	2.4
7–8 a.m.	14.9	1.9	5.4	2.5	3.8	1.2
8–9 a.m.	20.7	3.0	9.1	1.5	6.0	2.9
9–10 a.m.	8.2	3.2	7.2	3.9	6.6	3.8
10–11 a.m.	5.0	3.9	6.8	4.6	9.7	7.5
11–12 p.m.	5.1	8.6	7.1	11.3	8.9	9.6
12–1 p.m.	8.7	10.5	8.1	14.0	6.9	9.1
1–2 p.m.	10.0	6.6	7.3	8.3	8.6	12.0
2–3 p.m.	5.9	6.3	7.6	7.7	6.6	8.2
3–4 p.m.	4.3	9.5	6.0	9.6	4.6	6.3
4–5 p.m.	3.4	15.4	3.1	7.9	5.5	7.5
5–6 p.m.	2.5	16.5	3.2	6.9	3.1	6.7
6–7 p.m.	1.4	5.5	2.5	3.2	3.5	4.1
7–8 p.m.	0.9	2.5	2.0	2.2	2.7	2.9
8–9 p.m.	0.7	1.6	2.4	2.1	3.3	4.3
9–10 p.m.	0.6	1.1	1.4	1.4	3.1	3.1
10 p.m.–6 a.m.	3.2	3.2	16.9	11.4	15.3	8.4

Table 2: Residential Uses Combined – Excluding Senior-Oriented Facilities

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	1.6	5.7	1.1	2.1	0.9	1.9
7–8 a.m.	2.5	9.0	1.8	3.6	1.6	3.3
8–9 a.m.	3.7	9.1	2.8	5.6	2.6	4.7
9–10 a.m.	3.7	6.5	4.4	7.3	3.5	6.8
10–11 a.m.	4.1	5.5	5.6	7.7	6.3	7.5
11–12 p.m.	4.5	5.7	6.9	7.5	6.4	9.5
12–1 p.m.	5.3	5.3	6.6	7.8	6.9	7.6
1–2 p.m.	5.4	5.7	7.1	6.9	7.2	7.4
2–3 p.m.	6.5	5.9	7.1	6.7	7.2	6.6
3–4 p.m.	8.1	6.3	7.4	6.1	7.3	6.6
4–5 p.m.	9.8	6.3	8.5	5.9	8.0	6.7
5–6 p.m.	10.8	6.5	8.6	6.3	7.3	6.9
6–7 p.m.	8.5	6.1	6.4	6.0	5.8	5.1
7–8 p.m.	5.9	4.9	5.2	4.9	5.5	4.1
8–9 p.m.	5.1	3.4	4.2	3.6	4.6	3.3
9–10 p.m.	4.2	2.3	3.8	2.6	4.3	2.7
10 p.m.–6 a.m.	10.3	5.6	12.4	9.3	14.6	9.4

Daily Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	4.6%	0.7%
7-8 AM	14.9%	1.9%
8-9 AM	20.7%	3.0%
9-10 AM	8.2%	3.2%
10-11 AM	5.0%	3.9%
11-12 AM	5.1%	8.6%
12-1 PM	8.7%	10.5%
1-2 PM	10.0%	6.6%
2-3 PM	5.9%	6.3%
3-4 PM	4.3%	9.6%
4-5 PM	3.4%	15.4%
5-6 PM	2.5%	16.5%
6-7 PM	1.4%	5.5%
7-8 PM	0.9%	2.5%
8-9 PM	0.7%	1.6%
9-10 PM	0.6%	1.1%
10 PM - 6 AM	3.2%	3.2%
Total	100.1%	100.1%

Daily Relative Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	5.98%	0.9%
7-8 AM	19.38%	2.4%
8-9 AM	0.00%	0.0%
9-10 AM	10.66%	4.0%
10-11 AM	6.50%	4.8%
11-12 AM	6.63%	10.7%
12-1 PM	11.31%	13.0%
1-2 PM	13.00%	8.2%
2-3 PM	7.67%	7.8%
3-4 PM	5.59%	11.9%
4-5 PM	4.42%	19.1%
5-6 PM	0.00%	0.0%
6-7 PM	1.82%	6.8%
7-8 PM	1.17%	3.1%
8-9 PM	0.91%	2.0%
9-10 PM	0.78%	1.4%
10 PM - 6 AM	4.16%	4.0%
Total		

% Non-peak Entering	76.9%
% Non-peak exiting	80.6%

Daily Project Volumes - Trip Generation- Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

GOAL - To determine the entering and exiting project trips during the non-peak hours.

Step 1 - Determine the percentage of non-peak entering (76.9%) and exiting traffic (80.6%).

Step 2 - Determine the relative percentages of all non-peak hours. This is determined by dividing the original Office Use Daily percentages by the percentages of non-peak traffic.
Example: During 6:00 AM to 7:00 PM the relative percentage of entering project trips is 4.6%/76.9% = 6.0%

Step 3 - Determine the non-peak total daily trips by subtracting the AM and PM peak hour totals from the daily project trips resulting in 7969 entering trips and 7557 exiting trips.

Step 4 - Determine the non-peak hour project trips by multiplying the relative percentages by the non-peak total daily trips.
Example: During 6:00 AM to 7:00 PM the entering project trips = 5.98% X 7969 = 477

Appendix B:
Turning Movement Counts

NW 140th St. and NW 128th Pl.

Peggy Malone & Associates

(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	94	0	94	50	0	0	50	2	2	0	4	148
07:15 AM	0	96	0	96	66	0	0	66	0	0	0	0	162
07:30 AM	0	104	0	104	72	0	0	72	2	1	0	3	179
07:45 AM	1	115	0	116	62	0	0	62	0	4	0	4	182
Total	1	409	0	410	250	0	0	250	4	7	0	11	671
08:00 AM	0	105	0	105	78	1	0	79	1	4	0	5	189
08:15 AM	1	111	0	112	69	1	0	70	0	1	0	1	183
08:30 AM	0	121	0	121	58	0	0	58	1	0	0	1	180
08:45 AM	0	135	0	135	49	0	0	49	0	1	0	1	185
Total	1	472	0	473	254	2	0	256	2	6	0	8	737
09:00 AM	0	96	0	96	36	0	0	36	0	0	0	0	132
09:15 AM	1	119	0	120	33	0	0	33	3	0	0	3	156
09:30 AM	0	86	0	86	33	0	0	33	1	1	0	2	121
09:45 AM	0	64	0	64	46	0	0	46	2	0	0	2	112
Total	1	365	0	366	148	0	0	148	6	1	0	7	521
10:00 AM	0	65	0	65	40	0	0	40	0	0	0	0	105
10:15 AM	0	42	0	42	29	0	0	29	0	0	0	0	71
10:30 AM	0	45	0	45	38	1	0	39	2	0	0	2	86
10:45 AM	0	40	0	40	38	0	0	38	0	0	0	0	78
Total	0	192	0	192	145	1	0	146	2	0	0	2	340
11:00 AM	1	32	0	33	27	0	0	27	0	0	0	0	60
11:15 AM	0	39	0	39	37	0	0	37	0	1	0	1	77
11:30 AM	0	30	0	30	41	0	0	41	0	0	0	0	71
11:45 AM	0	45	0	45	37	0	0	37	0	0	0	0	82
Total	1	146	0	147	142	0	0	142	0	1	0	1	290
12:00 PM	0	30	0	30	51	0	0	51	0	1	0	1	82
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	47	0	48	46	0	0	46	0	1	0	1	95
12:45 PM	0	46	0	46	27	0	0	27	0	0	0	0	73
Total	2	160	0	162	159	1	0	160	0	3	0	3	325
01:00 PM	1	39	0	40	38	1	0	39	0	0	0	0	79
01:15 PM	1	32	0	33	44	0	0	44	0	0	0	0	77
01:30 PM	0	28	0	28	48	0	0	48	0	0	0	0	76
01:45 PM	1	30	0	31	36	1	0	37	0	0	0	0	68
Total	3	129	0	132	166	2	0	168	0	0	0	0	300
02:00 PM	0	43	0	43	25	0	0	25	0	1	0	1	69
02:15 PM	0	41	0	41	30	0	0	30	0	0	0	0	71
02:30 PM	1	28	0	29	30	0	0	30	0	0	0	0	59
02:45 PM	0	44	0	44	38	1	0	39	0	0	0	0	83
Total	1	156	0	157	123	1	0	124	0	1	0	1	282
03:00 PM	0	41	0	41	48	1	0	49	1	0	0	1	91
03:15 PM	2	29	0	31	40	0	0	40	1	1	0	2	73
03:30 PM	2	64	0	66	42	0	0	42	0	1	0	1	109
03:45 PM	1	49	0	50	58	0	0	58	0	0	0	0	108
Total	5	183	0	188	188	1	0	189	2	2	0	4	381
04:00 PM	1	50	0	51	49	3	0	52	0	0	0	0	103
04:15 PM	5	59	0	64	45	2	0	47	1	0	0	1	112
04:30 PM	2	47	0	49	66	3	0	69	0	0	0	0	118
04:45 PM	0	57	0	57	69	0	0	69	1	1	0	2	128
Total	8	213	0	221	229	8	0	237	2	1	0	3	461
05:00 PM	3	78	0	81	64	2	0	66	1	1	0	2	149
05:15 PM	2	79	0	81	62	0	0	62	0	3	0	3	146
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	291	0	300	230	3	0	233	2	6	0	8	541
06:00 PM	1	52	0	53	55	1	0	56	0	0	0	0	109
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	47	0	47	36	0	0	36	0	1	0	1	84
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	204	0	208	166	1	0	167	0	3	0	3	378
Grand Total	36	2920	0	2956	2200	20	0	2220	20	31	0	51	5227
Apprch %	1.2	98.8	0		99.1	0.9	0		39.2	60.8	0		
Total %	0.7	55.9	0	56.6	42.1	0.4	0	42.5	0.4	0.6	0	1	

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
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	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	105	105	**78**	**1**	**79**	**1**	**4**	**5**	**189**
08:15 AM	**1**	111	112	69	1	70	0	1	1	183
08:30 AM	0	121	121	58	0	58	1	0	1	180
08:45 AM	0	**135**	**135**	49	0	49	0	1	1	185
Total Volume	1	472	473	254	2	256	2	6	8	737
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.874	.876	.814	.500	.810	.500	.375	.400	.975
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	57	57	**69**	0	**69**	**1**	1	2	128
05:00 PM	**3**	78	**81**	64	**2**	66	1	1	2	**149**
05:15 PM	2	**79**	81	62	0	62	0	**3**	**3**	146
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	292	300	250	3	253	2	5	7	560
% App. Total	2.7	97.3		98.8	1.2		28.6	71.4		
PHF	.667	.924	.926	.906	.375	.917	.500	.417	.583	.940

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File Name : 2-NW 140th St and NW 128th Place
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Groups Printed- Truck

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	5	0	5	0	0	0	0	0	0	0	0	5
07:15 AM	0	6	0	6	1	0	0	1	0	0	0	0	7
07:30 AM	0	8	0	8	0	0	0	0	0	0	0	0	8
07:45 AM	0	6	0	6	6	0	0	6	0	0	0	0	12
Total	0	25	0	25	7	0	0	7	0	0	0	0	32
08:00 AM	0	5	0	5	2	0	0	2	0	0	0	0	7
08:15 AM	0	8	0	8	2	0	0	2	0	0	0	0	10
08:30 AM	0	18	0	18	1	0	0	1	0	0	0	0	19
08:45 AM	0	10	0	10	0	0	0	0	0	0	0	0	10
Total	0	41	0	41	5	0	0	5	0	0	0	0	46
09:00 AM	0	3	0	3	1	0	0	1	0	0	0	0	4
09:15 AM	0	9	0	9	4	0	0	4	0	0	0	0	13
09:30 AM	0	8	0	8	1	0	0	1	0	0	0	0	9
09:45 AM	0	5	0	5	3	0	0	3	0	0	0	0	8
Total	0	25	0	25	9	0	0	9	0	0	0	0	34
10:00 AM	0	10	0	10	2	0	0	2	0	0	0	0	12
10:15 AM	0	3	0	3	0	1	0	1	0	1	0	1	5
10:30 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
10:45 AM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	14	0	14	6	1	0	7	0	1	0	1	22
11:00 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
11:15 AM	0	1	0	1	1	0	0	1	0	0	0	0	2
11:30 AM	0	1	0	1	3	0	0	3	0	0	0	0	4
11:45 AM	0	4	0	4	1	0	0	1	0	0	0	0	5
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
12:00 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:45 PM	0	7	0	7	0	0	0	0	0	0	0	0	7
Total	0	9	0	9	6	0	0	6	0	0	0	0	15
01:00 PM	0	0	0	0	2	0	0	2	0	0	0	0	2
01:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
01:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
01:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	0	4	0	4	7	0	0	7	0	0	0	0	11
02:00 PM	1	1	0	2	3	0	0	3	0	0	0	0	5
02:15 PM	0	1	0	1	2	0	0	2	1	0	0	1	4
02:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
02:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	1	5	0	6	7	0	0	7	1	0	0	1	14
03:00 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
03:15 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:30 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:45 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
04:00 PM	0	3	0	3	1	0	0	1	1	0	0	1	5
04:15 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
04:30 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
04:45 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
Total	0	5	0	5	4	0	0	4	1	0	0	1	10
05:00 PM	0	0	0	0	3	0	0	3	0	0	0	0	3
05:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1	0	1	4	0	0	4	0	0	0	0	5
06:00 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	2	0	2	2	0	0	2	0	0	0	0	4
Grand Total	1	143	0	144	71	1	0	72	2	1	0	3	219
Apprch %	0.7	99.3	0		98.6	1.4	0		66.7	33.3	0		
Total %	0.5	65.3	0	65.8	32.4	0.5	0	32.9	0.9	0.5	0	1.4	

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File Name : 2-NW 140th St and NW 128th Place
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	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	0	6	6	**6**	0	**6**	0	0	0	12
08:00 AM	0	5	5	2	0	2	0	0	0	7
08:15 AM	0	8	8	2	0	2	0	0	0	10
08:30 AM	0	**18**	**18**	1	0	1	0	0	0	**19**
Total Volume	0	37	37	11	0	11	0	0	0	48
% App. Total	0	100		100	0		0	0		
PHF	.000	.514	.514	.458	.000	.458	.000	.000	.000	.632
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 01:30 PM										
01:30 PM	0	1	1	2	0	2	0	0	0	3
01:45 PM	0	**2**	**2**	2	0	2	0	0	0	4
02:00 PM	**1**	1	2	**3**	0	**3**	0	0	0	**5**
02:15 PM	0	1	1	2	0	2	**1**	0	**1**	4
Total Volume	1	5	6	9	0	9	1	0	1	16
% App. Total	16.7	83.3		100	0		100	0		
PHF	.250	.625	.750	.750	.000	.750	.250	.000	.250	.800

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
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Groups Printed- Combined

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	99	0	99	50	0	0	50	2	2	0	4	153
07:15 AM	0	102	0	102	67	0	0	67	0	0	0	0	169
07:30 AM	0	112	0	112	72	0	0	72	2	1	0	3	187
07:45 AM	1	121	0	122	68	0	0	68	0	4	0	4	194
Total	1	434	0	435	257	0	0	257	4	7	0	11	703
08:00 AM	0	110	0	110	80	1	0	81	1	4	0	5	196
08:15 AM	1	119	0	120	71	1	0	72	0	1	0	1	193
08:30 AM	0	139	0	139	59	0	0	59	1	0	0	1	199
08:45 AM	0	145	0	145	49	0	0	49	0	1	0	1	195
Total	1	513	0	514	259	2	0	261	2	6	0	8	783
09:00 AM	0	99	0	99	37	0	0	37	0	0	0	0	136
09:15 AM	1	128	0	129	37	0	0	37	3	0	0	3	169
09:30 AM	0	94	0	94	34	0	0	34	1	1	0	2	130
09:45 AM	0	69	0	69	49	0	0	49	2	0	0	2	120
Total	1	390	0	391	157	0	0	157	6	1	0	7	555
10:00 AM	0	75	0	75	42	0	0	42	0	0	0	0	117
10:15 AM	0	45	0	45	29	1	0	30	0	1	0	1	76
10:30 AM	0	45	0	45	40	1	0	41	2	0	0	2	88
10:45 AM	0	41	0	41	40	0	0	40	0	0	0	0	81
Total	0	206	0	206	151	2	0	153	2	1	0	3	362
11:00 AM	1	32	0	33	29	0	0	29	0	0	0	0	62
11:15 AM	0	40	0	40	38	0	0	38	0	1	0	1	79
11:30 AM	0	31	0	31	44	0	0	44	0	0	0	0	75
11:45 AM	0	49	0	49	38	0	0	38	0	0	0	0	87
Total	1	152	0	153	149	0	0	149	0	1	0	1	303
12:00 PM	0	31	0	31	54	0	0	54	0	1	0	1	86
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	48	0	49	49	0	0	49	0	1	0	1	99
12:45 PM	0	53	0	53	27	0	0	27	0	0	0	0	80
Total	2	169	0	171	165	1	0	166	0	3	0	3	340
01:00 PM	1	39	0	40	40	1	0	41	0	0	0	0	81
01:15 PM	1	33	0	34	45	0	0	45	0	0	0	0	79
01:30 PM	0	29	0	29	50	0	0	50	0	0	0	0	79
01:45 PM	1	32	0	33	38	1	0	39	0	0	0	0	72
Total	3	133	0	136	173	2	0	175	0	0	0	0	311
02:00 PM	1	44	0	45	28	0	0	28	0	1	0	1	74
02:15 PM	0	42	0	42	32	0	0	32	1	0	0	1	75
02:30 PM	1	29	0	30	30	0	0	30	0	0	0	0	60
02:45 PM	0	46	0	46	40	1	0	41	0	0	0	0	87
Total	2	161	0	163	130	1	0	131	1	1	0	2	296
03:00 PM	0	42	0	42	49	1	0	50	1	0	0	1	93
03:15 PM	2	31	0	33	42	0	0	42	1	1	0	2	77
03:30 PM	2	66	0	68	44	0	0	44	0	1	0	1	113
03:45 PM	1	50	0	51	60	0	0	60	0	0	0	0	111
Total	5	189	0	194	195	1	0	196	2	2	0	4	394
04:00 PM	1	53	0	54	50	3	0	53	1	0	0	1	108
04:15 PM	5	59	0	64	46	2	0	48	1	0	0	1	113
04:30 PM	2	48	0	50	67	3	0	70	0	0	0	0	120
04:45 PM	0	58	0	58	70	0	0	70	1	1	0	2	130
Total	8	218	0	226	233	8	0	241	3	1	0	4	471
05:00 PM	3	78	0	81	67	2	0	69	1	1	0	2	152
05:15 PM	2	80	0	82	63	0	0	63	0	3	0	3	148
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	292	0	301	234	3	0	237	2	6	0	8	546
06:00 PM	1	53	0	54	55	1	0	56	0	0	0	0	110
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	48	0	48	38	0	0	38	0	1	0	1	87
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	206	0	210	168	1	0	169	0	3	0	3	382
Grand Total	37	3063	0	3100	2271	21	0	2292	22	32	0	54	5446
Apprch %	1.2	98.8	0		99.1	0.9	0		40.7	59.3	0		
Total %	0.7	56.2	0	56.9	41.7	0.4	0	42.1	0.4	0.6	0	1	

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File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	110	110	**80**	**1**	**81**	**1**	**4**	**5**	196
08:15 AM	**1**	119	120	71	1	72	0	1	1	193
08:30 AM	0	139	139	59	0	59	1	0	1	**199**
08:45 AM	0	**145**	**145**	49	0	49	0	1	1	195
Total Volume	1	513	514	259	2	261	2	6	8	783
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.884	.886	.809	.500	.806	.500	.375	.400	.984
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	58	58	**70**	0	**70**	**1**	1	2	130
05:00 PM	**3**	78	81	67	**2**	69	1	1	2	**152**
05:15 PM	2	**80**	**82**	63	0	63	0	**3**	**3**	148
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	294	302	255	3	258	2	5	7	567
% App. Total	2.6	97.4		98.8	1.2		28.6	71.4		
PHF	.667	.919	.921	.911	.375	.921	.500	.417	.583	.933

NW 140th Street and CR-235

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	35	112	0	147	37	3	0	40	2	57	0	59	246
Total	35	112	0	147	37	3	0	40	2	57	0	59	246
07:00 AM	35	132	0	167	64	0	0	64	8	61	0	69	300
07:15 AM	30	133	0	163	82	0	0	82	17	81	0	98	343
07:30 AM	25	129	0	154	117	2	0	119	15	97	0	112	385
07:45 AM	48	151	0	199	119	6	0	125	5	91	0	96	420
Total	138	545	0	683	382	8	0	390	45	330	0	375	1448
08:00 AM	56	97	0	153	100	2	0	102	8	74	0	82	337
08:15 AM	56	102	0	158	77	1	0	78	6	72	0	78	314
08:30 AM	44	102	0	146	67	2	0	69	16	65	0	81	296
Grand Total	329	958	0	1287	663	16	0	679	77	598	0	675	2641
Apprch %	25.6	74.4	0		97.6	2.4	0		11.4	88.6	0		
Total %	12.5	36.3	0	48.7	25.1	0.6	0	25.7	2.9	22.6	0	25.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	30	133	163	82	0	82	**17**	81	98	343
07:30 AM	25	129	154	117	2	119	15	**97**	**112**	385
07:45 AM	48	**151**	**199**	**119**	**6**	**125**	5	91	96	**420**
08:00 AM	**56**	97	153	100	2	102	8	74	82	337
Total Volume	159	510	669	418	10	428	45	343	388	1485
% App. Total	23.8	76.2		97.7	2.3		11.6	88.4		
PHF	.710	.844	.840	.878	.417	.856	.662	.884	.866	.884

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	8	21	0	29	2	0	0	2	0	5	0	5	36
Total	8	21	0	29	2	0	0	2	0	5	0	5	36
07:00 AM	7	5	0	12	1	0	0	1	0	5	0	5	18
07:15 AM	14	10	0	24	7	0	0	7	0	13	0	13	44
07:30 AM	9	12	0	21	3	0	0	3	2	10	0	12	36
07:45 AM	32	4	0	36	8	0	0	8	1	10	0	11	55
Total	62	31	0	93	19	0	0	19	3	38	0	41	153
08:00 AM	23	3	0	26	4	0	0	4	2	11	0	13	43
08:15 AM	25	7	0	32	3	0	0	3	0	17	0	17	52
08:30 AM	11	14	0	25	1	0	0	1	2	11	0	13	39
Grand Total	129	76	0	205	29	0	0	29	7	82	0	89	323
Apprch %	62.9	37.1	0		100	0	0		7.9	92.1	0		
Total %	39.9	23.5	0	63.5	9	0	0	9	2.2	25.4	0	27.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	**32**	4	**36**	**8**	0	**8**	1	10	11	**55**
08:00 AM	23	3	26	4	0	4	**2**	11	13	43
08:15 AM	25	7	32	3	0	3	0	**17**	**17**	52
08:30 AM	11	**14**	25	1	0	1	2	11	13	39
Total Volume	91	28	119	16	0	16	5	49	54	189
% App. Total	76.5	23.5		100	0		9.3	90.7		
PHF	.711	.500	.826	.500	.000	.500	.625	.721	.794	.859

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File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	43	133	0	176	39	3	0	42	2	62	0	64	282
Total	43	133	0	176	39	3	0	42	2	62	0	64	282
07:00 AM	42	137	0	179	65	0	0	65	8	66	0	74	318
07:15 AM	44	143	0	187	89	0	0	89	17	94	0	111	387
07:30 AM	34	141	0	175	120	2	0	122	17	107	0	124	421
07:45 AM	80	155	0	235	127	6	0	133	6	101	0	107	475
Total	200	576	0	776	401	8	0	409	48	368	0	416	1601
08:00 AM	79	100	0	179	104	2	0	106	10	85	0	95	380
08:15 AM	81	109	0	190	80	1	0	81	6	89	0	95	366
08:30 AM	55	116	0	171	68	2	0	70	18	76	0	94	335
Grand Total	458	1034	0	1492	692	16	0	708	84	680	0	764	2964
Apprch %	30.7	69.3	0		97.7	2.3	0		11	89	0		
Total %	15.5	34.9	0	50.3	23.3	0.5	0	23.9	2.8	22.9	0	25.8	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	44	143	187	89	0	89	**17**	94	111	387
07:30 AM	34	141	175	120	2	122	17	**107**	**124**	421
07:45 AM	**80**	**155**	**235**	**127**	**6**	**133**	6	101	107	**475**
08:00 AM	79	100	179	104	2	106	10	85	95	380
Total Volume	237	539	776	440	10	450	50	387	437	1663
% App. Total	30.5	69.5		97.8	2.2		11.4	88.6		
PHF	.741	.869	.826	.866	.417	.846	.735	.904	.881	.875

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	65	63	0	128	66	3	0	69	7	46	0	53	250
04:45 PM	64	72	0	136	75	4	4	83	1	51	0	52	271
Total	129	135	0	264	141	7	4	152	8	97	0	105	521
05:00 PM	98	95	0	193	78	2	4	84	8	75	0	83	360
05:15 PM	81	108	0	189	82	3	3	88	3	58	0	61	338
05:30 PM	97	80	0	177	72	2	1	75	2	47	0	49	301
05:45 PM	89	59	0	148	52	2	1	55	4	36	3	43	246
Total	365	342	0	707	284	9	9	302	17	216	3	236	1245
06:00 PM	69	56	0	125	47	1	0	48	3	39	0	42	215
06:15 PM	46	59	0	105	50	3	0	53	1	31	1	33	191
Grand Total	609	592	0	1201	522	20	13	555	29	383	4	416	2172
Apprch %	50.7	49.3	0		94.1	3.6	2.3		7	92.1	1		
Total %	28	27.3	0	55.3	24	0.9	0.6	25.6	1.3	17.6	0.2	19.2	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	64	72	136	75	**4**	79	1	51	52	267
05:00 PM	**98**	95	**193**	78	2	80	**8**	**75**	**83**	**356**
05:15 PM	81	**108**	189	**82**	3	**85**	3	58	61	335
05:30 PM	97	80	177	72	2	74	2	47	49	300
Total Volume	340	355	695	307	11	318	14	231	245	1258
% App. Total	48.9	51.1		96.5	3.5		5.7	94.3		
PHF	.867	.822	.900	.936	.688	.935	.438	.770	.738	.883

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	6	0	0	6	1	0	0	1	0	3	0	3	10
04:45 PM	1	1	0	2	1	0	0	1	0	4	0	4	7
Total	7	1	0	8	2	0	0	2	0	7	0	7	17
05:00 PM	4	0	0	4	2	0	0	2	0	5	0	5	11
05:15 PM	6	4	0	10	0	0	0	0	0	7	0	7	17
05:30 PM	0	0	0	0	0	0	0	0	0	8	0	8	8
05:45 PM	5	0	0	5	0	0	0	0	0	2	0	2	7
Total	15	4	0	19	2	0	0	2	0	22	0	22	43
06:00 PM	5	1	0	6	0	0	0	0	0	4	0	4	10
06:15 PM	3	0	0	3	0	0	0	0	0	2	0	2	5
Grand Total	30	6	0	36	4	0	0	4	0	35	0	35	75
Apprch %	83.3	16.7	0		100	0	0		0	100	0		
Total %	40	8	0	48	5.3	0	0	5.3	0	46.7	0	46.7	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	**6**	0	6	1	0	1	0	3	3	10
04:45 PM	1	1	2	1	0	1	0	4	4	7
05:00 PM	4	0	4	**2**	0	**2**	0	5	5	11
05:15 PM	6	**4**	**10**	0	0	0	0	**7**	**7**	**17**
Total Volume	17	5	22	4	0	4	0	19	19	45
% App. Total	77.3	22.7		100	0		0	100		
PHF	.708	.313	.550	.500	.000	.500	.000	.679	.679	.662

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File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	71	63	0	134	67	3	0	70	7	49	0	56	260
04:45 PM	65	73	0	138	76	4	4	84	1	55	0	56	278
Total	136	136	0	272	143	7	4	154	8	104	0	112	538
05:00 PM	102	95	0	197	80	2	4	86	8	80	0	88	371
05:15 PM	87	112	0	199	82	3	3	88	3	65	0	68	355
05:30 PM	97	80	0	177	72	2	1	75	2	55	0	57	309
05:45 PM	94	59	0	153	52	2	1	55	4	38	3	45	253
Total	380	346	0	726	286	9	9	304	17	238	3	258	1288
06:00 PM	74	57	0	131	47	1	0	48	3	43	0	46	225
06:15 PM	49	59	0	108	50	3	0	53	1	33	1	35	196
Grand Total	639	598	0	1237	526	20	13	559	29	418	4	451	2247
Apprch %	51.7	48.3	0		94.1	3.6	2.3		6.4	92.7	0.9		
Total %	28.4	26.6	0	55.1	23.4	0.9	0.6	24.9	1.3	18.6	0.2	20.1	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	65	73	138	76	**4**	80	1	55	56	274
05:00 PM	**102**	95	197	80	2	82	**8**	**80**	**88**	**367**
05:15 PM	87	**112**	**199**	**82**	3	**85**	3	65	68	352
05:30 PM	97	80	177	72	2	74	2	55	57	308
Total Volume	351	360	711	310	11	321	14	255	269	1301
% App. Total	49.4	50.6		96.6	3.4		5.2	94.8		
PHF	.860	.804	.893	.945	.688	.944	.438	.797	.764	.886

US 441 at NW 140th Street

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File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
Total	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
07:00 AM	3	30	30	0	63	12	67	37	0	116	19	19	20	0	58	34	226	12	0	272	509
07:15 AM	0	34	40	0	74	14	90	35	0	139	15	17	11	0	43	22	220	12	0	254	510
07:30 AM	1	25	15	0	41	13	102	14	0	129	12	31	12	0	55	15	173	10	0	198	423
07:45 AM	7	26	37	1	71	2	98	27	0	127	17	16	15	0	48	14	225	10	0	249	495
Total	11	115	122	1	249	41	357	113	0	511	63	83	58	0	204	85	844	44	0	973	1937
08:00 AM	2	27	16	0	45	7	97	25	0	129	13	11	15	0	39	25	272	8	0	305	518
08:15 AM	3	25	21	1	50	5	87	19	0	111	25	15	6	1	47	30	245	13	0	288	496
08:30 AM	5	22	18	1	46	8	85	22	0	115	17	19	12	0	48	27	229	5	0	261	470
Grand Total	22	216	206	3	447	64	688	184	0	936	133	145	101	2	381	203	1869	76	0	2148	3912
Apprch %	4.9	48.3	46.1	0.7		6.8	73.5	19.7	0		34.9	38.1	26.5	0.5		9.5	87	3.5	0		
Total %	0.6	5.5	5.3	0.1	11.4	1.6	17.6	4.7	0	23.9	3.4	3.7	2.6	0.1	9.7	5.2	47.8	1.9	0	54.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**7**	26	**37**	**70**	2	**98**	**27**	127	17	16	**15**	**48**	14	225	10	249	494
08:00 AM	2	**27**	16	45	7	97	25	**129**	13	11	15	39	25	**272**	8	**305**	**518**
08:15 AM	3	25	21	49	5	87	19	111	**25**	15	6	46	**30**	245	**13**	288	494
08:30 AM	5	22	18	45	**8**	85	22	115	17	**19**	12	48	27	229	5	261	469
Total Volume	17	100	92	209	22	367	93	482	72	61	48	181	96	971	36	1103	1975
% App. Total	8.1	47.8	44		4.6	76.1	19.3		39.8	33.7	26.5		8.7	88	3.3		
PHF	.607	.926	.622	.746	.688	.936	.861	.934	.720	.803	.800	.943	.800	.892	.692	.904	.953

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
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Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
Total	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
07:00 AM	7	9	1	0	17	0	3	1	0	4	0	2	1	0	3	3	32	0	0	35	59
07:15 AM	3	9	1	0	13	0	6	3	0	9	2	13	1	0	16	12	16	2	0	30	68
07:30 AM	2	7	2	0	11	0	8	8	0	16	0	10	0	0	10	11	3	0	0	14	51
07:45 AM	4	11	3	0	18	0	8	6	0	14	1	9	1	0	11	6	28	0	0	34	77
Total	16	36	7	0	59	0	25	18	0	43	3	34	3	0	40	32	79	2	0	113	255
08:00 AM	2	8	1	0	11	2	5	4	0	11	2	8	3	0	13	4	40	1	0	45	80
08:15 AM	2	11	1	0	14	1	12	9	0	22	4	6	1	0	11	10	34	1	0	45	92
08:30 AM	3	6	2	0	11	0	6	5	0	11	3	4	2	0	9	15	35	0	0	50	81
Grand Total	23	78	13	0	114	4	53	36	0	93	14	60	11	0	85	71	210	5	0	286	578
Apprch %	20.2	68.4	11.4	0		4.3	57	38.7	0		16.5	70.6	12.9	0		24.8	73.4	1.7	0		
Total %	4	13.5	2.2	0	19.7	0.7	9.2	6.2	0	16.1	2.4	10.4	1.9	0	14.7	12.3	36.3	0.9	0	49.5	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**4**	**11**	**3**	**18**	0	8	6	14	1	**9**	1	11	6	28	0	34	77
08:00 AM	2	8	1	11	**2**	5	4	11	2	8	**3**	**13**	4	**40**	**1**	45	80
08:15 AM	2	11	1	14	1	**12**	**9**	**22**	**4**	6	1	11	10	34	1	45	**92**
08:30 AM	3	6	2	11	0	6	5	11	3	4	2	9	**15**	35	0	**50**	81
Total Volume	11	36	7	54	3	31	24	58	10	27	7	44	35	137	2	174	330
% App. Total	20.4	66.7	13		5.2	53.4	41.4		22.7	61.4	15.9		20.1	78.7	1.1		
PHF	.688	.818	.583	.750	.375	.646	.667	.659	.625	.750	.583	.846	.583	.856	.500	.870	.897

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Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
Total	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
07:00 AM	10	39	31	0	80	12	70	38	0	120	19	21	21	0	61	37	258	12	0	307	568
07:15 AM	3	43	41	0	87	14	96	38	0	148	17	30	12	0	59	34	236	14	0	284	578
07:30 AM	3	32	17	0	52	13	110	22	0	145	12	41	12	0	65	26	176	10	0	212	474
07:45 AM	11	37	40	1	89	2	106	33	0	141	18	25	16	0	59	20	253	10	0	283	572
Total	27	151	129	1	308	41	382	131	0	554	66	117	61	0	244	117	923	46	0	1086	2192
08:00 AM	4	35	17	0	56	9	102	29	0	140	15	19	18	0	52	29	312	9	0	350	598
08:15 AM	5	36	22	1	64	6	99	28	0	133	29	21	7	1	58	40	279	14	0	333	588
08:30 AM	8	28	20	1	57	8	91	27	0	126	20	23	14	0	57	42	264	5	0	311	551
Grand Total	45	294	219	3	561	68	741	220	0	1029	147	205	112	2	466	274	2079	81	0	2434	4490
Apprch %	8	52.4	39	0.5		6.6	72	21.4	0		31.5	44	24	0.4		11.3	85.4	3.3	0		
Total %	1	6.5	4.9	0.1	12.5	1.5	16.5	4.9	0	22.9	3.3	4.6	2.5	0	10.4	6.1	46.3	1.8	0	54.2	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**11**	**37**	**40**	**88**	2	**106**	**33**	**141**	18	**25**	16	**59**	20	253	10	283	571
08:00 AM	4	35	17	56	**9**	102	29	140	15	19	**18**	52	29	**312**	9	**350**	**598**
08:15 AM	5	36	22	63	6	99	28	133	**29**	21	7	57	40	279	**14**	333	586
08:30 AM	8	28	20	56	8	91	27	126	20	23	14	57	**42**	264	5	311	550
Total Volume	28	136	99	263	25	398	117	540	82	88	55	225	131	1108	38	1277	2305
% App. Total	10.6	51.7	37.6		4.6	73.7	21.7		36.4	39.1	24.4		10.3	86.8	3		
PHF	.636	.919	.619	.747	.694	.939	.886	.957	.707	.880	.764	.953	.780	.888	.679	.912	.964

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Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	24	12	1	53	26	218	41	0	285	17	35	36	0	88	32	116	17	1	166	592
04:45 PM	14	29	10	1	54	25	219	31	0	275	12	36	31	0	79	23	100	24	0	147	555
Total	30	53	22	2	107	51	437	72	0	560	29	71	67	0	167	55	216	41	1	313	1147
05:00 PM	16	30	19	0	65	21	236	61	0	318	29	33	38	0	100	42	144	22	0	208	691
05:15 PM	14	34	17	0	65	23	270	46	0	339	19	31	33	0	83	40	133	32	0	205	692
05:30 PM	15	32	27	0	74	25	250	39	0	314	16	40	29	0	85	32	121	32	0	185	658
05:45 PM	18	25	14	0	57	26	268	33	0	327	14	31	30	0	75	42	89	33	0	164	623
Total	63	121	77	0	261	95	1024	179	0	1298	78	135	130	0	343	156	487	119	0	762	2664
06:00 PM	12	25	14	0	51	26	253	27	0	306	17	20	28	0	65	26	113	21	0	160	582
06:15 PM	15	27	14	0	56	13	195	22	0	230	12	20	31	0	63	31	98	24	0	153	502
Grand Total	120	226	127	2	475	185	1909	300	0	2394	136	246	256	0	638	268	914	205	1	1388	4895
Apprch %	25.3	47.6	26.7	0.4		7.7	79.7	12.5	0		21.3	38.6	40.1	0		19.3	65.9	14.8	0.1		
Total %	2.5	4.6	2.6	0	9.7	3.8	39	6.1	0	48.9	2.8	5	5.2	0	13	5.5	18.7	4.2	0	28.4	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	16	30	19	65	21	236	**61**	318	**29**	33	**38**	**100**	**42**	**144**	22	**208**	691
05:15 PM	14	**34**	17	65	23	**270**	46	**339**	19	31	33	83	40	133	32	205	**692**
05:30 PM	15	32	**27**	**74**	25	250	39	314	16	**40**	29	85	32	121	32	185	658
05:45 PM	**18**	25	14	57	**26**	268	33	327	14	31	30	75	42	89	**33**	164	623
Total Volume	63	121	77	261	95	1024	179	1298	78	135	130	343	156	487	119	762	2664
% App. Total	24.1	46.4	29.5		7.3	78.9	13.8		22.7	39.4	37.9		20.5	63.9	15.6		
PHF	.875	.890	.713	.882	.913	.948	.734	.957	.672	.844	.855	.858	.929	.845	.902	.916	.962

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Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	5	0	0	5	1	5	1	0	7	0	4	0	0	4	0	3	1	0	4	20
04:45 PM	2	1	1	0	4	0	4	2	0	6	1	3	0	0	4	0	5	0	0	5	19
Total	2	6	1	0	9	1	9	3	0	13	1	7	0	0	8	0	8	1	0	9	39
05:00 PM	0	2	0	0	2	2	4	1	0	7	3	3	2	0	8	2	13	1	0	16	33
05:15 PM	0	5	0	0	5	0	6	1	0	7	3	3	0	0	6	2	2	0	0	4	22
05:30 PM	1	3	0	0	4	1	4	1	0	6	2	1	1	0	4	0	3	1	0	4	18
05:45 PM	1	5	1	0	7	0	3	0	0	3	1	2	0	0	3	0	2	2	0	4	17
Total	2	15	1	0	18	3	17	3	0	23	9	9	3	0	21	4	20	4	0	28	90
06:00 PM	0	3	0	0	3	0	5	2	0	7	1	3	0	0	4	1	0	1	0	2	16
06:15 PM	0	2	0	0	2	0	4	0	0	4	0	2	0	0	2	0	3	0	0	3	11
Grand Total	4	26	2	0	32	4	35	8	0	47	11	21	3	0	35	5	31	6	0	42	156
Apprch %	12.5	81.2	6.2	0		8.5	74.5	17	0		31.4	60	8.6	0		11.9	73.8	14.3	0		
Total %	2.6	16.7	1.3	0	20.5	2.6	22.4	5.1	0	30.1	7.1	13.5	1.9	0	22.4	3.2	19.9	3.8	0	26.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	**5**	0	**5**	1	5	1	**7**	0	**4**	0	4	0	3	**1**	4	20
04:45 PM	**2**	1	**1**	4	0	4	**2**	6	1	3	0	4	0	5	0	5	19
05:00 PM	0	2	0	2	**2**	4	1	7	**3**	3	**2**	**8**	**2**	**13**	1	**16**	**33**
05:15 PM	0	5	0	5	0	**6**	1	7	3	3	0	6	2	2	0	4	22
Total Volume	2	13	1	16	3	19	5	27	7	13	2	22	4	23	2	29	94
% App. Total	12.5	81.2	6.2		11.1	70.4	18.5		31.8	59.1	9.1		13.8	79.3	6.9		
PHF	.250	.650	.250	.800	.375	.792	.625	.964	.583	.813	.250	.688	.500	.442	.500	.453	.712

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Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	29	12	1	58	27	223	42	0	292	17	39	36	0	92	32	119	18	1	170	612
04:45 PM	16	30	11	1	58	25	223	33	0	281	13	39	31	0	83	23	105	24	0	152	574
Total	32	59	23	2	116	52	446	75	0	573	30	78	67	0	175	55	224	42	1	322	1186
05:00 PM	16	32	19	0	67	23	240	62	0	325	32	36	40	0	108	44	157	23	0	224	724
05:15 PM	14	39	17	0	70	23	276	47	0	346	22	34	33	0	89	42	135	32	0	209	714
05:30 PM	16	35	27	0	78	26	254	40	0	320	18	41	30	0	89	32	124	33	0	189	676
05:45 PM	19	30	15	0	64	26	271	33	0	330	15	33	30	0	78	42	91	35	0	168	640
Total	65	136	78	0	279	98	1041	182	0	1321	87	144	133	0	364	160	507	123	0	790	2754
06:00 PM	12	28	14	0	54	26	258	29	0	313	18	23	28	0	69	27	113	22	0	162	598
06:15 PM	15	29	14	0	58	13	199	22	0	234	12	22	31	0	65	31	101	24	0	156	513
Grand Total	124	252	129	2	507	189	1944	308	0	2441	147	267	259	0	673	273	945	211	1	1430	5051
Apprch %	24.5	49.7	25.4	0.4		7.7	79.6	12.6	0		21.8	39.7	38.5	0		19.1	66.1	14.8	0.1		
Total %	2.5	5	2.6	0	10	3.7	38.5	6.1	0	48.3	2.9	5.3	5.1	0	13.3	5.4	18.7	4.2	0	28.3	

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	16	32	19	67		23	240	**62**	325		**32**	36	**40**	**108**		**44**	**157**	23	**224**		**724**
05:15 PM	14	**39**	17	70		23	**276**	47	**346**		22	34	33	89		42	135	32	209		714
05:30 PM	16	35	**27**	**78**		**26**	254	40	320		18	**41**	30	89		32	124	33	189		676
05:45 PM	**19**	30	15	64		26	271	33	330		15	33	30	78		42	91	**35**	168		640
Total Volume	65	136	78	279		98	1041	182	1321		87	144	133	364		160	507	123	790		2754
% App. Total	23.3	48.7	28			7.4	78.8	13.8			23.9	39.6	36.5			20.3	64.2	15.6			
PHF	.855	.872	.722	.894		.942	.943	.734	.954		.680	.878	.831	.843		.909	.807	.879	.882		.951

US 441 and Progress Blvd

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(888) 247-8602

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Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
Total	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
07:00 AM	2	0	0	0	2	0	94	1	0	95	7	0	0	0	7	9	277	2	0	288	392
07:15 AM	0	0	1	0	1	2	110	12	0	124	6	0	1	0	7	6	286	2	0	294	426
07:30 AM	1	1	3	0	5	3	129	9	0	141	5	0	1	0	6	11	227	1	0	239	391
07:45 AM	1	0	0	0	1	4	109	18	0	131	7	0	1	0	8	22	254	2	0	278	418
Total	4	1	4	0	9	9	442	40	0	491	25	0	3	0	28	48	1044	7	0	1099	1627
08:00 AM	4	0	3	0	7	5	87	22	0	114	7	1	4	0	12	31	262	8	0	301	434
08:15 AM	2	0	1	0	3	1	98	26	0	125	10	1	1	0	12	29	278	6	0	313	453
08:30 AM	3	0	1	0	4	7	106	25	0	138	9	0	1	0	10	31	245	7	0	283	435
Grand Total	15	1	9	0	25	22	802	115	0	939	59	2	10	0	71	143	2164	28	0	2335	3370
Apprch %	60	4	36	0		2.3	85.4	12.2	0		83.1	2.8	14.1	0		6.1	92.7	1.2	0		
Total %	0.4	0	0.3	0	0.7	0.7	23.8	3.4	0	27.9	1.8	0.1	0.3	0	2.1	4.2	64.2	0.8	0	69.3	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**109**	18	131	7	0	1	8	22	254	2	278	418
08:00 AM	**4**	0	**3**	**7**	5	87	22	114	7	**1**	**4**	**12**	**31**	262	**8**	301	434
08:15 AM	2	0	1	3	1	98	**26**	125	**10**	1	1	12	29	**278**	6	**313**	**453**
08:30 AM	3	0	1	4	**7**	106	25	**138**	9	0	1	10	31	245	7	283	435
Total Volume	10	0	5	15	17	400	91	508	33	2	7	42	113	1039	23	1175	1740
% App. Total	66.7	0	33.3		3.3	78.7	17.9		78.6	4.8	16.7		9.6	88.4	2		
PHF	.625	.000	.417	.536	.607	.917	.875	.920	.825	.500	.438	.875	.911	.934	.719	.938	.960

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	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
07:00 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	36	0	0	36	45
07:15 AM	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	18	0	0	18	31
07:30 AM	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	0	9	0	0	9	17
07:45 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	18	0	0	19	28
Total	0	0	0	0	0	0	38	0	0	38	1	0	0	0	1	1	81	0	0	82	121
08:00 AM	0	0	0	0	0	0	12	0	0	12	1	1	1	0	3	0	48	0	0	48	63
08:15 AM	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	1	31	0	0	32	50
08:30 AM	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	0	44	0	0	44	54
Grand Total	0	0	0	0	0	0	82	0	0	82	2	1	2	0	5	2	224	0	0	226	313
Apprch %	0	0	0	0		0	100	0	0		40	20	40	0		0.9	99.1	0	0		
Total %	0	0	0	0	0	0	26.2	0	0	26.2	0.6	0.3	0.6	0	1.6	0.6	71.6	0	0	72.2	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	0	9	0	9	0	0	0	0	**1**	18	0	19	28
08:00 AM	0	0	0	0	0	12	0	12	**1**	**1**	**1**	**3**	0	**48**	0	**48**	**63**
08:15 AM	0	0	0	0	0	**18**	0	**18**	0	0	0	0	1	31	0	32	50
08:30 AM	0	0	0	0	0	9	0	9	0	0	1	1	0	44	0	44	54
Total Volume	0	0	0	0	0	48	0	48	1	1	2	4	2	141	0	143	195
% App. Total	0	0	0		0	100	0		25	25	50		1.4	98.6	0		
PHF	.000	.000	.000	.000	.000	.667	.000	.667	.250	.250	.500	.333	.500	.734	.000	.745	.774

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Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
Total	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
07:00 AM	2	0	0	0	2	0	103	1	0	104	7	0	0	0	7	9	313	2	0	324	437
07:15 AM	0	0	1	0	1	2	123	12	0	137	6	0	1	0	7	6	304	2	0	312	457
07:30 AM	1	1	3	0	5	3	136	9	0	148	6	0	1	0	7	11	236	1	0	248	408
07:45 AM	1	0	0	0	1	4	118	18	0	140	7	0	1	0	8	23	272	2	0	297	446
Total	4	1	4	0	9	9	480	40	0	529	26	0	3	0	29	49	1125	7	0	1181	1748
08:00 AM	4	0	3	0	7	5	99	22	0	126	8	2	5	0	15	31	310	8	0	349	497
08:15 AM	2	0	1	0	3	1	116	26	0	143	10	1	1	0	12	30	309	6	0	345	503
08:30 AM	3	0	1	0	4	7	115	25	0	147	9	0	2	0	11	31	289	7	0	327	489
Grand Total	15	1	9	0	25	22	884	115	0	1021	61	3	12	0	76	145	2388	28	0	2561	3683
Apprch %	60	4	36	0		2.2	86.6	11.3	0		80.3	3.9	15.8	0		5.7	93.2	1.1	0		
Total %	0.4	0	0.2	0	0.7	0.6	24	3.1	0	27.7	1.7	0.1	0.3	0	2.1	3.9	64.8	0.8	0	69.5	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**118**	18	140	7	0	1	8	23	272	2	297	446
08:00 AM	**4**	0	**3**	**7**	5	99	22	126	8	**2**	**5**	**15**	**31**	**310**	**8**	**349**	497
08:15 AM	2	0	1	3	1	116	**26**	143	**10**	1	1	12	30	309	6	345	**503**
08:30 AM	3	0	1	4	**7**	115	25	**147**	9	0	2	11	31	289	7	327	489
Total Volume	10	0	5	15	17	448	91	556	34	3	9	46	115	1180	23	1318	1935
% App. Total	66.7	0	33.3		3.1	80.6	16.4		73.9	6.5	19.6		8.7	89.5	1.7		
PHF	.625	.000	.417	.536	.607	.949	.875	.946	.850	.375	.450	.767	.927	.952	.719	.944	.962

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Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	266	2	0	268	17	0	23	0	40	3	104	5	0	112	439
04:45 PM	7	1	6	0	14	0	235	2	0	237	16	1	17	0	34	3	102	2	0	107	392
Total	16	1	16	0	33	0	501	4	0	505	33	1	40	0	74	6	206	7	0	219	831
05:00 PM	8	0	4	0	12	0	314	2	0	316	36	0	30	1	67	3	149	2	0	154	549
05:15 PM	3	1	7	0	11	0	282	2	0	284	20	0	17	0	37	9	153	3	0	165	497
05:30 PM	11	0	0	0	11	2	311	5	0	318	24	0	26	0	50	2	127	3	0	132	511
05:45 PM	3	0	2	0	5	2	251	1	0	254	16	1	22	0	39	2	113	2	0	117	415
Total	25	1	13	0	39	4	1158	10	0	1172	96	1	95	1	193	16	542	10	0	568	1972
06:00 PM	3	0	1	0	4	0	259	0	0	259	15	0	35	0	50	1	117	2	0	120	433
06:15 PM	2	0	2	0	4	0	197	1	0	198	10	0	13	0	23	2	100	3	0	105	330
Grand Total	46	2	32	0	80	4	2115	15	0	2134	154	2	183	1	340	25	965	22	0	1012	3566
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.3	0.6	53.8	0.3		2.5	95.4	2.2	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.3	0.4	0	59.8	4.3	0.1	5.1	0	9.5	0.7	27.1	0.6	0	28.4	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**314**	2	316	**36**	0	**30**	**66**	3	149	2	154	**548**
05:15 PM	3	**1**	**7**	11	0	282	2	284	20	0	17	37	**9**	**153**	**3**	**165**	497
05:30 PM	**11**	0	0	11	**2**	311	**5**	**318**	24	0	26	50	2	127	3	132	511
05:45 PM	3	0	2	5	2	251	1	254	16	**1**	22	39	2	113	2	117	415
Total Volume	25	1	13	39	4	1158	10	1172	96	1	95	192	16	542	10	568	1971
% App. Total	64.1	2.6	33.3		0.3	98.8	0.9		50	0.5	49.5		2.8	95.4	1.8		
PHF	.568	.250	.464	.813	.500	.922	.500	.921	.667	.250	.792	.727	.444	.886	.833	.861	.899

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Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	1	0	0	1	10
04:45 PM	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	6	0	0	6	13
Total	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	7	0	0	7	23
05:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	13	0	0	13	19
05:15 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	9	0	0	9	13
05:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	3	0	0	3	9
05:45 PM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	9
Total	0	0	0	0	0	0	19	0	0	19	2	0	0	0	2	0	29	0	0	29	50
06:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
06:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
Grand Total	0	0	0	0	0	0	41	0	0	41	2	0	0	0	2	0	37	0	0	37	80
Apprch %	0	0	0	0		0	100	0	0		100	0	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	51.2	0	0	51.2	2.5	0	0	0	2.5	0	46.2	0	0	46.2	

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	0	0	0		0	**9**	0	**9**		0	0	0	0		0	1	0	1		10
04:45 PM	0	0	0	0		0	7	0	7		0	0	0	0		0	6	0	6		13
05:00 PM	0	0	0	0		0	6	0	6		0	0	0	0		0	**13**	0	**13**		**19**
05:15 PM	0	0	0	0		0	3	0	3		**1**	0	0	**1**		0	9	0	9		13
Total Volume	0	0	0	0		0	25	0	25		1	0	0	1		0	29	0	29		55
% App. Total	0	0	0			0	100	0			100	0	0			0	100	0			
PHF	.000	.000	.000	.000		.000	.694	.000	.694		.250	.000	.000	.250		.000	.558	.000	.558		.724

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	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	275	2	0	277	17	0	23	0	40	3	105	5	0	113	449
04:45 PM	7	1	6	0	14	0	242	2	0	244	16	1	17	0	34	3	108	2	0	113	405
Total	16	1	16	0	33	0	517	4	0	521	33	1	40	0	74	6	213	7	0	226	854
05:00 PM	8	0	4	0	12	0	320	2	0	322	36	0	30	1	67	3	162	2	0	167	568
05:15 PM	3	1	7	0	11	0	285	2	0	287	21	0	17	0	38	9	162	3	0	174	510
05:30 PM	11	0	0	0	11	2	316	5	0	323	25	0	26	0	51	2	130	3	0	135	520
05:45 PM	3	0	2	0	5	2	256	1	0	259	16	1	22	0	39	2	117	2	0	121	424
Total	25	1	13	0	39	4	1177	10	0	1191	98	1	95	1	195	16	571	10	0	597	2022
06:00 PM	3	0	1	0	4	0	262	0	0	262	15	0	35	0	50	1	117	2	0	120	436
06:15 PM	2	0	2	0	4	0	200	1	0	201	10	0	13	0	23	2	101	3	0	106	334
Grand Total	46	2	32	0	80	4	2156	15	0	2175	156	2	183	1	342	25	1002	22	0	1049	3646
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.6	0.6	53.5	0.3		2.4	95.5	2.1	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.1	0.4	0	59.7	4.3	0.1	5	0	9.4	0.7	27.5	0.6	0	28.8	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**320**	2	322	**36**	0	**30**	**66**	3	**162**	2	167	**567**
05:15 PM	3	**1**	**7**	11	0	285	2	287	21	0	17	38	**9**	162	**3**	**174**	510
05:30 PM	**11**	0	0	11	**2**	316	**5**	**323**	25	0	26	51	2	130	3	135	520
05:45 PM	3	0	2	5	2	256	1	259	16	**1**	22	39	2	117	2	121	424
Total Volume	25	1	13	39	4	1177	10	1191	98	1	95	194	16	571	10	597	2021
% App. Total	64.1	2.6	33.3		0.3	98.8	0.8		50.5	0.5	49		2.7	95.6	1.7		
PHF	.568	.250	.464	.813	.500	.920	.500	.922	.681	.250	.792	.735	.444	.881	.833	.858	.891

Rachael Blvd at NW 140th Street

, ,

Turn Count Summary

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	51	0	6	6	4	1	51	47	0	0	0	178
07:00	14	91	0	9	2	4	3	77	44	0	3	1	248
07:15	13	119	0	17	2	3	4	102	72	0	1	4	337
07:30	13	119	1	9	1	1	2	115	91	0	1	3	356
07:45	27	100	0	9	2	3	7	126	86	0	3	3	366
08:00	20	95	1	11	1	5	6	86	75	0	4	3	307
08:15	17	70	2	12	2	3	1	68	66	0	4	2	247
08:30	5	86	0	10	2	4	3	84	30	0	0	1	225
08:45	0	0	0	0	0	1	0	1	0	0	0	0	2
7:00 - 8:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	46	0	6	6	3	0	36	46	0	0	0	155
07:00	14	81	0	9	2	4	2	66	43	0	3	1	225
07:15	13	104	0	16	2	3	4	90	71	0	1	4	308
07:30	13	99	1	9	1	1	2	109	82	0	1	3	321
07:45	27	72	0	9	2	2	7	110	80	0	3	3	315
08:00	20	76	1	9	1	5	5	72	70	0	4	3	266
08:15	17	55	2	8	2	3	1	60	64	0	3	2	217
08:30	5	67	0	8	2	3	3	67	27	0	0	1	183
08:45	0	0	0	0	0	1	0	0	0	0	0	0	1

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	5	0	0	0	1	1	15	0	0	0	0	22
07:00	0	10	0	0	0	0	1	11	1	0	0	0	23
07:15	0	14	0	1	0	0	0	12	1	0	0	0	28
07:30	0	19	0	0	0	0	0	6	7	0	0	0	32
07:45	0	28	0	0	0	1	0	16	6	0	0	0	51
08:00	0	19	0	1	0	0	1	14	5	0	0	0	40
08:15	0	15	0	4	0	0	0	7	2	0	0	0	28
08:30	0	19	0	2	0	1	0	17	2	0	0	0	41
08:45	0	0	0	0	0	0	0	1	0	0	0	0	1

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	0	0	0	0	0	0	0	1	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	0	0	0	0	0	1
07:30	0	1	0	0	0	0	0	0	2	0	0	0	3
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	1	0	0	0	0	0	0	0	0	1
08:15	0	0	0	0	0	0	0	1	0	0	1	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	1	0	1	0	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	1	1	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	1	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

Peak Hour Vehicle Summary

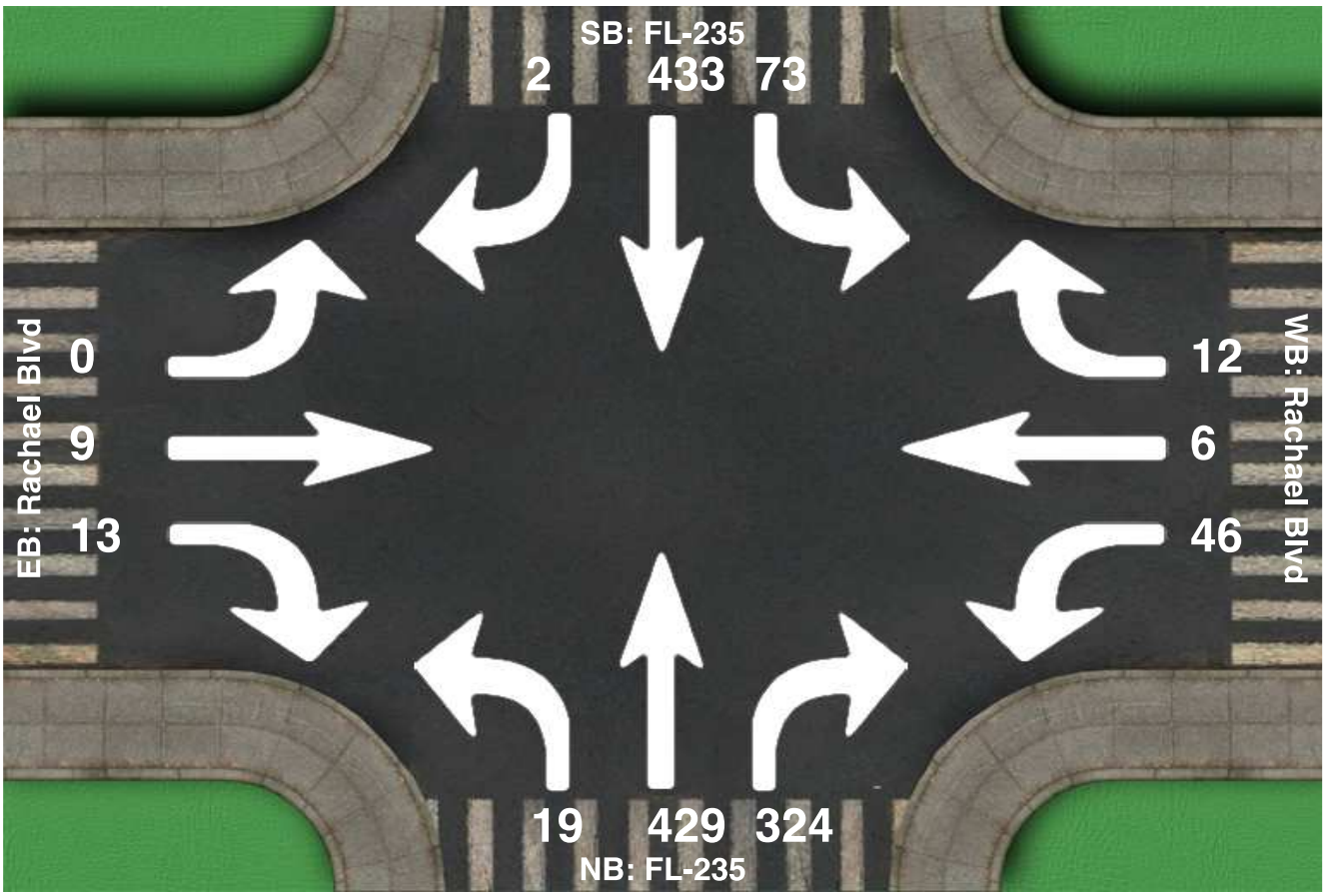
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	1	0	1	0	0	0	0	0	0	0	1	1	2

Intersection Peak Hour

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara



Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

, ,

Turn Count Summary

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	96	0	34	6	14	4	93	16	0	3	2	275
17:00	5	112	1	44	6	8	2	112	19	0	1	6	316
17:15	3	93	2	33	14	17	1	96	25	1	2	2	289
17:30	3	89	0	36	18	11	4	91	20	0	7	3	282
17:45	5	101	2	36	7	11	2	100	18	0	4	2	288
18:00	4	94	1	31	11	13	0	67	11	1	2	0	235
18:15	5	72	0	24	7	6	0	59	15	0	3	3	194
18:30	6	64	0	19	11	8	1	63	8	0	2	3	185
5 - 6:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	85	0	31	6	14	4	84	16	0	3	2	252
17:00	5	110	1	44	6	8	2	105	19	0	1	6	307
17:15	3	92	2	33	14	17	1	93	25	1	2	2	285
17:30	3	85	0	36	18	11	4	87	18	0	7	3	272
17:45	5	98	2	36	7	11	2	96	18	0	4	2	281
18:00	4	91	1	31	11	13	0	65	11	1	2	0	230
18:15	5	69	0	24	7	6	0	57	15	0	3	3	189
18:30	6	61	0	19	11	8	1	63	8	0	2	3	182

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	11	0	3	0	0	0	9	0	0	0	0	23
17:00	0	2	0	0	0	0	0	7	0	0	0	0	9
17:15	0	1	0	0	0	0	0	3	0	0	0	0	4
17:30	0	4	0	0	0	0	0	4	2	0	0	0	10
17:45	0	3	0	0	0	0	0	4	0	0	0	0	7
18:00	0	3	0	0	0	0	0	2	0	0	0	0	5
18:15	0	3	0	0	0	0	0	2	0	0	0	0	5
18:30	0	3	0	0	0	0	0	0	0	0	0	0	3

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	1	1	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Peak Hour Vehicle Summary

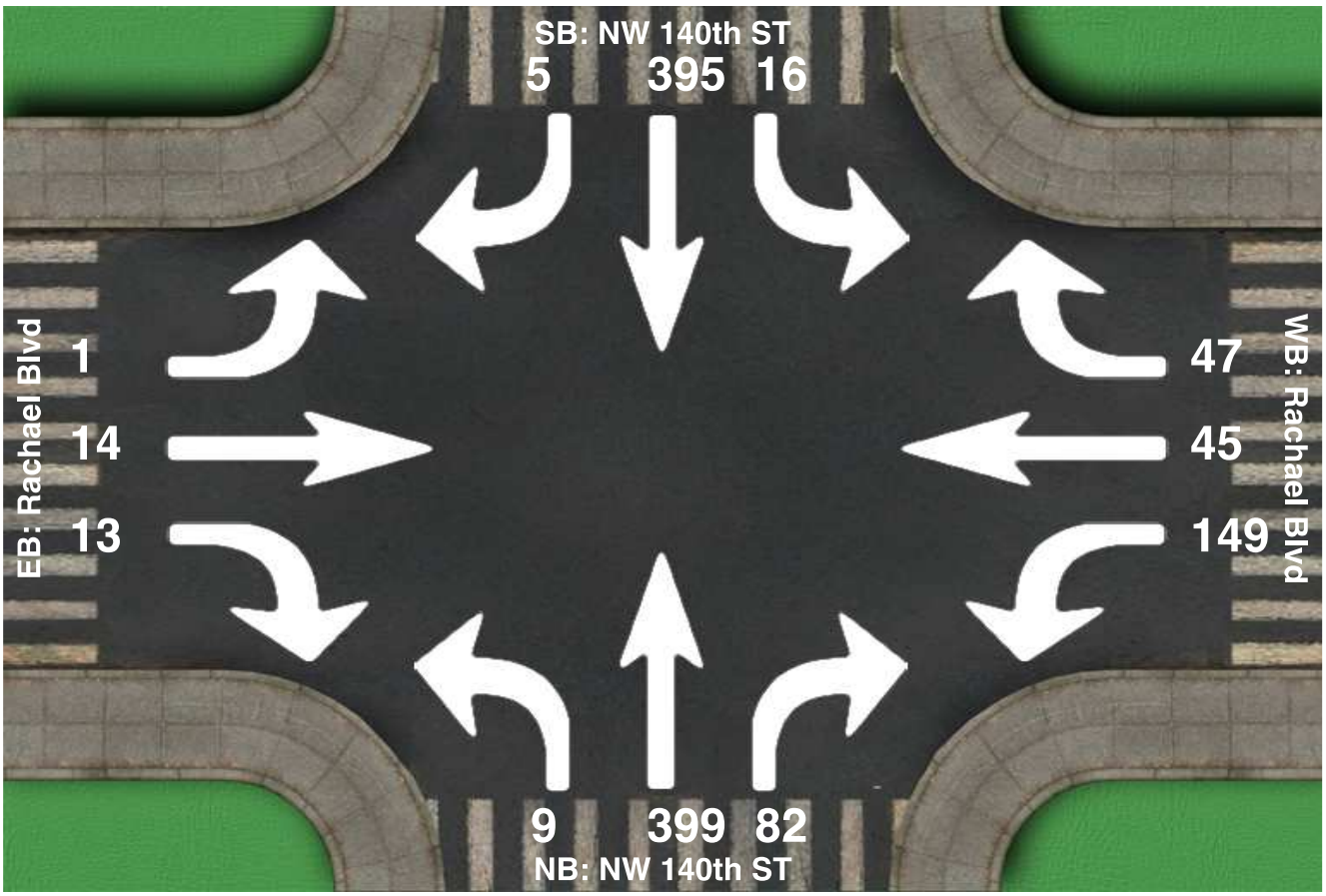
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	1	1	0	0	0	0	0	0	1

Intersection Peak Hour

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja



Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Appendix C:
Background Data

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.06	1.10
2	01/08/2017 - 01/14/2017	1.04	1.08
3	01/15/2017 - 01/21/2017	1.03	1.07
4	01/22/2017 - 01/28/2017	1.02	1.06
5	01/29/2017 - 02/04/2017	1.00	1.04
6	02/05/2017 - 02/11/2017	0.99	1.03
* 7	02/12/2017 - 02/18/2017	0.98	1.02
* 8	02/19/2017 - 02/25/2017	0.97	1.01
* 9	02/26/2017 - 03/04/2017	0.97	1.01
*10	03/05/2017 - 03/11/2017	0.97	1.01
*11	03/12/2017 - 03/18/2017	0.96	1.00
*12	03/19/2017 - 03/25/2017	0.96	1.00
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.94	0.98
*15	04/09/2017 - 04/15/2017	0.93	0.97
*16	04/16/2017 - 04/22/2017	0.95	0.99
*17	04/23/2017 - 04/29/2017	0.96	1.00
*18	04/30/2017 - 05/06/2017	0.98	1.02
*19	05/07/2017 - 05/13/2017	0.99	1.03
20	05/14/2017 - 05/20/2017	1.01	1.05
21	05/21/2017 - 05/27/2017	1.01	1.05
22	05/28/2017 - 06/03/2017	1.02	1.06
23	06/04/2017 - 06/10/2017	1.03	1.07
24	06/11/2017 - 06/17/2017	1.04	1.08
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.04	1.08
32	08/06/2017 - 08/12/2017	1.03	1.07
33	08/13/2017 - 08/19/2017	1.03	1.07
34	08/20/2017 - 08/26/2017	1.01	1.05
35	08/27/2017 - 09/02/2017	1.00	1.04
36	09/03/2017 - 09/09/2017	0.99	1.03
37	09/10/2017 - 09/16/2017	0.98	1.02
38	09/17/2017 - 09/23/2017	0.98	1.02
39	09/24/2017 - 09/30/2017	0.98	1.02
40	10/01/2017 - 10/07/2017	0.98	1.02
41	10/08/2017 - 10/14/2017	0.98	1.02
42	10/15/2017 - 10/21/2017	0.98	1.02
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	1.00	1.04
45	11/05/2017 - 11/11/2017	1.01	1.05
46	11/12/2017 - 11/18/2017	1.02	1.06
47	11/19/2017 - 11/25/2017	1.03	1.07
48	11/26/2017 - 12/02/2017	1.04	1.08
49	12/03/2017 - 12/09/2017	1.05	1.09
50	12/10/2017 - 12/16/2017	1.06	1.10
51	12/17/2017 - 12/23/2017	1.05	1.09
52	12/24/2017 - 12/30/2017	1.04	1.08
53	12/31/2017 - 12/31/2017	1.03	1.07

* PEAK SEASON

ALACHUA CITY LTRP GROWTH RATES

ID	Map ID - FL LOS Report 2014	Location	growth rate %	K Factor	2015 Peak Hour	2015 AADT	2036 Peak Hour	2036 AADT	AADT growth factor
32	7	I-75 from US 441 to CR 236	1.7	0.105	4463	42505	6056	57676	1.357
31	6	I-75 from SR 222 to US 441	1.6	0.105	5930	56476	7922	75448	1.336
4127	17	US 441 from SR 121 to CR 25A	1.7	0.09	1890	21000	2565	28500	1.357
4107	14	US 441 from I-75 to NW 173rd St	1.0	0.095	2319	24411	2805	29526	1.210
14	13	US 441 from NW 173rd St to E City Limit for High Springs	1.1	0.095	1834	19305	2258	23768	1.231
107	15	US 441 from SR 235 to I-75	1.3	0.095	1882	19811	2396	25221	1.273
106	16	US 441 from CR 25A to SR 235	1.6	0.095	1643	17295	2195	23105	1.336
108	136	SR 235 from CR 2054 to US 441 (south of 441)	1.0	0.095	950	10000	1149	12095	1.210
109	137	SR 241 from US 441 to NW 159th Pl (north of 441)	1.4	0.095	588	6189	761	8011	1.294
4109	138	SR 241 from NW 159th Place to E City Limit (north of 441)	1.3	0.095	352	3705	448	4716	1.273
A	N/A	NW 140th St: 4,000' North of I-75	1.0	0.095	417	4390	509	5355	1.220
B	N/A	NW 143rd St: 1,000' North of NW 78th Ave	1.6	0.095	527	5546	704	7409	1.336
C	N/A	NW 143rd St: 1,200' North of 94th Ave	1.0	0.095	433	4560	524	5518	1.210
D	N/A	NW 143rd St: 1,700' South of NW Millhopper Rd	1.6	0.095	846	8904	1130	11896	1.336
E	N/A	NW 143rd St: 4,000' North of NW Millhopper Rd	1.6	0.095	827	8710	1106	11637	1.336
F	N/A	NW 173rd St: 750' South of US 441	2.7	0.095	359	3780	563	5923	1.567
G	N/A	NW CR 235: 470' South of NW CR235A	2.7	0.095	491	5165	769	8094	1.567
H	N/A	NW CR 235: 570' North of NW CR235A	2.7	0.095	417	4390	654	6879	1.567
I	N/A	NW CR 235: 1,000' South of NW 78th Ave	2.7	0.095	378	3977	592	6232	1.567
J	N/A	NW CR 235: 770' South of NW 46th Ave	2.7	0.095	282	2965	441	4646	1.567
K	N/A	NW CR 235A: 2,400' North of US 441	2.7	0.095	136	1428	213	2237	1.567
L	N/A	Peggy Rd: 1,700' East of I-75	1.0	0.095	84	879	102	1072	1.220
M	N/A	Peggy Rd: 2,750' East of CR 235A	1.0	0.095	80	840	97	1024	1.219
N	N/A	Peggy Rd: 400' West of NW 142 Ter	1.0	0.095	97	1026	119	1252	1.220
O	N/A	CR 2054 (Peggy Rd): 550' East of NW CR 235A	2.6	0.095	160	1686	247	2607	1.546
P	N/A	CR 2054 (Rachael Blvd): 2,750' West of US HWY 441	1.0	0.095	205	2161	250	2636	1.220

Counts used for Roadway Segment Analysis are shown in red

Growth factors used for Intersection Analysis are shown in green

COUNTY: 26
STATION: 5027
DESCRIPTION: SR 20 SE OF SR 235
START DATE: 05/31/2017
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	16	13	13	12	54	13	15	10	14	52	106
0100	12	7	8	10	37	11	6	7	9	33	70
0200	16	18	10	9	53	11	6	6	10	33	86
0300	6	4	14	14	38	11	7	10	14	42	80
0400	6	8	28	23	65	11	6	11	15	43	108
0500	37	83	97	126	343	22	27	28	22	99	442
0600	121	166	250	200	737	36	51	55	93	235	972
0700	283	294	276	288	1141	120	196	195	119	630	1771
0800	270	225	261	195	951	125	151	148	140	564	1515
0900	171	151	156	172	650	147	137	139	163	586	1236
1000	153	160	149	160	622	142	123	143	148	556	1178
1100	159	146	174	152	631	130	157	170	215	672	1303
1200	180	208	187	221	796	215	186	190	177	768	1564
1300	175	198	186	159	718	182	152	218	145	697	1415
1400	190	151	147	145	633	163	160	220	205	748	1381
1500	157	160	139	138	594	174	210	271	231	886	1480
1600	164	163	150	148	625	231	211	248	276	966	1591
1700	164	151	146	148	609	355	292	376	294	1317	1926
1800	142	139	103	106	490	241	217	187	149	794	1284
1900	91	82	86	70	329	131	142	136	102	511	840
2000	71	63	71	55	260	101	77	91	72	341	601
2100	61	54	40	54	209	79	78	62	60	279	488
2200	39	45	25	37	146	40	59	59	30	188	334
2300	18	25	18	16	77	29	29	29	30	117	194
24-HOUR TOTALS:					10808					11157	21965

7-7 TOTAL 17644

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	700	1141	715	635	700	1771
P.M.	1200	796	1700	1317	1700	1926
DAILY	700	1141	1700	1317	1700	1926

GENERATED BY SPS 5.0.53P

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South							Total
12:00 AM		1	1							2
12:15		4	4							8
12:30		2	0							2
12:45		0	0							0
01:00		2	3							5
01:15		1	0							1
01:30		2	1							3
01:45		2	1							3
02:00		0	0							0
02:15		2	1							3
02:30		1	1							2
02:45		0	0							0
03:00		0	2							2
03:15		3	0							3
03:30		2	0							2
03:45		1	3							4
04:00		1	1							2
04:15		1	1							2
04:30		0	1							1
04:45		9	3							12
05:00		5	2							7
05:15		4	2							6
05:30		9	6							15
05:45		12	8							20
06:00		25	14							39
06:15		19	15							34
06:30		36	19							55
06:45		35	29							64
07:00		66	33							99
07:15		**59**	**42**							**101**
07:30		**50**	**50**							**100**
07:45		**49**	**35**							**84**
08:00		**72**	**51**							**123**
08:15		53	34							87
08:30		41	47							88
08:45		52	45							97
09:00		35	26							61
09:15		23	34							57
09:30		28	16							44
09:45		29	34							63
10:00		26	28							54
10:15		33	28							61
10:30		36	29							65
10:45		26	28							54
11:00		38	34							72
11:15		21	34							55
11:30		42	34							76
11:45		35	28							63
Total		993	808							1801
Percent		55.1%	44.9%							
Peak	-	07:15	07:15	-	-	-	-	-	-	07:15
Vol.	-	230	178	-	-	-	-	-	-	408
P.H.F.		0.799	0.873							0.829

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South	Total
12:00 PM		33	42	75
12:15		38	37	75
12:30		38	38	76
12:45		32	35	67
01:00		33	29	62
01:15		42	35	77
01:30		31	25	56
01:45		30	26	56
02:00		38	35	73
02:15		44	39	83
02:30		38	47	85
02:45		38	40	78
03:00		43	43	86
03:15		40	38	78
03:30		37	48	85
03:45		45	54	99
04:00		46	57	103
04:15		56	48	104
04:30		59	60	119
04:45		**55**	57	112
05:00		**60**	**93**	**153**
05:15		**62**	**77**	**139**
05:30		**66**	**68**	**134**
05:45		52	**63**	**115**
06:00		47	63	110
06:15		42	40	82
06:30		37	36	73
06:45		31	28	59
07:00		30	22	52
07:15		23	23	46
07:30		21	30	51
07:45		23	14	37
08:00		17	15	32
08:15		21	19	40
08:30		17	17	34
08:45		17	23	40
09:00		18	9	27
09:15		14	8	22
09:30		7	10	17
09:45		9	8	17
10:00		15	13	28
10:15		10	8	18
10:30		11	5	16
10:45		9	0	9
11:00		1	3	4
11:15		5	2	7
11:30		0	2	2
11:45		3	2	5
Total		1484	1534	3018
Percent		49.2%	50.8%	
Peak	-	16:45	17:00	17:00
Vol.	-	243	301	541
P.H.F.		0.920	0.809	0.884

7-7 total 4018

Total 4819

Appendix D:
Background and Build-out Calculations

NW 140th St at Rachael Blvd - Rerouted Trips

Interval Starts		Southbound			Westbound			Northbound			Eastbound			Total Racheal Blvd	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	[A] 430	62	[B] 14.42%	368	85.58%	[B]
	8:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	9:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	10:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	11:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	12:00:00 PM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
PM	1:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	2:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	3:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	4:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	5:00:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	[A] 353	241	[B] 68.27%	112	31.73%	[B]
	6:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	TOTAL	331			843	230	255			1501		94		3253	1328		1925		
Peak Hour: 4:45-5:45 PM		18	390	3	147	44	50	11	392	80	1	13	13	1162					

AADT NW 140th St	4819	
7-7 Total Trips NW 140th St	4018	
Percent of 7-7 trips	83.38%	[C]
AADT Rachel Blvd	3900	
(AADT X 83%)7-7 Total Trips Racheal Blvd	3252	

Percentage Calculations - Total Rachel Blvd		
Total Trips 7-7	3252	
Total minus 7AM & 5PM	2469	[D]
Volume per hour	247	

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	70.97%	WB [D]	*WBL*	61.83%
	WBT [D]	11.29%		*WBT*	18.67%
	WBR	17.74%		*WBR*	19.50%
EB	*SBL*	18.21%	EB [D]	*SBL*	14.29%
	NBR [D]	79.62%		*NBR*	73.21%
	EBT	2.17%		*EBT*	12.50%

Interval Starts	Rerouted HWY Rachael Blvd Trips to San Felasco	
	WBL	NBR
7:00:00 AM	22	147
8:00:00 AM	13	84
9:00:00 AM	13	84
10:00:00 AM	13	84
11:00:00 AM	13	84
12:00:00 PM	13	84
1:00:00 PM	52	29
2:00:00 PM	52	29
3:00:00 PM	52	29
4:00:00 PM	52	29
5:00:00 PM	75	41
6:00:00 PM	52	29
4:45 to 5:45 PM	74	40

Goal: Estimate the volume of trips that will be rerouted from Rachael BLVD. to San Felasco

Step 1: Determine the total trips on Rachael BLVD. during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the NW 140th St. 24-hour count from Appendix C to estimate the percentage o 7AM-7PM trips to the total daily trips. [C]

Step 3: Multiply the Rachael BLVD. daily trips by the percentage of 7AM - 7PM, subtract the peak hour volumes and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 2 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at US 441 - Rerouted Trips

Interval Starts		NW 140th St Southbound			HWY 441 Westbound			NW 140th St Northbound			HWY 441 Eastbound			Total HWY 441	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	129	151	27	131	382	41	61	117	66	46	923	117	[A] 1672	554	[B] 33.13%	1118	66.87%	[B]
	8:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	9:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	10:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	11:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	12:00:00 PM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
PM	1:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	2:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	3:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	4:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	5:00:00 PM	78	136	65	182	1041	98	133	144	87	123	507	160	[A] 1993	1321	[B] 66.28%	672	33.72%	[B]
	6:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	TOTAL	1022			1500	6673	652			733		7064		17644	8825		8819		
PM Peak: 4:45-5:45		74	136	62	182	993	97	134	150	85	112	521	141						

AADT HWY 441	21965
7-7 Total Trips HWY 441	17644 [C]

Percentage Calculations - Total HWY 441	
Total Trips	17644
Total minus 7AM & 5PM	13979
Volume per hour	1398

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	23.65%	WB	*WBL*	13.78%
	WBT	68.95%		*WBT*	78.80%
	WBR	7.40%		*WBR*	7.42%
EB	*SBL*	11.54%	EB	*SBL*	11.61%
	NBR	5.90%		*NBR*	12.95%
	EBT	82.56%		*EBT*	75.45%

Interval Starts	Rerouted HWY 441 Trips to San Felasco	
	WBL	NBR
7:00:00 AM	33	17
8:00:00 AM	27	14
9:00:00 AM	27	14
10:00:00 AM	27	14
11:00:00 AM	27	14
12:00:00 PM	27	14
1:00:00 PM	32	15
2:00:00 PM	32	15
3:00:00 PM	32	15
4:00:00 PM	32	15
5:00:00 PM	46	22
6:00:00 PM	32	15
4:45 to 5:45 PM	46	21

Goal: Estimate the volume of trips that will be rerouted from HWY 441 to San Felasco

Step 1: Determine the total trips on HWY 441 during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the HWY 441 Synopsis data provided in Appendix C to derive the 7AM-7PM vehicles per hour. [C]

Step 3: Subtract the 7 AM and 5 PM vehicles per hour from the 7 AM to 7 PM total and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 4 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at NW 128th Pl (Existing)- With Rerouted Trips

Existing Volumes Estimation									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	434	1	55	0	257	163	7	4
	8:00:00 AM	513	1	40	2	259	98	6	2
	9:00:00 AM	390	1	40	0	157	98	1	6
	10:00:00 AM	206	0	40	2	151	98	1	2
	11:00:00 AM	152	1	40	0	149	98	1	0
	12:00:00 PM	169	2	40	1	165	98	3	0
PM	1:00:00 PM	133	3	84	2	173	44	0	0
	2:00:00 PM	161	2	84	1	130	44	1	1
	3:00:00 PM	189	5	84	1	195	44	2	2
	4:00:00 PM	218	8	84	8	233	44	1	3
	5:00:00 PM	292	9	120	3	234	63	6	2
	6:00:00 PM	206	4	84	1	168	44	3	0
	TOTAL	**3063**	**37**	**795**	**21**	**2271**	**936**	**32**	**22**
PM Peak : 4:45-5:45PM		294	8	119	3	255	61	5	2

NW 140th St at NW 128th Pl - 2020 Background

Peak Season	1.02

Growth Rate		Growth Factor
140th St SB	1.01	1.020
140th St NB	1.01	1.020
128th Pl WB	1.01	1.020
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2020 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	452	1	57	0	267	169	7	4
	8:00:00 AM	534	1	42	2	269	102	6	2
	9:00:00 AM	406	1	42	0	163	102	1	6
	10:00:00 AM	214	0	42	2	157	102	1	2
	11:00:00 AM	158	1	42	0	155	102	1	0
	12:00:00 PM	175	2	42	1	171	102	3	0
PM	1:00:00 PM	139	3	88	2	180	46	0	0
	2:00:00 PM	167	2	88	1	136	46	1	1
	3:00:00 PM	197	5	88	1	203	46	2	2
	4:00:00 PM	226	8	88	8	243	46	1	3
	5:00:00 PM	304	9	124	3	244	65	6	2
	6:00:00 PM	214	4	88	1	174	46	3	0
	TOTAL	**3186**	**37**	**831**	**21**	**2362**	**974**	**32**	**22**
PM Peak : 4:45-5:45PM		306	8	123	3	265	63	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.127
140th St NB	1.01	1.127
128th Pl WB	1.01	1.127
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2030 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	499	1	63	0	295	187	7	4
	8:00:00 AM	589	1	46	2	297	113	6	2
	9:00:00 AM	448	1	46	0	180	113	1	6
	10:00:00 AM	237	0	46	2	174	113	1	2
	11:00:00 AM	175	1	46	0	171	113	1	0
	12:00:00 PM	194	2	46	1	189	113	3	0
PM	1:00:00 PM	153	3	97	2	198	51	0	0
	2:00:00 PM	185	2	97	1	150	51	1	1
	3:00:00 PM	217	6	97	1	224	51	2	2
	4:00:00 PM	250	9	97	9	268	51	1	3
	5:00:00 PM	336	10	137	3	269	72	6	2
	6:00:00 PM	237	5	97	1	193	51	3	0
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Build-out

2030 Background										
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound		
		Thru	Right	Left	Left	Thru	Right	Left	Right	
AM	7:00:00 AM	499	1	63	0	295	187	7	4	
	8:00:00 AM	589	1	46	2	297	113	6	2	
	9:00:00 AM	448	1	46	0	180	113	1	6	
	10:00:00 AM	237	0	46	2	174	113	1	2	
	11:00:00 AM	175	1	46	0	171	113	1	0	
	12:00:00 PM	194	2	46	1	189	113	3	0	
PM	1:00:00 PM	153	3	97	2	198	51	0	0	
	2:00:00 PM	185	2	97	1	150	51	1	1	
	3:00:00 PM	217	6	97	1	224	51	2	2	
	4:00:00 PM	250	9	97	9	268	51	1	3	
	5:00:00 PM	336	10	137	3	269	72	6	2	
	6:00:00 PM	237	5	97	1	193	51	3	0	
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**	
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2	

Daily Project Volumes - 50%		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	772	89
8-9 AM	552	113
9-10 AM	425	150
10-11 AM	259	183
11-12 AM	264	403
12-1 PM	451	492
1-2 PM	518	309
2-3 PM	306	295
3-4 PM	223	450
4-5 PM	176	722
5-6 PM	152	798
6-7 PM	73	258

2030 50% Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	455	499	1	70	53	0	295	249	7	4
	8:00:00 AM	326	589	1	55	67	2	297	157	6	2
	9:00:00 AM	251	448	1	58	89	0	180	147	1	6
	10:00:00 AM	153	237	0	61	108	2	174	134	1	2
	11:00:00 AM	156	175	1	78	238	0	171	134	1	0
	12:00:00 PM	266	194	2	85	290	1	189	149	3	0
PM (phf: .933)	1:00:00 PM	306	153	3	122	183	2	198	92	0	0
	2:00:00 PM	180	185	2	121	174	1	150	75	1	1
	3:00:00 PM	131	217	6	133	266	1	224	69	2	2
	4:00:00 PM	104	250	9	155	426	9	268	65	1	3
	5:00:00 PM	90	336	10	201	471	3	269	84	6	2
	6:00:00 PM	43	237	5	118	152	1	193	57	3	0
	TOTAL	**2461**	**3520**	41	**1257**	**2517**	22	2608	**1412**	**32**	**2**
PM Peak : 4:45-5:45PM		90	338	9	200	471	3	293	82	5	2

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

NW 140th St at NW 128th Pl - 2040 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.24
140th St NB	1.01	1.24
128th Pl WB	1.01	1.24
128th Pl EB	0	1

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**

NW 140th St at NW 128th Pl - 2040 Build-out

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			128th Pl Eastb	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**
PM Peak : 4:45-5:45PM		373	10	151	4	324	77	5	2

Daily Project Volumes -Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516

2040 Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	911	551	1	84	105	0	326	331	7	4
	8:00:00 AM	651	651	1	69	133	2	329	212	6	2
	9:00:00 AM	501	495	1	75	177	0	199	192	1	6
	10:00:00 AM	306	261	0	80	216	2	192	165	1	2
	11:00:00 AM	312	193	1	116	476	0	189	166	1	0
	12:00:00 PM	532	214	2	130	581	1	209	196	3	0
PM (phf: .933)	1:00:00 PM	611	169	4	157	365	2	219	139	0	0
	2:00:00 PM	361	204	2	154	349	1	166	105	1	1
	3:00:00 PM	263	240	6	179	531	1	248	92	2	2
	4:00:00 PM	208	276	10	223	852	10	296	84	1	3
	5:00:00 PM	179	371	11	280	941	4	297	104	6	2
	6:00:00 PM	86	261	5	148	304	1	213	68	3	0
	TOTAL	**4921**	**3886**	**44**	**1695**	**5030**	**24**	**2883**	**1854**	**32**	**2**
PM Peak : 4:45-5:45PM		179	373	10	279	941	4	324	101	5	2

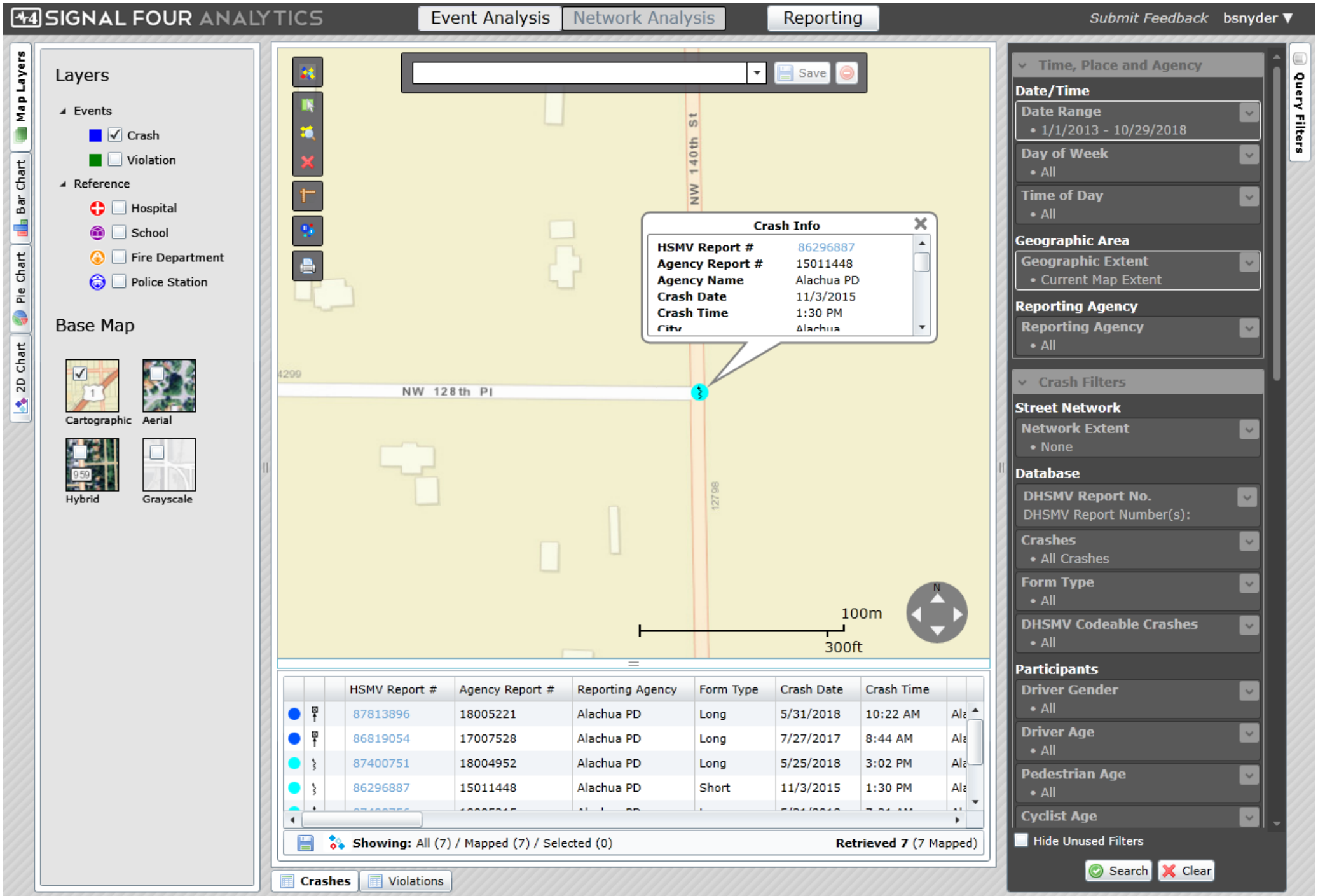
59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

Appendix E:
Traffic Signal Warrant Analysis


SIGNAL FOUR ANALYTICS
Event Analysis
Network Analysis
Reporting
Submit Feedback
bsnyder
Map Layers
Bar Chart
Pie Chart
2D Chart
Layers
Events
Crash
Violation
Reference
Hospital
School
Fire Department
Police Station
Base Map
Cartographic
Aerial
Hybrid
Grayscale
Save
NW 140th St
Crash Info
HSMV Report # 86296887
Agency Report # 15011448
Agency Name Alachua PD
Crash Date 11/3/2015
Crash Time 1:30 PM
City Alachua
NW 128th Pl
4299
12798
100m
300ft
N
HSMV Report #
Agency Report #
Reporting Agency
Form Type
Crash Date
Crash Time
87813896 18005221 Alachua PD Long 5/31/2018 10:22 AM
86819054 17007528 Alachua PD Long 7/27/2017 8:44 AM
87400751 18004952 Alachua PD Long 5/25/2018 3:02 PM
86296887 15011448 Alachua PD Short 11/3/2015 1:30 PM
Showing: All (7) / Mapped (7) / Selected (0)
Retrieved 7 (7 Mapped)
Crashes
Violations
Query Filters
Time, Place and Agency
Date/Time
Date Range
• 1/1/2013 - 10/29/2018
Day of Week
• All
Time of Day
• All
Geographic Area
Geographic Extent
• Current Map Extent
Reporting Agency
Reporting Agency
• All
Crash Filters
Street Network
Network Extent
• None
Database
DHSMV Report No.
DHSMV Report Number(s):
Crashes
• All Crashes
Form Type
• All
DHSMV Codeable Crashes
• All
Participants
Driver Gender
• All
Driver Age
• All
Pedestrian Age
• All
Cyclist Age
Hide Unused Filters
Search
Clear

HCS7 Warrants Report

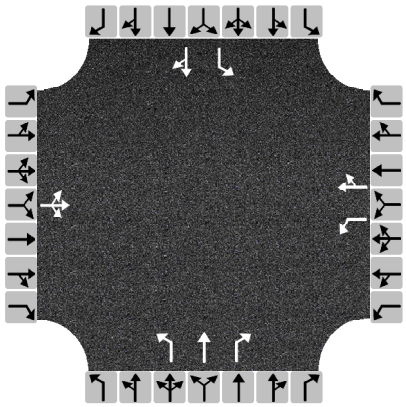
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2020
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Opening Year		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	69	0	10	1	196	81	10	265	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	2.6			3.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.1			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	899	67	977	0	0	No	No	No	Yes	No	No	No	No	No
08 - 09	918	52	978	0	0	No	No	No	No	No	No	No	No	No
09 - 10	682	52	741	0	0	No	No	No	No	No	No	No	No	No
10 - 11	485	52	540	0	0	No	No	No	No	No	No	No	No	No
11 - 12	426	52	479	0	0	No	No	No	No	No	No	No	No	No
12 - 13	461	52	516	0	0	No	No	No	No	No	No	No	No	No
13 - 14	380	98	478	0	0	No	No	No	No	No	No	No	No	No
14 - 15	362	98	462	0	0	No	No	No	No	No	No	No	No	No
15 - 16	462	98	564	0	0	No	No	No	No	No	No	No	No	No
16 - 17	541	98	643	0	0	No	No	No	Yes	No	No	No	No	No
17 - 18	635	134	777	0	0	No	Yes	Yes	Yes	No	No	No	No	No
18 - 19	449	98	550	0	0	No	No	No	No	No	No	No	No	No
Total	6700	951	7705	0	0	0	1	1	3	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

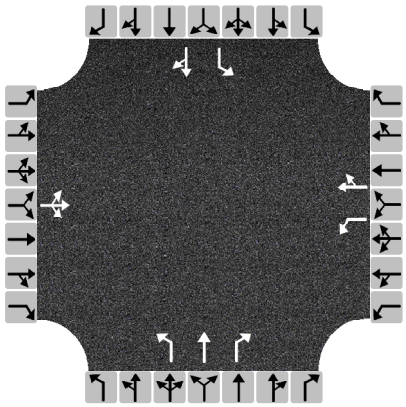
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2030
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th 50% **Year 2030**		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	104	0	209	1	217	117	205	293	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	10.8			9.3			0.0			0.4		
Delay (veh-hrs)	0.0			0.7			0.0			0.1		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	1499	123	1633	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1372	122	1502	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	1027	147	1181	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	700	169	872	0	0	Yes	Yes	Yes	Yes	Yes	No	No	No	No
11 - 12	637	316	954	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	801	375	1179	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	754	305	1059	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	593	295	890	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
15 - 16	648	399	1051	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	705	581	1290	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	792	672	1472	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	536	270	809	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
Total	10064	3774	13892	0	0	10	12	10	12	12	1	9	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

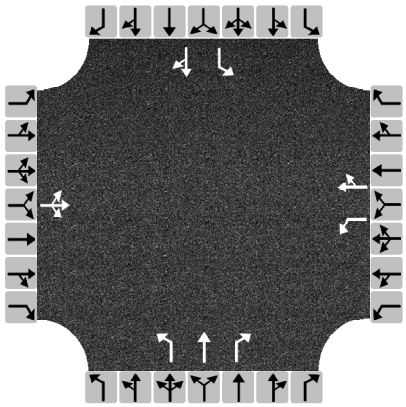
Project Information

Analyst	Sophia Semensky	Date	11/9/2018
Agency	CHW Consultants	Analysis Year	2040
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Build-Out	**Design year 2040**	

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	141	0	419	2	240	154	410	323	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	60.8			103.5			0.0			0.9		
Delay (veh-hrs)	0.1			12.0			0.0			0.3		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	2120	189	2320	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1846	202	2056	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
09 - 10	1388	252	1647	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	926	296	1225	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	861	592	1454	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	1154	711	1868	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1144	522	1666	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	839	503	1344	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	850	710	1564	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	884	1075	1963	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	966	1221	2195	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	634	452	1089	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	13612	6725	20391	0	0	12	12	12	12	12	2	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

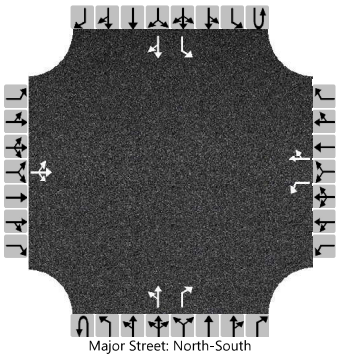
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	AM 2020 Opening Year
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		42	0	10		2	269	102		10	534	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			43		10		2				10		
Capacity, c (veh/h)			294			281		769		1023				1148		
v/c Ratio			0.03			0.15		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			0.5		0.0		0.0				0.0		
Control Delay (s/veh)			17.6			20.1		9.7		8.5				8.2		
Level of Service (LOS)			C			C		A		A				A		
Approach Delay (s/veh)	17.6				18.1				0.1				0.1			
Approach LOS	C				C											

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HCS7 Two-Way Stop-Control Report

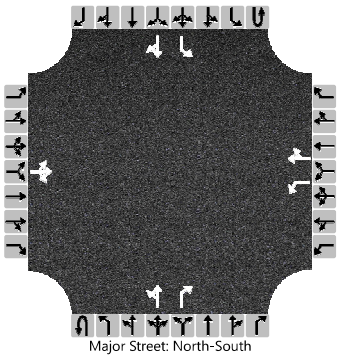
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	PM Peak Hr 2020 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		123	0	10		3	265	63		10	306	8
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			132		11		3				11		
Capacity, c (veh/h)			416			382		759		1222				1212		
v/c Ratio			0.02			0.35		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			1.5		0.0		0.0				0.0		
Control Delay (s/veh)			13.8			19.3		9.8		8.0				8.0		
Level of Service (LOS)			B			C		A		A				A		
Approach Delay (s/veh)	13.8				18.6				0.1				0.2			
Approach LOS	B				C											

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Year 2030

HCS7 Two-Way Stop-Control Report

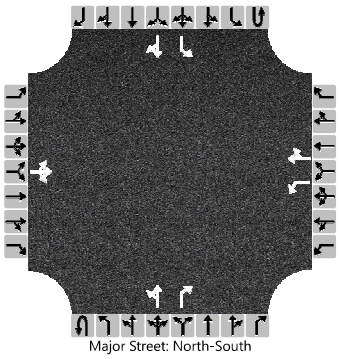
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	AM 2030 50% Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		55	0	67		2	297	157		326	589	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			56		68		2				333		
Capacity, c (veh/h)			66			68		741		975				1067		
v/c Ratio			0.12			0.83		0.09		0.00				0.31		
95% Queue Length, Q_{95} (veh)			0.4			3.9		0.3		0.0				1.3		
Control Delay (s/veh)			66.6			165.0		10.3		8.7				9.9		
Level of Service (LOS)			F			F		B		A				A		
Approach Delay (s/veh)	66.6				80.1				0.1				3.5			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

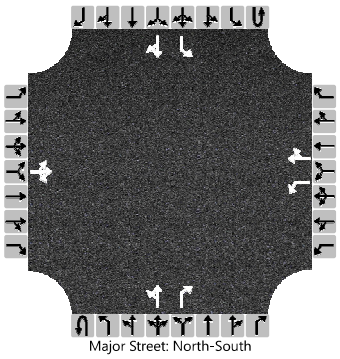
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	PM Peak 2030 50% Buildout
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		200	0	471		3	293	82		90	338	9
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			215		506		3				97		
Capacity, c (veh/h)			66			249		730		1185				1161		
v/c Ratio			0.11			0.86		0.69		0.00				0.08		
95% Queue Length, Q_{95} (veh)			0.4			7.1		5.7		0.0				0.3		
Control Delay (s/veh)			66.8			69.4		20.3		8.0				8.4		
Level of Service (LOS)			F			F		C		A				A		
Approach Delay (s/veh)	66.8				34.9				0.1				1.7			
Approach LOS	F				D											

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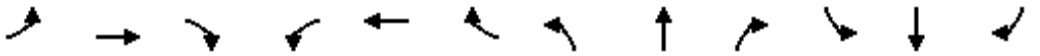
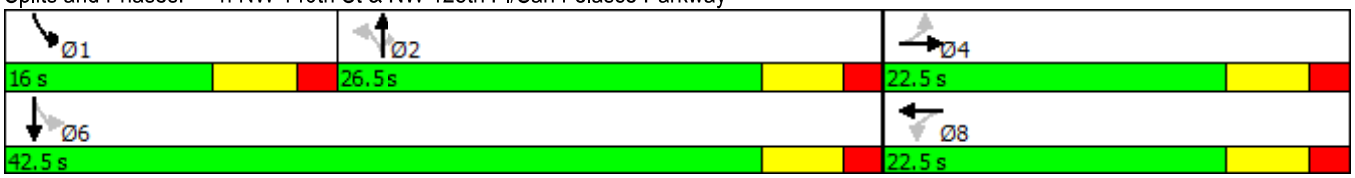


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Future Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.729		0.744			0.413			0.374		
Satd. Flow (perm)	0	1338	0	1346	1538	0	769	1863	1583	658	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		151			518				194			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	65	0	79	2	367	194	366	662	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	65	79	0	2	367	194	366	663	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5	22.5	16.0	22.5	
Total Split (s)	22.5	22.5		22.5	22.5		26.5	26.5	26.5	16.0	42.5	
Total Split (%)	34.6%	34.6%		34.6%	34.6%		40.8%	40.8%	40.8%	24.6%	65.4%	
Maximum Green (s)	16.5	16.5		16.5	16.5		20.5	20.5	20.5	10.0	36.5	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	6.0	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		8.1		8.1	8.1		21.8	21.8	21.8	37.0	38.6	
Actuated g/C Ratio		0.15		0.15	0.15		0.40	0.40	0.40	0.68	0.71	
v/c Ratio		0.06		0.32	0.12		0.01	0.49	0.26	0.59	0.53	
Control Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
LOS		A		C	A		B	B	A	A	A	
Approach Delay		0.4			12.0			12.6			8.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			A	
Queue Length 50th (ft)		0		20	0		0	95	0	46	103	
Queue Length 95th (ft)		0		47	0		4	157	27	98	215	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		516		414	831		307	745	749	636	1247	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.04		0.16	0.10		0.01	0.49	0.26	0.58	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 54.4			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 10.0		Intersection LOS: A	
Intersection Capacity Utilization 55.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Future Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.495		0.750			0.538			0.438		
Satd. Flow (perm)	0	909	0	1397	1583	0	1002	1863	1583	824	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		149			456				149		3	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	217	0	512	3	318	89	98	367	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	217	512	0	3	318	89	98	377	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		21.5	21.5	21.5	9.5	31.0	
Total Split (%)	43.6%	43.6%		43.6%	43.6%		39.1%	39.1%	39.1%	17.3%	56.4%	
Maximum Green (s)	18.0	18.0		18.0	18.0		15.5	15.5	15.5	5.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		13.6		13.6	13.6		19.8	19.8	19.8	26.7	25.2	
Actuated g/C Ratio		0.27		0.27	0.27		0.39	0.39	0.39	0.52	0.50	
v/c Ratio		0.03		0.58	0.68		0.01	0.44	0.13	0.19	0.41	
Control Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
LOS		A		C	A		B	B	A	A	B	
Approach Delay		0.1			12.3			13.7			10.2	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		0		55	13		1	81	0	14	67	
Queue Length 95th (ft)		0		109	76		6	159	11	37	137	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		419		497	857		389	725	707	527	928	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.03		0.44	0.60		0.01	0.44	0.13	0.19	0.41	

Intersection Summary			
Area Type:	Other		
Cycle Length: 55			
Actuated Cycle Length: 50.9			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 12.0		Intersection LOS: B	
Intersection Capacity Utilization 66.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Design Year 2040

HCS7 Two-Way Stop-Control Report

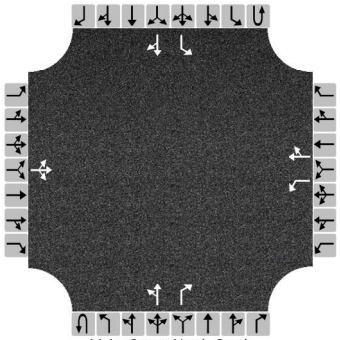
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		69	0	133		2	329	212		651	651	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			70		136		2				664		
Capacity, c (veh/h)			10			12		711		924				989		
v/c Ratio			0.85			5.93		0.19		0.00				0.67		
95% Queue Length, Q_{95} (veh)			1.7			10.0		0.7		0.0				5.4		
Control Delay (s/veh)			729.3			2844.8		11.3		8.9				15.8		
Level of Service (LOS)			F			F		B		A				C		
Approach Delay (s/veh)	729.3				979.1				0.0				7.9			
Approach LOS	F				F											

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HCS7 Two-Way Stop-Control Report

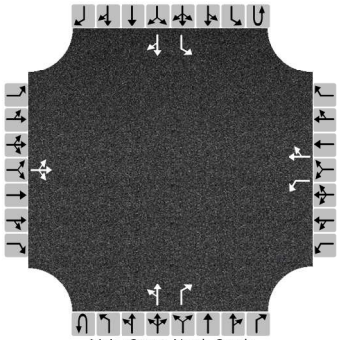
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	PM Peak Hr 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		279	0	941		4	324	101		179	373	10
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			300		1012		4				192		
Capacity, c (veh/h)						152		699		1147				1109		
v/c Ratio						1.97		1.45		0.00				0.17		
95% Queue Length, Q_{95} (veh)						23.3		47.1		0.0				0.6		
Control Delay (s/veh)						508.2		226.7		8.2				8.9		
Level of Service (LOS)						F		F		A				A		
Approach Delay (s/veh)					291.1				0.1				2.8			
Approach LOS					F											

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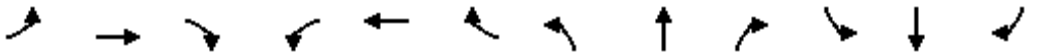


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Future Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.524		0.744			0.387			0.206		
Satd. Flow (perm)	0	962	0	1346	1538	0	721	1863	1583	362	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		182			735				262			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	81	0	156	2	406	262	731	731	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	81	156	0	2	406	262	731	732	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1 9	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1 9	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		22.5	22.5	22.5		22.5	
Total Split (s)	14.0	14.0		14.0	14.0		27.0	27.0	27.0		76.0	
Total Split (%)	15.6%	15.6%		15.6%	15.6%		30.0%	30.0%	30.0%		84.4%	
Maximum Green (s)	8.0	8.0		8.0	8.0		21.0	21.0	21.0		70.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0		4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag							Lag	Lag	Lag			
Lead-Lag Optimize?							Yes	Yes	Yes			
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Recall Mode	None	None		None	None		Max	Max	Max		Max	
Act Effct Green (s)		7.7		7.7	7.7		21.0	21.0	21.0	70.0	70.0	
Actuated g/C Ratio		0.09		0.09	0.09		0.23	0.23	0.23	0.78	0.78	
v/c Ratio		0.08		0.70	0.19		0.01	0.93	0.46	0.89	0.53	
Control Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
LOS		A		E	A		C	E	A	C	A	
Approach Delay		0.6			25.0			41.9			15.3	

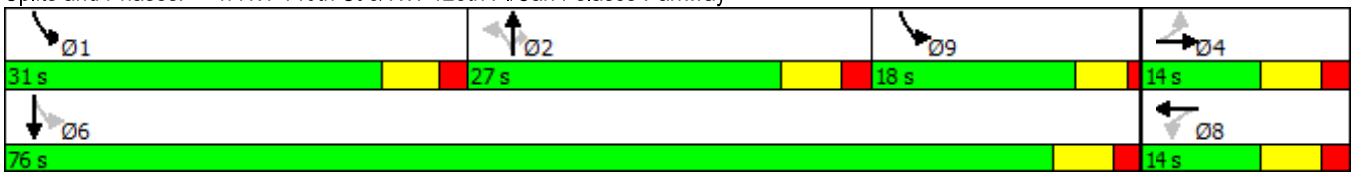
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
Link Speed (mph)		
Link Distance (ft)		
Travel Time (s)		
Peak Hour Factor		
Heavy Vehicles (%)		
Adj. Flow (vph)		
Shared Lane Traffic (%)		
Lane Group Flow (vph)		
Turn Type		
Protected Phases	1	9
Permitted Phases		
Detector Phase		
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	16.0	9.5
Total Split (s)	31.0	18.0
Total Split (%)	34%	20%
Maximum Green (s)	25.0	13.5
Yellow Time (s)	4.0	3.5
All-Red Time (s)	2.0	1.0
Lost Time Adjust (s)		
Total Lost Time (s)		
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Act Effct Green (s)		
Actuated g/C Ratio		
v/c Ratio		
Control Delay		
Queue Delay		
Total Delay		
LOS		
Approach Delay		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			C			D			B	
Queue Length 50th (ft)		0		46	0		1	227	0	135	122	
Queue Length 95th (ft)		0		#107	0		6	#337	40	#357	181	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		251		119	806		168	435	571	854	1372	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.08		0.68	0.19		0.01	0.93	0.46	0.86	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 89.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.93			
Intersection Signal Delay: 23.6		Intersection LOS: C	
Intersection Capacity Utilization 76.6%		ICU Level of Service D	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	Ø1	Ø9
Approach LOS		
Queue Length 50th (ft)		
Queue Length 95th (ft)		
Internal Link Dist (ft)		
Turn Bay Length (ft)		
Base Capacity (vph)		
Starvation Cap Reductn		
Spillback Cap Reductn		
Storage Cap Reductn		
Reduced v/c Ratio		

Intersection Summary

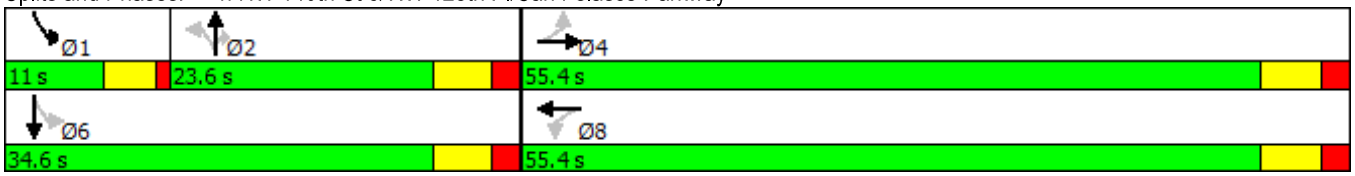
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.605		0.750			0.476			0.181		
Satd. Flow (perm)	0	1110	0	1397	1583	0	887	1863	1583	340	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		91			367				110		2	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	303	0	1023	4	352	110	195	405	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	303	1023	0	4	352	110	195	416	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	55.4	55.4		55.4	55.4		23.6	23.6	23.6	11.0	34.6	
Total Split (%)	61.6%	61.6%		61.6%	61.6%		26.2%	26.2%	26.2%	12.2%	38.4%	
Maximum Green (s)	49.4	49.4		49.4	49.4		17.6	17.6	17.6	6.5	28.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		49.4		49.4	49.4		17.6	17.6	17.6	30.1	28.6	
Actuated g/C Ratio		0.55		0.55	0.55		0.20	0.20	0.20	0.33	0.32	
v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	
Control Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
LOS		A		B	D		C	E	A	E	C	
Approach Delay					34.2			60.8			44.3	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS					C			E			D	
Queue Length 50th (ft)		0		93	403		2	200	0	82	205	
Queue Length 95th (ft)		0		152	#742		11	#370	42	#179	310	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		650		766	1034		173	364	398	218	596	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.99			
Intersection Signal Delay: 41.7		Intersection LOS: D	
Intersection Capacity Utilization 99.0%		ICU Level of Service F	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl at NW 140th S
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.98
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	6	0	2	0	69	0	133	0	2	329	212	0	651	651	1
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	8	8	8	8
Flow Rate (v_{PCE}), pc/h	0	6	0	2	0	70	0	136	0	2	342	221	0	717	717	1
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		8.00			206.00			565.00			1435.00	
Entry Volume veh/h		8.00			206.00			553.92			1328.70	
Circulating Flow (v_c), pc/h	1504			350			723			72		
Exiting Flow (v_{ex}), pc/h	938			3			484			789		
Capacity (c_{pce}), pc/h		297.61			965.69			660.10			1282.28	
Capacity (c), veh/h		297.61			965.69			647.15			1187.30	
v/c Ratio (x)		0.03			0.21			0.86			1.12	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		12.6			5.8			33.9			82.2	
Lane LOS		B			A			D			F	
95% Queue, veh		0.1			0.8			9.7			32.8	
Approach Delay, s/veh	12.6			5.8			33.9			82.2		
Approach LOS	B			A			D			F		
Intersection Delay, s/veh | LOS	61.7						F					

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HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	PM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl NW 140th St
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.93
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	5	0	2	0	279	0	941	0	4	324	101	0	179	373	10
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	5	0	2	0	300	0	1012	0	4	355	111	0	194	405	11
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		7.00			1312.00			470.00			610.00	
Entry Volume veh/h		7.00			1312.00			460.78			603.96	
Circulating Flow (v_c), pc/h		899			364			199			304	
Exiting Flow (v_{ex}), pc/h		305			15			1372			707	
Capacity (c_{pce}), pc/h		551.63			952.00			1126.49			1012.08	
Capacity (c), veh/h		551.63			952.00			1104.40			1002.06	
v/c Ratio (x)		0.01			1.38			0.42			0.60	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.7			191.8			7.7			11.9	
Lane LOS		A			F			A			B	
95% Queue, veh		0.0			54.1			2.1			4.2	
Approach Delay, s/veh	6.7			191.8			7.7			11.9		
Approach LOS	A			F			A			B		
Intersection Delay, s/veh | LOS	110.1						F					

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SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

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May 28, 2021

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1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

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Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA



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AERIAL MAP

FLATWOODS Consulting Group

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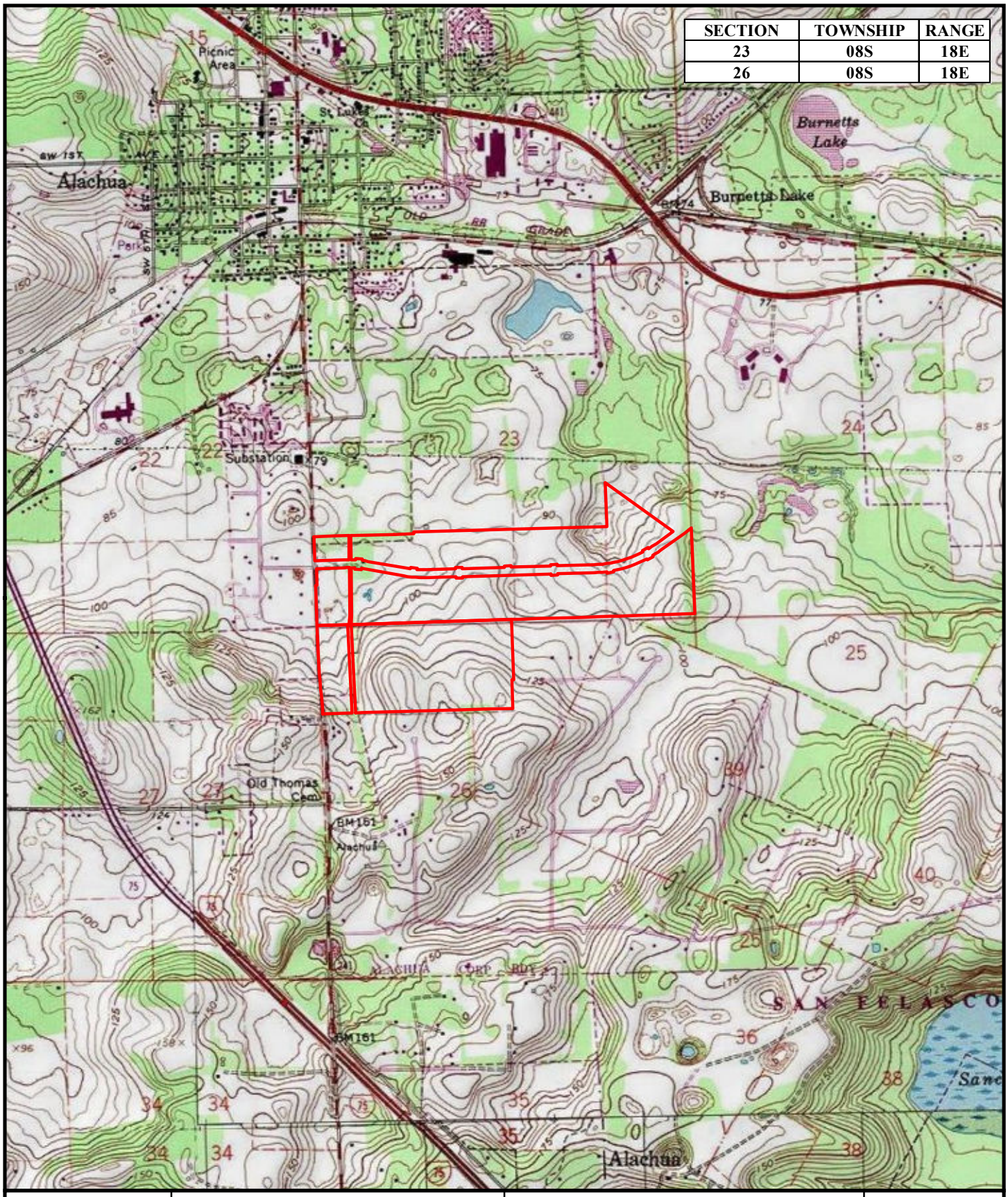

SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

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Project Area

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QUAD MAP

FLATWOODS Consulting Group

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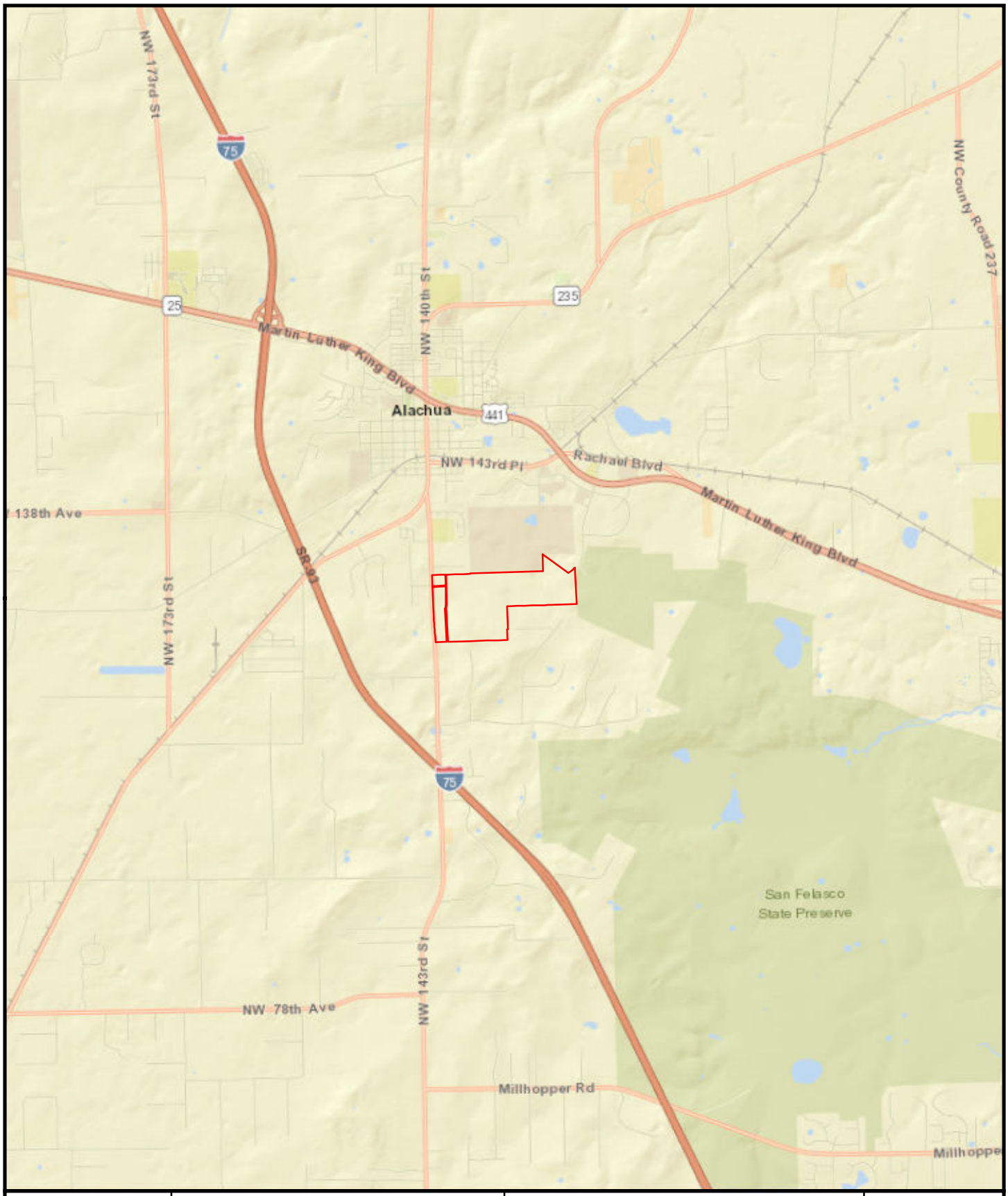

Miles

0 1 in = 1 miles 1

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ALACHUA COUNTY, FLORIDA

Project Area

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LOCATION MAP

FLATWOODS Consulting Group

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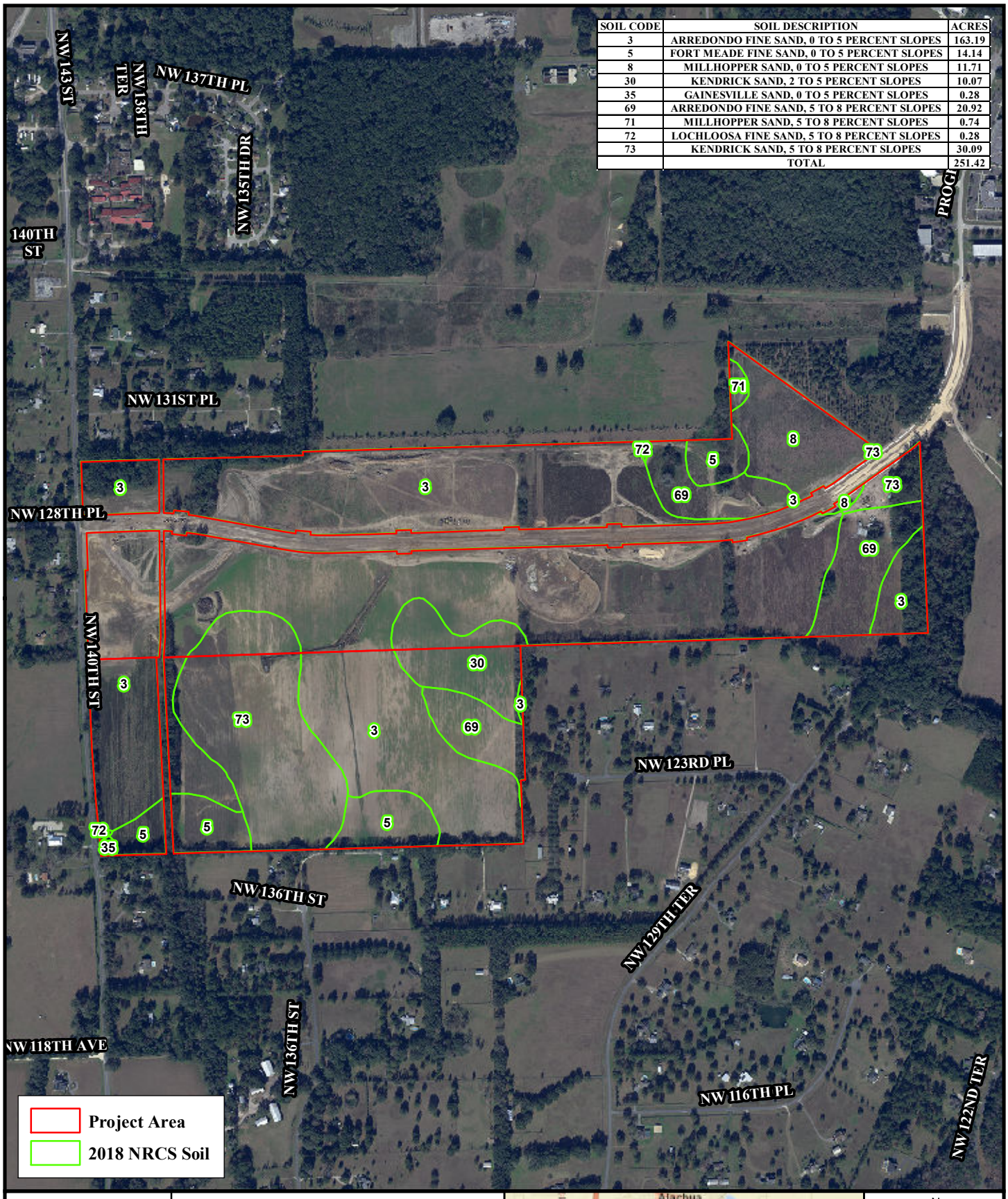

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA



N
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SOIL MAP

FLATWOODS Consulting Group

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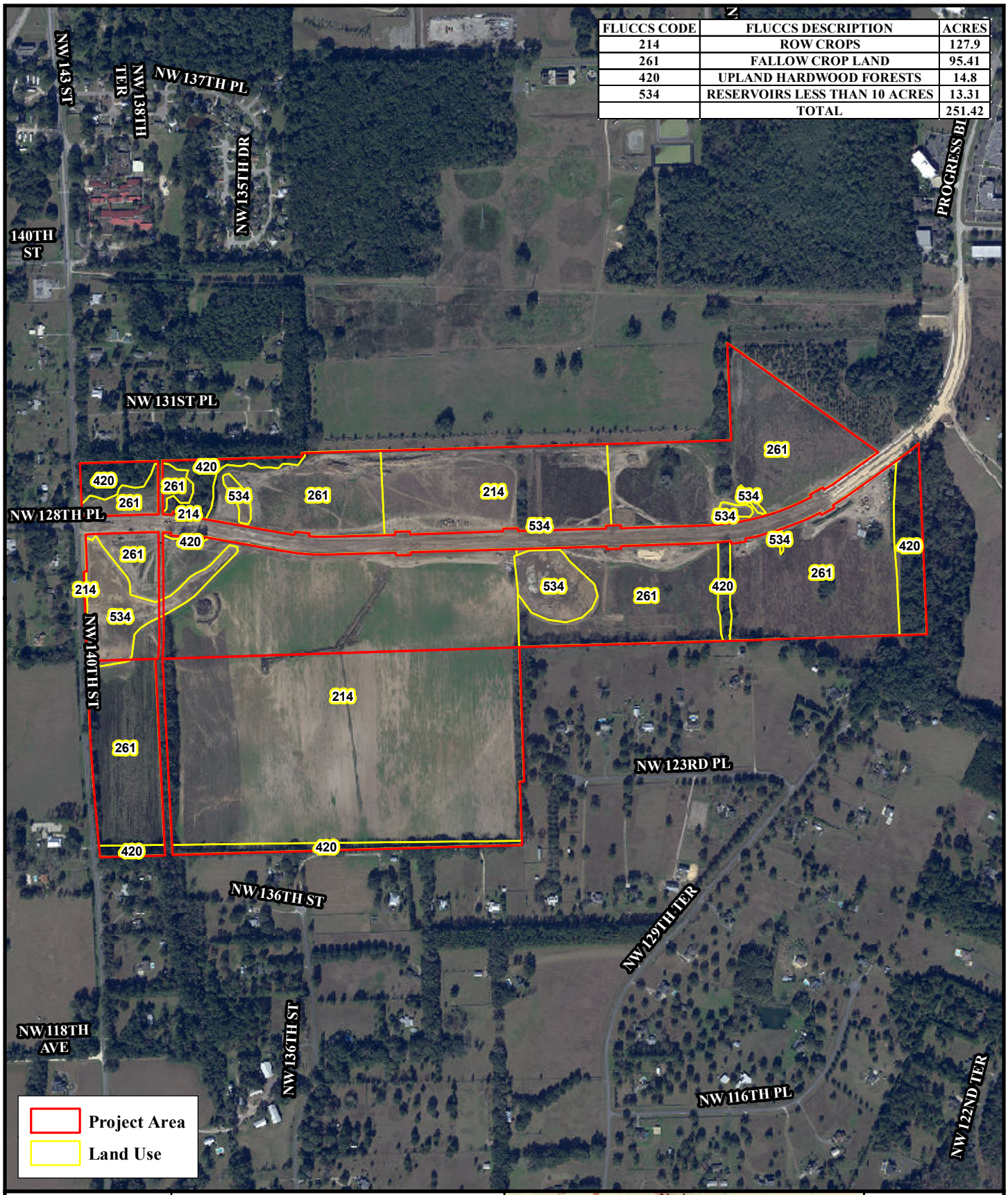

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

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ALACHUA COUNTY, FLORIDA



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LAND USE MAP

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Feet
0 1 in = 900 feet 900

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ALACHUA COUNTY, FLORIDA



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ECO SURVEY MAP

FLATWOODS Consulting Group

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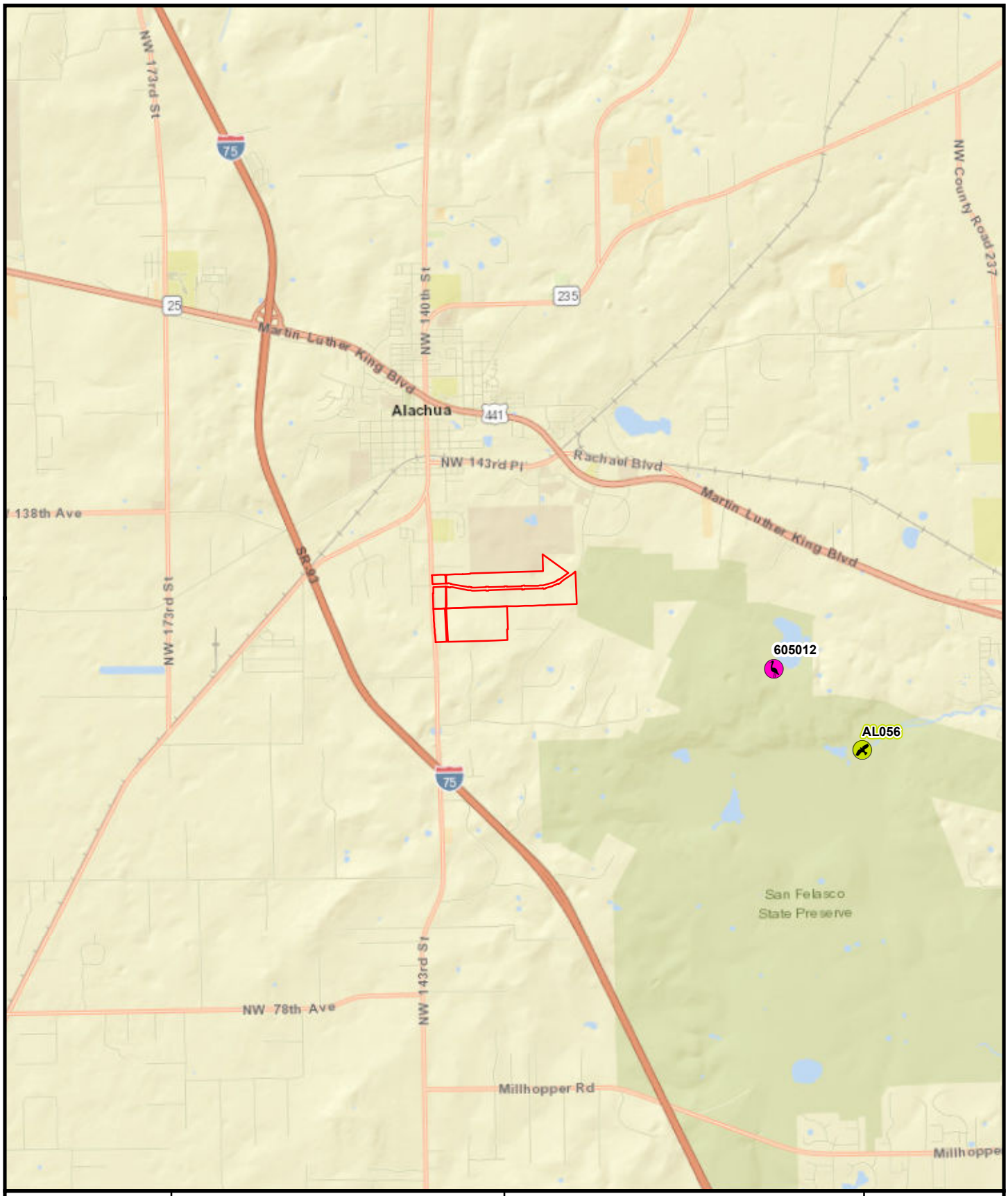

Miles

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

Project Area

Active Wading Bird Colony

Eagle Nest

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FNAI / FWC MAP

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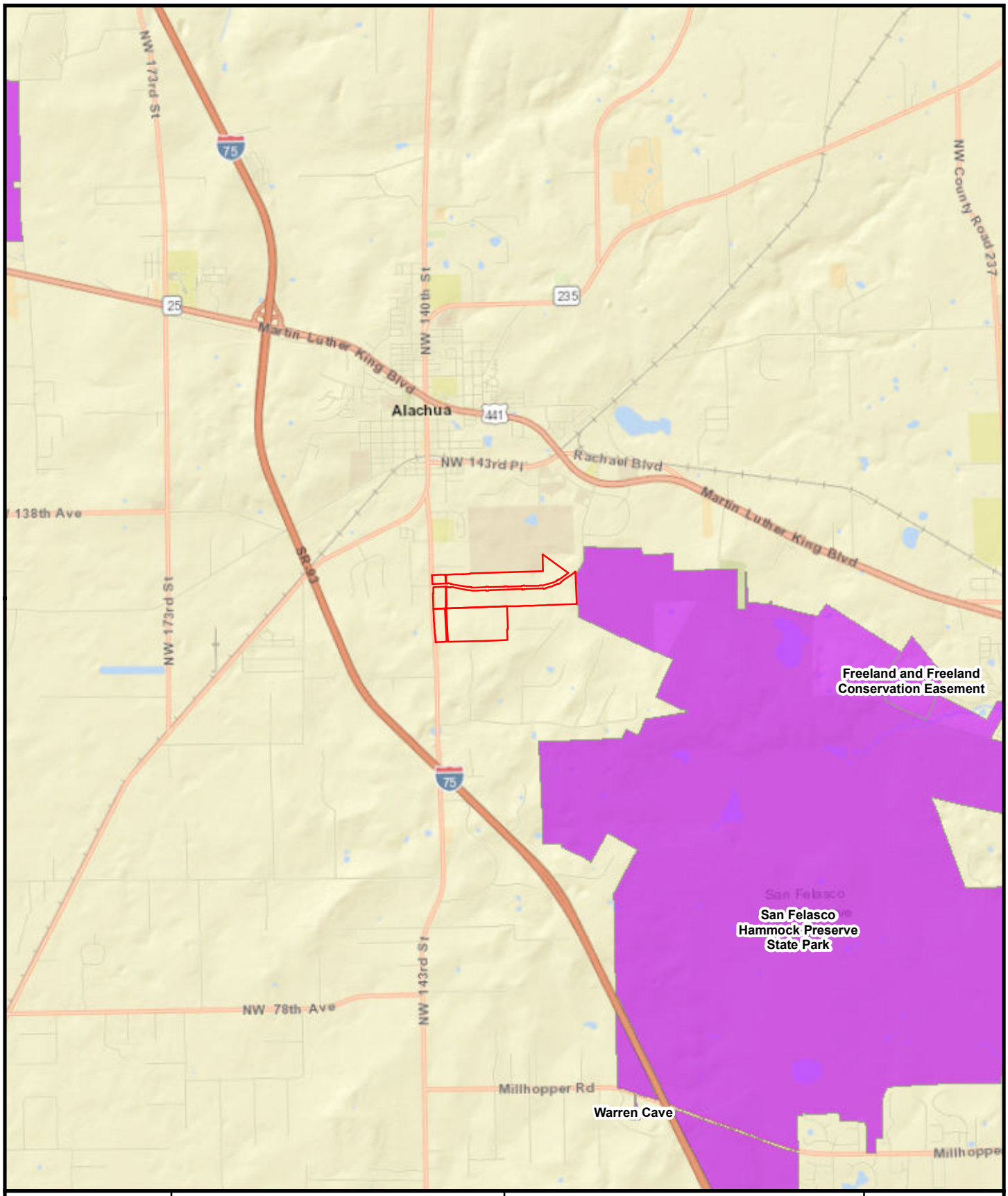

Miles

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands

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PROTECTED LANDS MAP

FLATWOODS Consulting Group

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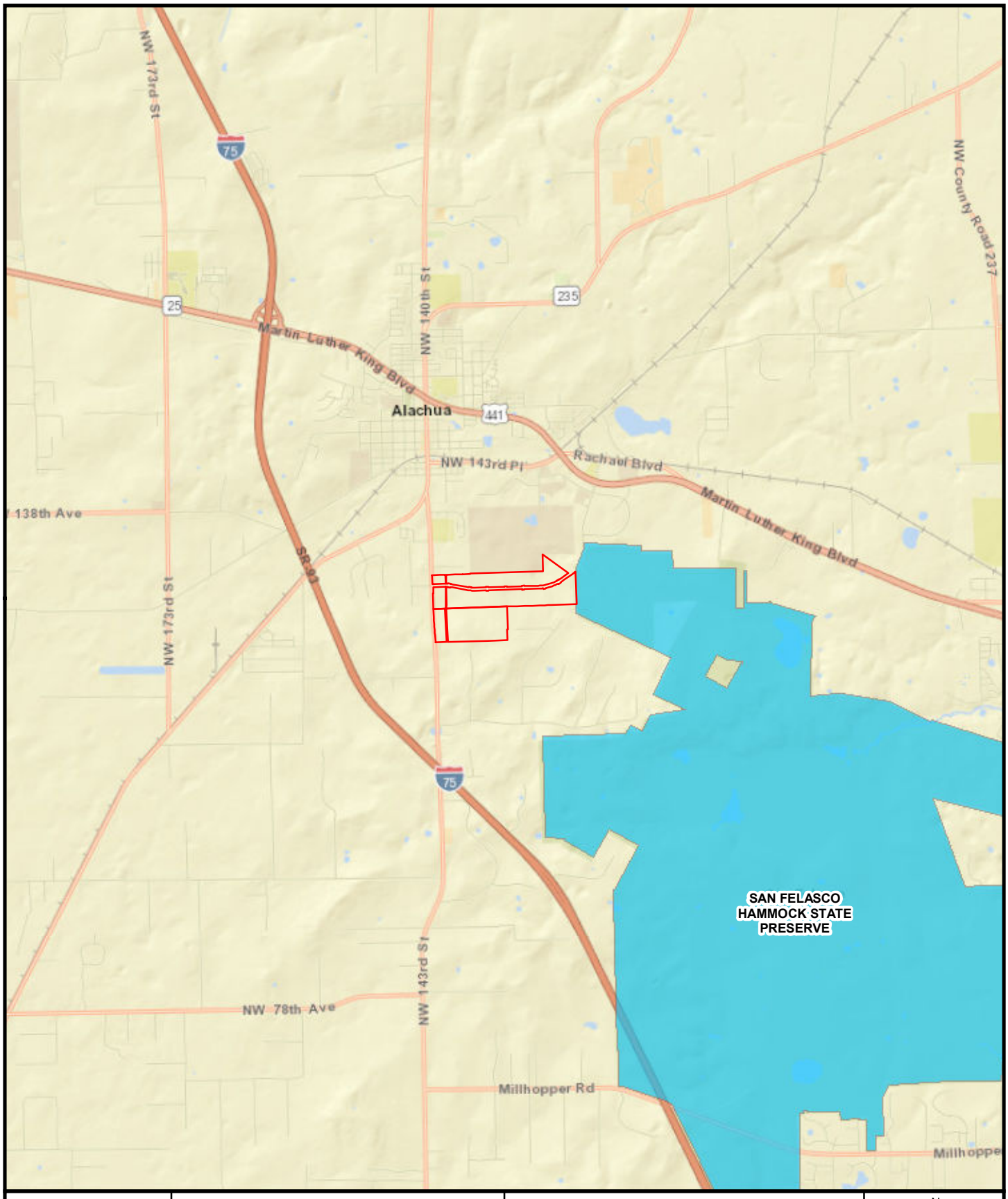

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Outstanding Florida Waters April 2020

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PROTECTED WATERS MAP

FLATWOODS Consulting Group

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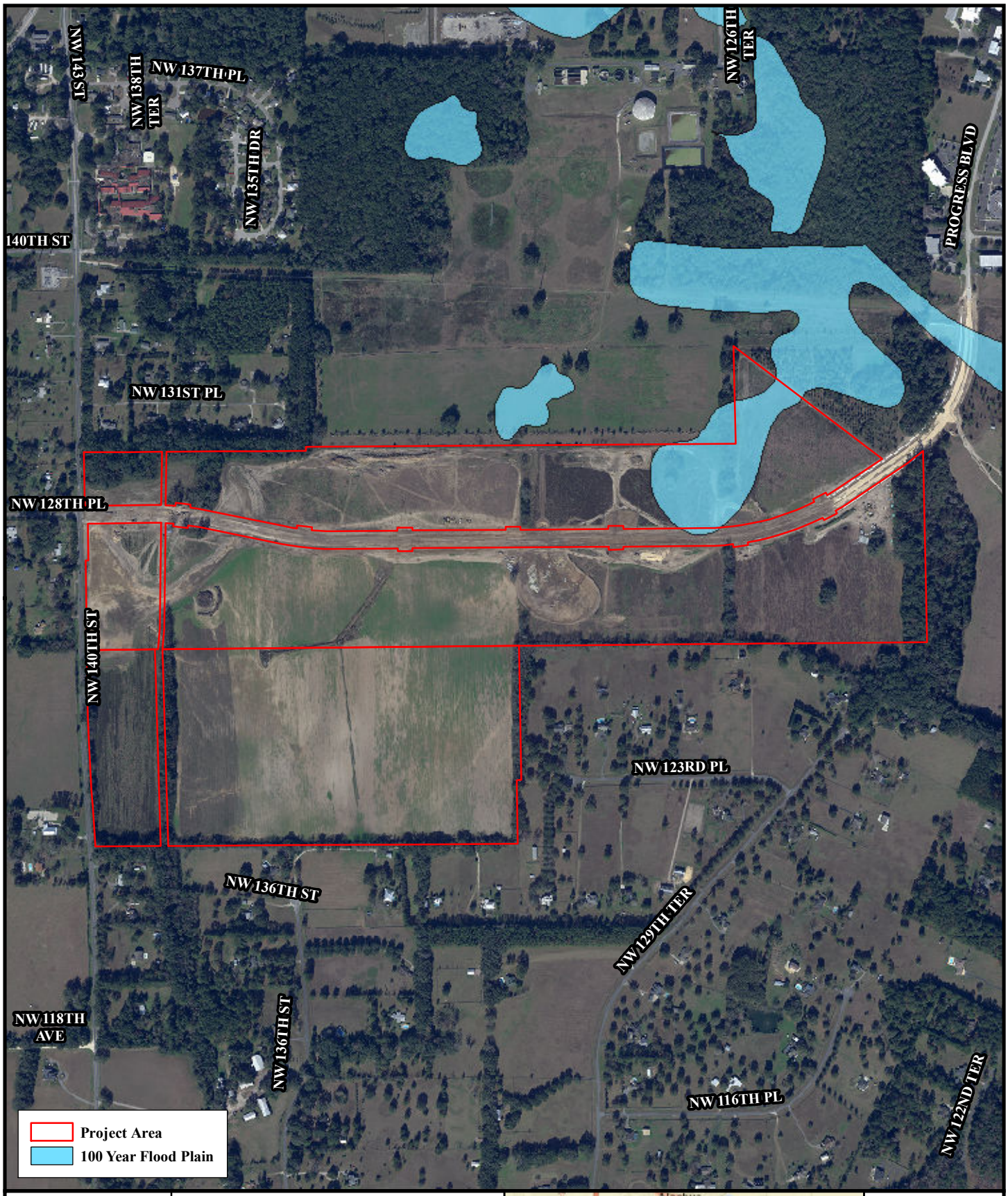

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA



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FLOODPLAIN MAP

FLATWOODS Consulting Group

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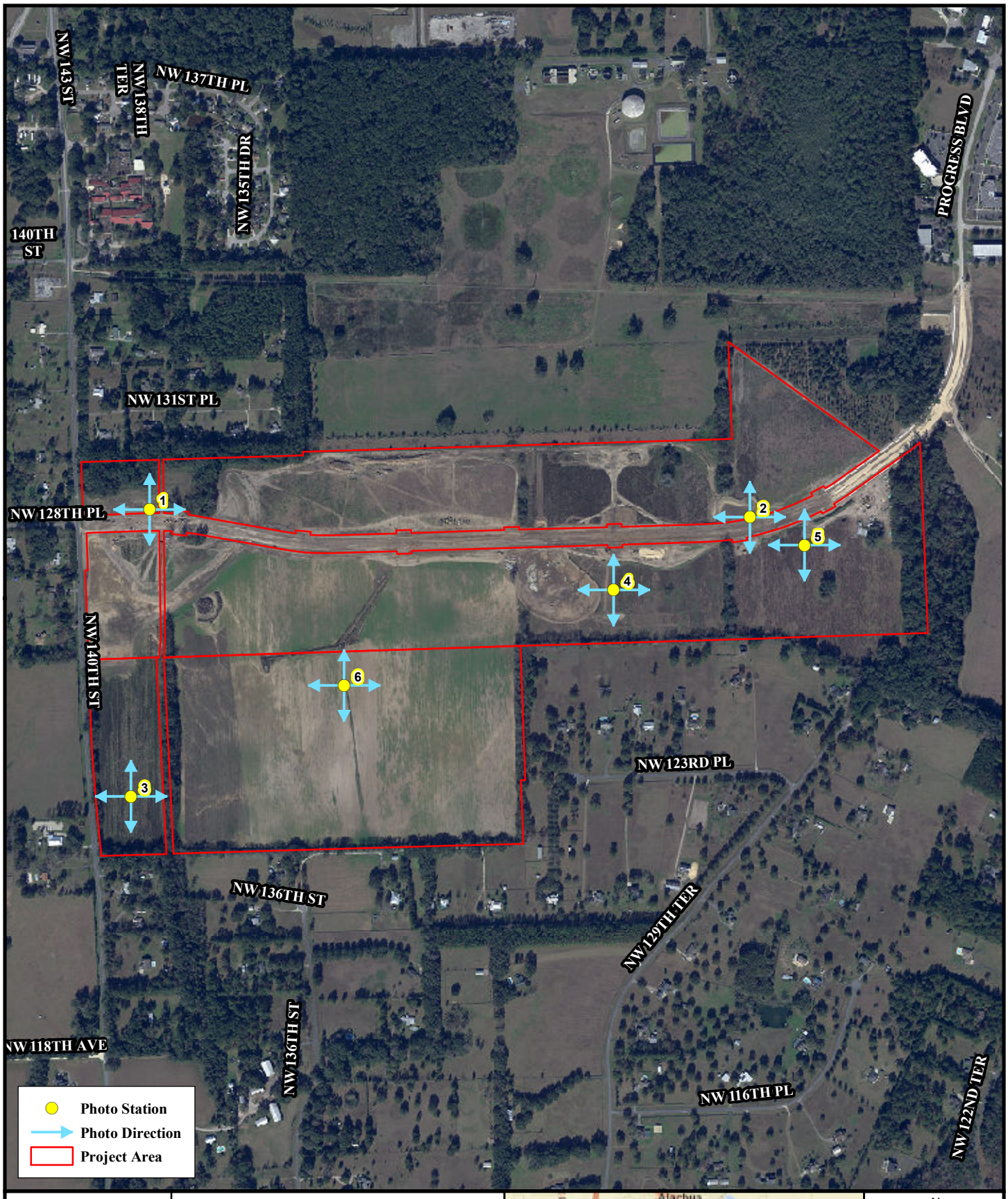

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA



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PHOTO STATION MAP

FLATWOODS Consulting Group

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Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west



Photo Station 6, view north



Photo Station 6, view east



Photo Station 6, view south



Photo Station 6, view west



Surface Water 1



Surface Water 2



Surface Water 3



Surface Water 4



Surface Water 5



Surface Water 6



Surface Water 7

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

November 23, 2021

Matt Cason
Concept Development, Inc.
1449 SW 74th Dr. Suite 200
Gainesville, FL 32604

SUBJECT: Permit Number ERP-001-205889-4
Momentum Labs

Dear Matt Cason:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on November 18, 2021. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

Professional Consultants

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

Justin,

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

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

Response:

The Bike Depot project will consist of three buildings:

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

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

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

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

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

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

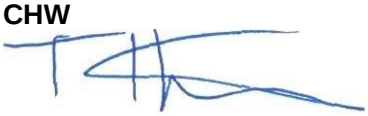
Outside of business hours, we anticipate that Buildings 1 & 2 will be the primary uses. We anticipate that the peak Momentum Labs and Building 3 use will occur outside of these hours. Building 1 requires a minimum of 108 spaces. Building 2 requires a minimum of 44 spaces. The combined parking demand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

Conclusion:

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

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

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

MEMORANDUM

Concept Development, Inc.

21-0105.05

CHW Professional Consultants

To: Justin Tabor, *City of Alachua*

From: Leena Rosario, *CHW*

Date: 02/22/2022

RE: Convergence Research Park Bike Depot Alternative Landscape Plan

Alternative Landscape Plan Summary

Due to lot configuration and utility constraints, CHW is submitting a request to use an alternative landscape plan to fulfill site landscape requirements on the project site in accordance with Section 6.2.2(D)(10).

The alternative landscape items are detailed below in the responses to the City of Alachua review comments on 01/06/2022. Attached to this letter is an exhibit highlighting the proposed alternative landscape and its locations.

Comment:

i. Section 6.2.2(D)(1)(c)(i) requires an additional 4 canopy trees for each 100 lineal feet of facade, planted in front of the facade.

1. No canopy trees are proposed to the south or west of Building 3, therefore, the required building façade trees are not been provided.

Response: The north, south, and east building façade required trees are provided. There are utilities running adjacent to the west building façade and there is inadequate horizontal clearance between the utilities and building to provide canopy trees. The remaining 4 required canopy trees have been provided east and north of the building. Please find the items highlighted in pink in the attached exhibit.

Comment:

ii. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25% planted on each side. There is only 1 tree species utilized which is classified as an understory tree – Crepe Myrtle.

1.The minimum number of understory trees on each side of the buildings has not been provided.

Response: Crape Myrtle and Podocarpus are proposed for utilization as understory trees for site landscape requirements. Due to pavement along north side of Building 1 & 2 and required parking lot landscape, there is inadequate clearance to provide understory trees in the front of these structures. On the west side of Building 1 there are proposed utilities creating a limited planting area. This area has been maximized with the required canopy trees and shrubs for building façade landscape requirements. On the east side of Building 2, there are existing trees to remain which create inadequate horizontal clearance for additional landscape. As an alternative, an excess number of understory trees have been provided in front of and the west side of Building 3 and northeast of Buildings 1 & 2. Please find the items highlighted in green in the attached exhibit.

Comment:

iii. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. A row of shrubs is not provided along the north facade of Buildings 1 and 2. Note that in lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.

Response: Due to adjacent paving on the north façade of Buildings 1 and 2, there is inadequate horizontal clearance to provide a shrub row or shrub masses. Shrubs have been provided along all other sides of Buildings 1 & 2.

MEMORANDUM

Bike Depot at Convergence Research Park

21-0105.05

To:	City of Alachua, Justin Tabor
From:	Travis Hastay, P.E.
Date:	November 30, 2021
RE:	Bike Depot at Convergence Research Park: Traffic Memo

Dear Justin:

In the attached traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension" (originally submitted to the City of Alachua on February 15th, 2019), the impact of the proposed San Felasco Parkway was analyzed to determine proper traffic signaling assuming full build-out conditions. In the Executive Summary section of the study (p.2), it was stated that a two-way stop control would be required at the intersection of San Felasco Parkway and NW 140th St. It was also stated that the two-way stop intersection would be expected to operate acceptably well after year 2030.

The Executive Summary section (p.2) of the study also states the following: "A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.

- For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
- For any development within the UF Foundation Site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030."

A trip generation calculation was performed using the ITE Trip Generation Manual, 10th Edition. The ± 277.5 acre UF Foundation site located along the San Felasco Parkway was assumed to consist of Research and Development (ITE Land Use Code 760) with an assumed floor area ratio (FAR) of 15%. Based on the assumptions described above, the trip generation yielded **18,756 Average Daily Trips (ADT)** at full build-out.

Attached is a trip generation report summarizing the projected ADT for the *Convergence Research Park Residential, Phase 1-3*, *Momentum Labs at Convergence Research Park*, *and Bike Depot at Convergence Research Park* projects. The combined ADT for both projects is **4,190 trips**. For reference, an additional trip generation calculation has been included utilizing the 75% build-out condition in the Executive Summary section described above. The projected ADT at 75% build-out is **14,118 trips.**

Based on the Executive Summary section (p.2) of the San Felasco Parkway study, the *Convergence Research Park Residential, Phase 1-3*, *Momentum Labs at Convergence Research Park, and Bike Depot at Convergence Research Park* projects do not meet either of the thresholds requiring a signal warrant analysis.

The ADT generated by the above-mentioned projects consists of approximately 30% of the full build-out ADT and was taken into account by the initial traffic study. All other operational

and safety concerns were addressed in the original study for the overall development and since the threshold has not been reached no additional traffic study is required.

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

Sincerely,
CHW

Travis Hastay, P.E.
Sr. Project Manager

Convergence Research Park Residential Phase 1-3									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	760	273	2619	199	54	145	266	168	98

Convergence Residential: 273 units proposed

Momentum Labs at Convergence Research Park										
Land Use	ITE LU Code	Variable Type	Variable	Daily*	AM Peak**			PM Peak**		
				Total	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	54.8	765	61	51	10	70	11	59

Momentum Labs: GFA of 54,800 square feet proposed

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manua

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Trip Generation: Bike Depot at Convergence Research Park										
Land Use	ITE Code	Variable Type	Variable Quantity	AM Peak			PM Peak			Daily
				Total	In	Out	Total	In	Out	
Recreational Community Center	495	KSF	7.822	47	31	16	35	16	19	229
General Office Building	710	KSF	8.982	35	30	5	12	2	10	102
*Shopping Center	820	KSF	1.348	1	1	0	22	11	11	322
** Pass-by = 34% PM				0	0	0	7	4	3	109
**High-Turnover (Sit-Down) Restaurant	932	KSF	4.096	41	23	18	40	25	15	459
*** Pass-by = 43% PM				18	10	8	17	11	6	197
Total Project Trips				***124***	***85***	***39***	***109***	***54***	***55***	~~***1,112***~~
Net New Total Project Trips				***106***	***75***	***31***	***85***	***39***	***46***	***806***

* The Shopping Center is used to estimate a 1,348 SF bike shop as it provides the most suitable land use type comparison. The fitted curve equation was used for all scenarios except the Shopping Center AM peak where the average rate provides a better estimate based on the size of the development being proposed.

** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.

*** The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 43% is applied to the AM and daily trip generation.

UF Foundation - Full Buildout Trip Generation													
Land Use	ITE LU Code	Variable Type	Variable	Daily*	AM Peak**			PM Peak**					
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,360.085	14,118	7059	7059	1032	857	175	1427	228	1199

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manua

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manua

Detail by Entity Name

Florida Limited Liability Company
SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	NONE
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
720 SW 2ND AVE #105
GAINESVILLE, FL 32601

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2021	04/06/2021

Document Images

04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
CONCEPT INCOME PROPERTIES, LLC.

Filing Information

Document Number	L20000306479
FEI/EIN Number	N/A
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE

Principal Address

720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Mailing Address

3324 W. UNIVERSITY AVE #151
GAINESVILLE, FL 32607

Registered Agent Name & Address

CRAWFORD, BRIAN
720 SW 2ND AVE
105
GAINESVILLE, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
720 SW 2ND AVE, 105
GAINESVILLE, FL 32601 UN

Annual Reports

Report Year	Filed Date
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

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: U of F Foundation, Inc	Applicant/Agent Name: Travis Hastay, P.E.
Phone: Contact Agent	Company: CHW
Email: Contact Agent	Phone: (352) 331-1976
	Email: travish@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03929-000-000, 03969-000-000	Address: TBD
City: Alachua	Zip: 32615

PART 3. SELF-CERTIFICATION

I, Travis Hastay _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. ☐ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)

2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)

3. ☑ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)

4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

[X] Yes [ ] No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Exemption Sec 77.21(a)(11) - stormwater management facilities

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

The affected surface water is part of an existing stormwater management system that conveys runoff from the south side of San Felasco Parkway to an existing depressional retention area on the north side. In post development, a dry retention facility will be constructed over the existing surfaace water and provide additional stormwater storage and treatment. In addition, the proposed facility will reduce discharge rates and volumes of the tormwater runoff conveyed beneath San Felasco Parkway, therefore improving the existing condition.

Date Activity is proposed to commence February 2022 to be completed February 2023

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOLWEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Travis Hastay		11/30/21
Typed/Printed Name	Signature	Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an ***Application Form***. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

SITE PLANS
FOR:

CONVERGENCE RESEARCH PARK BIKE DEPOT

ALACHUA COUNTY, FLORIDA

SECTIONS 23 & 26, TOWNSHIP 8 SOUTH, RANGE 19 EAST

SUBMITTED TO:

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

GENERAL NOTES

1. DEVELOPMENT DATA:

	PROPOSED DEVELOPMENT		
OVERALL SITE AREA=	279,540 S.F.	100.0 %	6.42 ACRES
BUILDING FOOTPRINT AREA=	18,014	6.4 %	
CONC./PAVE AREA=	68,933 S.F.	24.7 %	
TOTAL IMPERVIOUS AREA=	86,947 S.F.	31.1 %	
OPEN AREA=	192,593 S.F.	68.9 %	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±7,803 SF CONFERENCE CENTER, ±5,467 RETAIL/RESTAURANT SPACE, ±9,488 TWO-STORY OFFICE SPACE, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

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

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

3. PARKING CALCULATIONS:

RETAIL
CAR: 1 SPACE PER 305 SQ. FT. FLOOR AREA
1,705 SQ. FT. / 305 SQ. FT. = MINIMUM 6 SPACES
6 SPACES X 125% = MAXIMUM 8 SPACES
PROVIDED: 6 SPACES TOTAL (1 ACCESSIBLE)

BICYCLE: 1 SPACE/10 CAR SPACES = 6 / 10 = 1 TOTAL SPACES REQUIRED; 2 SPACES PROVIDED

ACCESSIBLE SPACES:
REQUIRED: 1
PROVIDED: 1

RESTAURANT
CAR: 1 SPACE PER 100 SQ. FT. FLOOR AREA
3,762 SQ. FT. / 100 SQ. FT. = 38 MINIMUM SPACES
38 SPACES X 125% = MAXIMUM 48 SPACES
PROVIDED: 38 SPACES TOTAL (2 ACCESSIBLE)

BICYCLE: 1 SPACE/10 CAR SPACES = 38 / 10 = 4 TOTAL SPACES REQUIRED; 4 SPACES PROVIDED

ACCESSIBLE SPACES:
REQUIRED: 2
PROVIDED: 2

OFFICE SPACE
CAR: 1 SPACE PER 330 SQ. FT. FLOOR AREA
9,488 SQ. FT. / 330 SQ. FT. = MINIMUM 29 SPACES
29 SPACES X 125% = MAXIMUM 36 SPACES
PROVIDED: 29 SPACES TOTAL (2 ACCESSIBLE)

BICYCLE: 1 SPACE/10 CAR SPACES = 29 / 10 = 3 TOTAL SPACES REQUIRED; 4 SPACES PROVIDED

ACCESSIBLE SPACES:
REQUIRED: 2
PROVIDED: 2

CONFERENCE CENTER
CAR: 1 SPACE PER 3 SEATS
324 SEATS (CAFE AREA = 51 SEATS, ACTIVITY AREA = 273 SEATS) / 3 SEATS = MINIMUM 108 SPACES
108 SPACES X 125% = MAXIMUM 135 SPACES
* PROVIDED: 53 SPACES TOTAL (3 ACCESSIBLE)

BICYCLE: 1 SPACE/10 CAR SPACES = 125 / 10 = 13 TOTAL SPACES REQUIRED; 18 SPACES PROVIDED

ACCESSIBLE SPACES:
REQUIRED: 5
* PROVIDED: 3

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

REFER TO NARRATIVE SUBMITTED UNDER SEPARATE COVER FOR MORE INFORMATION DESCRIBING THE "UNIQUE CHARACTERISTICS" QUALIFYING THE PROPOSED DEVELOPMENT FOR A SHARED PARKING PLAN.

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

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-NATURAL GAS SERVICE WILL BE PROVIDED BY GRU.

6. DRAINAGE:
AN ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED WHICH DISCHARGES TO STORMWATER MANAGEMENT FACILITY 3A1 (SMF-3A1), WHICH IS LOCATED ON THE MOMENTUM LABS PROJECT SITE. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

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

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:

CORPORATE PARK (CP) ZONING DISTRICT DESIGNATION.

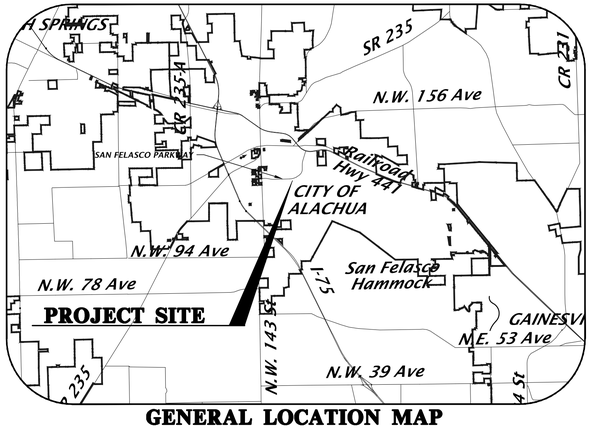
EACH OF THE PROPOSED FACILITIES ARE LISTED AS ALLOWABLE USES IN ARTICLE 4 OF THE LDRS. PER TABLE 4.1-1, CONFERENCE CENTERS, SALES ESTABLISHMENTS, RESTAURANTS WITH OUTDOOR SEATING, AND OFFICES ARE PERMITTED USES WITHIN THE CORPORATE PARK ZONING DISTRICT.

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

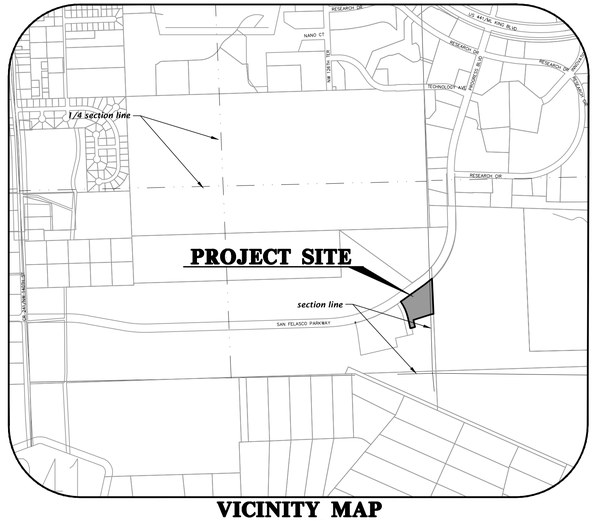
9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:
SEE SURVEY

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
811
Know what's **below.** **Call** before you dig.
1-800-432-4770



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1-5 OF 14	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21 - C0.22	STORMWATER POLLUTION PREVENTION PLAN
C0.23	STORMWATER POLLUTION PREVENTION DETAILS
C0.30 - C0.31	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10 - C2.11	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.34	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.11	DETAILED UTILITY PLAN
LS-1	LANDSCAPE SCHEDULE, DETAILS, & NOTES
LS-2 - LS-3	LANDSCAPE PLAN
IR-1 - IR-2	IRRIGATION PLAN
E-1	PHOTOMETRIC SITE PLAN
E-2 - E-3	ELECTRIC SITE PLAN
E-4	SPECIFICATIONS AND LEGEND
E-5	ELECTRIC UTILITY DETAILS
E-6	SCHEDULE, DETAILS, AND STATISTICS
A1.01a	FLOOR PLAN - EVENT CENTER BUILDING
A1.01b	FLOOR PLAN - RETAIL/RESTAURANT
A1.01c	FLOOR PLAN - 2 STORY OFFICE BUILDING
A2.01a	EXTERIOR ELEVATIONS - EVENT CENTER BUILDING
A2.01b	EXTERIOR ELEVATIONS - RETAIL/RESTAURANT
A2.01c	EXTERIOR ELEVATIONS - 2 STORY OFFICE BUILDING

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

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
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DEVELOPER
MATT CASON, PRESIDENT
CONCEPT DEVELOPMENT, INC
5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL. 32606
(352) 333-3233

PROPERTY OWNER
SAN FELASCO RESEARCH VENTURES, LLC
12469 WEST STATE ROAD 100
LAKE BUTLER, FLORIDA 32615

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

ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
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11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

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

TECHNICIAN: T.F. COWART
DESIGNER: C. MATTHENNET, E.I.
CHECKED BY: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE * No. 84295 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C0.00

Tech: cstem Plot Date: Feb 23 2022 9:16am Filename: \\1401.chw-inc.local\Jobs\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 CV.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR)

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID LINE ALSO BEING THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°07'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 0°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 510.10 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 126.78 FEET TO A 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1360.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°06'02", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1334.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 421.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'70", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 126.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING ITS INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

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

LEGEND:

- = FOUND 4"x4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
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- = GUY ANCHOR
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- = CONCRETE POWER POLE
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- = FIRE HYDRANT
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- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
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- = WATER METER
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SUMMER = SUMMER HAW
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CMP = CORRUGATED METAL PIPE

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

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

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

SCHEDULE B-II TITLE EXCEPTIONS:

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

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

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

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

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

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

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

SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE :

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



ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

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

GRAPHIC SCALE

0 25 50 100

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
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RIGHT OF WAY LINE DATA TABLE (M)(R)

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

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

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

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

CHW
Professional Consultants

SCALE: 1" = 50'

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

CERTIFIED TO:

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

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

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

This map prepared by:

Certificate of Authorization No. LB. 5075

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

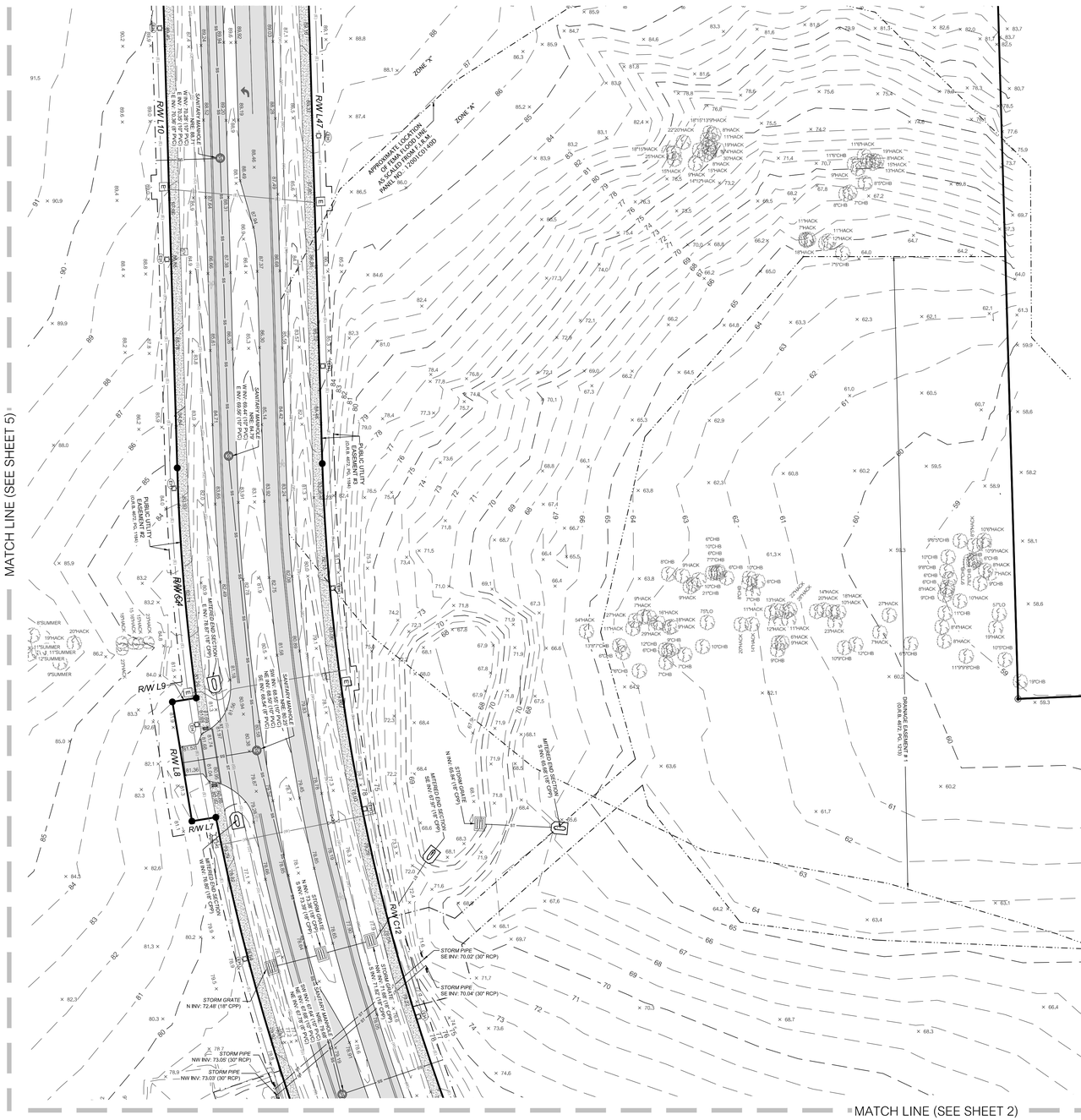
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.: 2 OF 14

Tech: nickd Plot Date: Jan 18,2021 5:14pm Filename: C:\Users\chickd\appdata\local\temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

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



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S00°22'57"E.
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10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
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13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

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- = METAL LID
- = DIRT/GRASS SURFACE

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

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

GRAPHIC SCALE
0 25 50 100

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

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

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

This map prepared by:
Certificate of Authorization No. LB. 5075
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SHEET NO.:
3 OF 14

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

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
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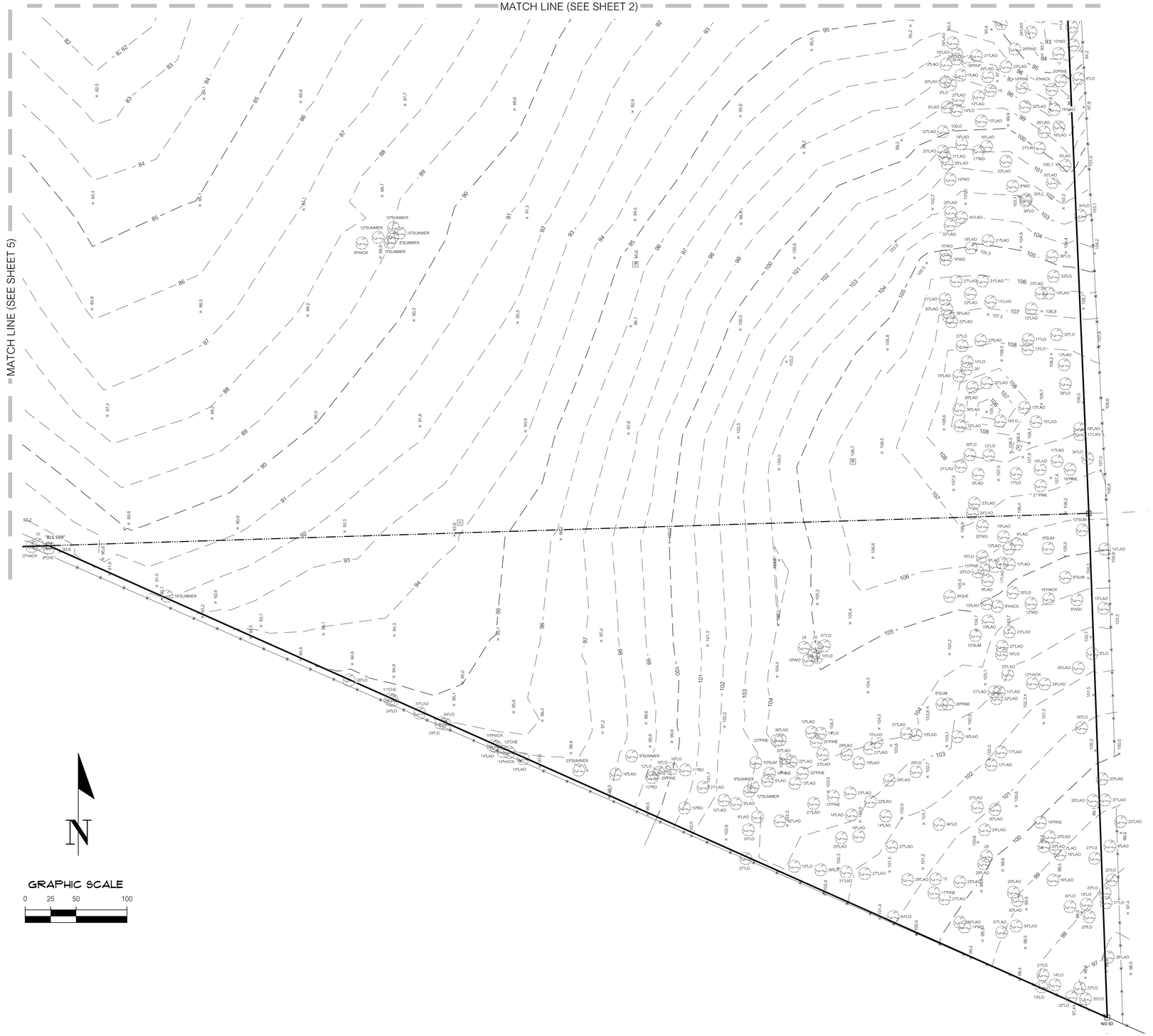

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DREW CHIEF:	JW
PLOTTED BY:	ASH
FIELD BOOK & PAGE:	612 / 18

This map prepared by:

AARON H. HICKMAN

(SEE SURVEYORS CERTIFICATION - SHEET 1)

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SHEET NO.:
4 OF 14

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

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
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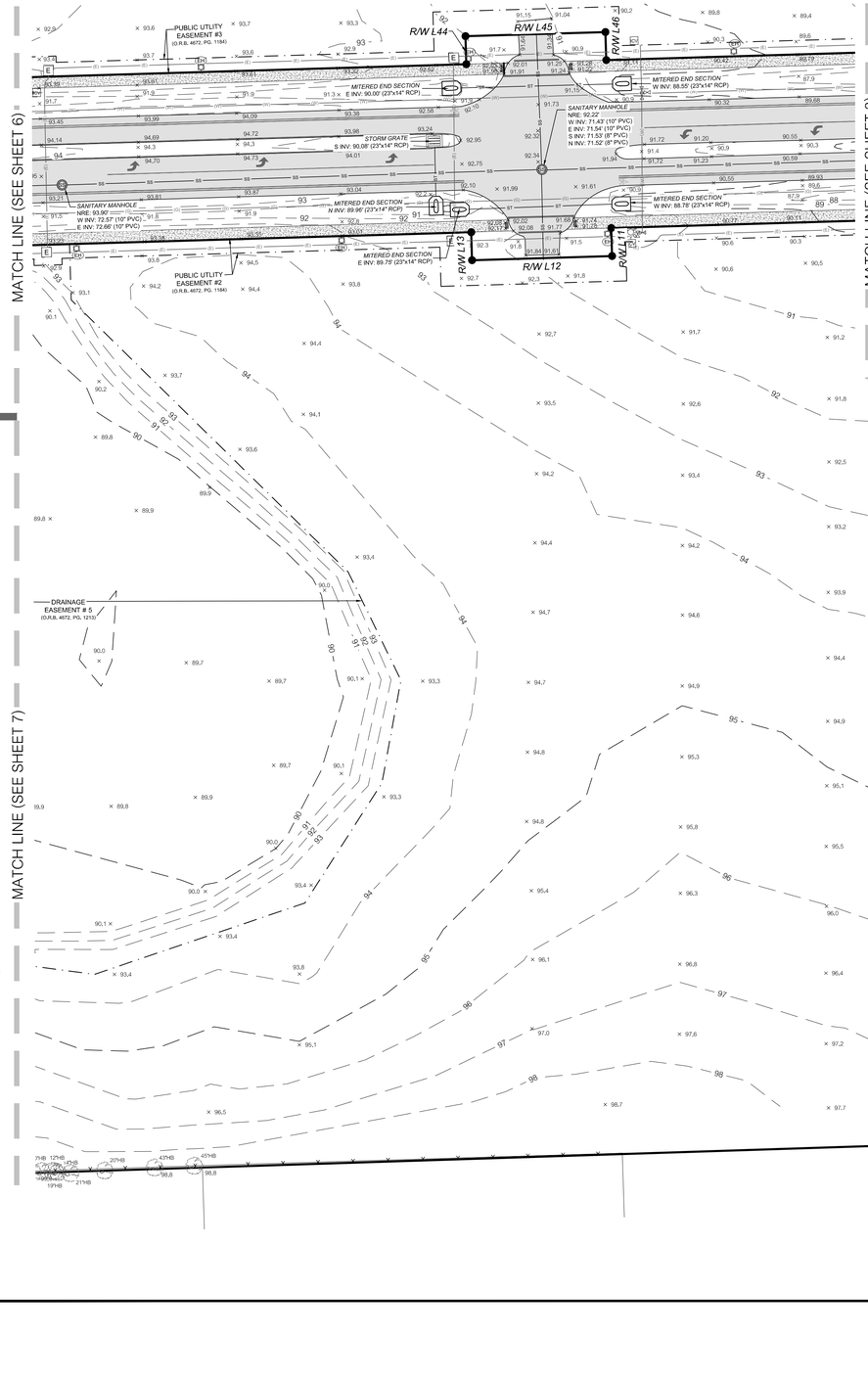

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N

GRAPHIC SCALE
0 25 50 100

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

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

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SHEET NO.:
5 OF 14

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAINTENANCE OF TRAFFIC (MOT) NOTES

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

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

DEMOLITION GENERAL NOTES

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

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

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

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

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

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

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER AND WASTEWATER GENERAL NOTES

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

ELECTRIC SERVICE GENERAL NOTES

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

ABBREVIATIONS

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

SIGNAGE

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

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

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SILT FENCE LINE

TREE BARRICADE LINE

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

EX. ELEVATION CONTOUR

PROPOSED CONTOUR

EX. SPOT ELEVATION

PROPOSED SPOT ELEVATION

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

EX. FENCE

PROPOSED FENCE

EX. TREE (SIZE & TYPE)

EX. TREE (TREE ID)

EX. TREE TO BE REMOVED (SIZE & TYPE)

EX. TREE TO BE REMOVED (TREE ID)

PROJECT BENCHMARK

STORMWATER

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

EX. GRAVITY STORMWATER MAIN

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

EX. STORMWATER MANHOLE

PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010

PROPOSED CIRCULAR AREA DRAIN

PROPOSED SQUARE AREA DRAIN

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

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

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

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

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

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

PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)

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

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

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

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

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

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

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

PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)

PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)

PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)

PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)

PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

EX. POTABLE WATER MAIN

PROPOSED POTABLE WATER MAIN

EX. RECLAIMED WATER MAIN

PROPOSED RECLAIMED WATER MAIN

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

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

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

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

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

POST INDICATOR VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

EX. WATER WELL

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

EX. GRAVITY WASTEWATER MAIN

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

EX. WASTEWATER FORCE MAIN

PROPOSED WASTEWATER FORCE MAIN

EX. WASTEWATER MANHOLE

PROPOSED WASTEWATER MANHOLE

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# PROPOSED WASTEWATER MANHOLE ID

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

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

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

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

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

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

PROPOSED AT&T LINE

EX. BURIED CABLE LINE

PROPOSED BURIED CABLE LINE

EX. BURIED TELEPHONE LINE

PROPOSED TELEPHONE LINE

EX. CABLE TELEVISION LINE

PROPOSED CABLE/TELEVISION LINE

EX. FIBER OPTIC LINE

EX. UNDERGROUND TELEPHONE LINE

EX. TELEPHONE PEDESTAL

EX. TELEVISION/CABLE PEDESTAL

EX. CHILLED WATER MAIN

PROPOSED CHILLED WATER MAIN

EX. FIRE MAIN

PROPOSED FIRE MAIN

EX. IRRIGATION LINE

PROPOSED IRRIGATION LINE

EX. STEAM LINE

PROPOSED STEAM LINE

PROPOSED CLAY ELECTRIC LINE

EX. ELECTRIC LINE

PROPOSED ELECTRIC LINE

EX. ENERGY LINE

PROPOSED PRIVATE LIGHTING LINE

EX. OVERHEAD WIRE LINE

EX. UNDERGROUND ELECTRIC LINE

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

PROPOSED TRANSFORMER

EX. GAS LINE

PROPOSED GAS LINE

EX. GAS MARKER

EX. GAS MARKER

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

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

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CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA,SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: C. CHEVIENNET, E.I.
QA/QC REVIEWER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE * PROFESSIONAL ENGINEER * STATE OF FLORIDA
No. 84295
Feb 22 2022
FL PE No. 84295

SHEET NO.: C0.11

Tech: colem Plot Date: Feb 21,2022 6:45pm Filename: N:\2021\21-0105.05\Departments\04_Engineering\02_DWGS\Production Files\21-0105.05 CV.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTIONS 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*PORTION OF 03929-000-000*
STREET ADDRESS:	*SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF SAN FELASCO STATE PARK*
PROJECT AREA:	*6.42 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±7,822 S.F. EVENT CENTER, ±5,444 S.F. RETAIL/RESTAURANT SPACE, TWO-STORY ±8,982 OFFICE SPACE, PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER CONVEYANCE SYSTEM. THE PROJECT SITE IS LOCATED AT ALONG THE SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF THE SAN FELASCO STATE PARK, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 6.42 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS

FROM_____TO_____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.

FROM_____TO_____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.

FROM_____TO_____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.

FROM_____TO_____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.

FROM_____TO_____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.

FROM_____TO_____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.

FROM_____TO_____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.

FROM_____TO_____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.

FROM_____TO_____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

FROM_____TO_____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*6.42 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*3.24 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*2.00 ACRES*
TOTAL DETENTION VOLUME:	*5.51 ACRE-FEET*
TOTAL OPEN AREA:	*4.42 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF MILLHOPPER SAND (0 TO 5 PERCENT SLOPE), MILLHOPPER SAND (5 TO 8 PERCENT SLOPE), ARREDONDO FINE SAND (0 TO 5 PERCENT SLOPE), ARREDONDO FINE SAND (5 TO 8 PERCENT SLOPE), FORT MEADE FINE SAND (0 TO 5 PERCENT SLOPE), BLICHTON SAND (5 TO 8 PERCENT SLOPE), LOCHLOOSA FINE SAND (2 TO 5 PERCENT SLOPE), LOCHLOOSA FINE SAND (5 TO 8 PERCENT SLOPE), KENDRICK SAND (2 TO 5 PERCENT SLOPE), AND KENDRICK SAND (5 TO 8 PERCENT SLOPE). GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN MAY OF 2021. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*0 FEET (NAVD88)*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*40 FEET (NAVD88)*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*3.5 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.5 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT RUNOFF FACTOR (CN)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
POST DA-3A2	*3.24*	*75*	*2.00*	*DRY RETENTION*	*5.51*	*79.97*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY 3A1 OUTFALL STRUCTURE IS LOCATED AT THE NORTH PORTION OF THE PROJECT (29°46'22.3" N, 82°28'44.2" W) AND THE ASSOCIATED RECEIVING WATER BODY IS CELLON CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF TWO DRY RETENTION FACILITIES AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 3.24 ACRES AND WILL CONSIST OF APPROXIMATELY 3.24 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

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

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SME(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "CONCEPT DEVELOPMENT, INC."

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Bike Depot at Convergence Research Park
Site Location: San Felasco Parkway
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

11801 Research Drive
Alachua, Florida 32615
(386) 418-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/16/21 CITY OF ALACHUA
01/25/22 CITY O



STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT

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

CHW Professional Consultants

SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MENHENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C0.21

REFER TO C0.21

REFER TO C0.21

TEMPORARY CONSTRUCTION STAGING AREA

PROPOSED BUILDING #1

PROPOSED BUILDING #2

PROPOSED BUILDING #3

4' WIRE FENCE

N

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
www.chw-inc.com
est. 1988 FLORIDA CA-9075

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Professional Consultants

SCALE: 1"=30'

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

0 1"

CONSTRUCTION BID DOCUMENTS

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

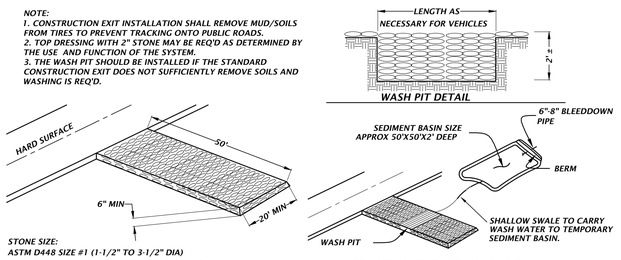
TECHNICIAN: T.F. COWART
DESIGNER: C. MEYERHOEFFER, E.I.
REVIEWED BY: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.:
C0.22

Tech: cdem Plot Date: Feb 21,2022 6:54pm Filename: M:\2021\21-0105.05\Department\04_Engineering\02_Civil\Production Files\21-0105.05 SWPP.dwg

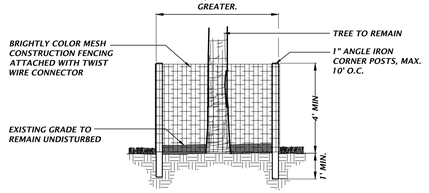
NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL
NTS

WASH PIT DETAIL

PLACE BARRICADES AT A MINIMUM OF TWO-THIRDS THE AREA OF THE DRIPLINE OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER.



TREE PROTECTION DETAIL
NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

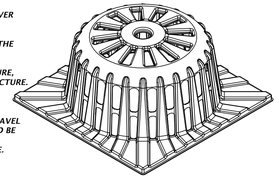
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

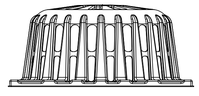
3. SLIDE THE FILTER OVER THE FRAME.

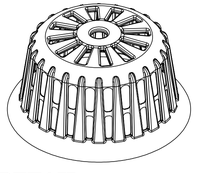
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

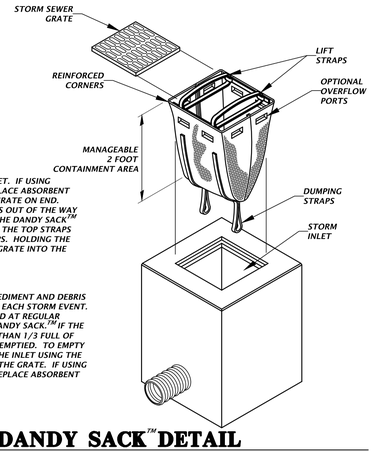


BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL
NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

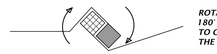
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL
NTS

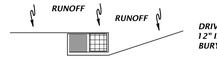
INLET PROTECTION OPTIONS DETAIL
NTS



PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE



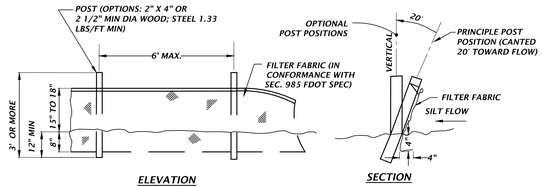
ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL



DRIVE BOTH POSTS ABOUT 12" INTO THE GROUND AND BURY THE FLAP IN A TRENCH

FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL
NTS



TYPE III SILT FENCE DETAIL
NTS

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
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www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/21/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: C. MEISSONNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22, 2022
FL PE No. 84295

SHEET NO: C0.23

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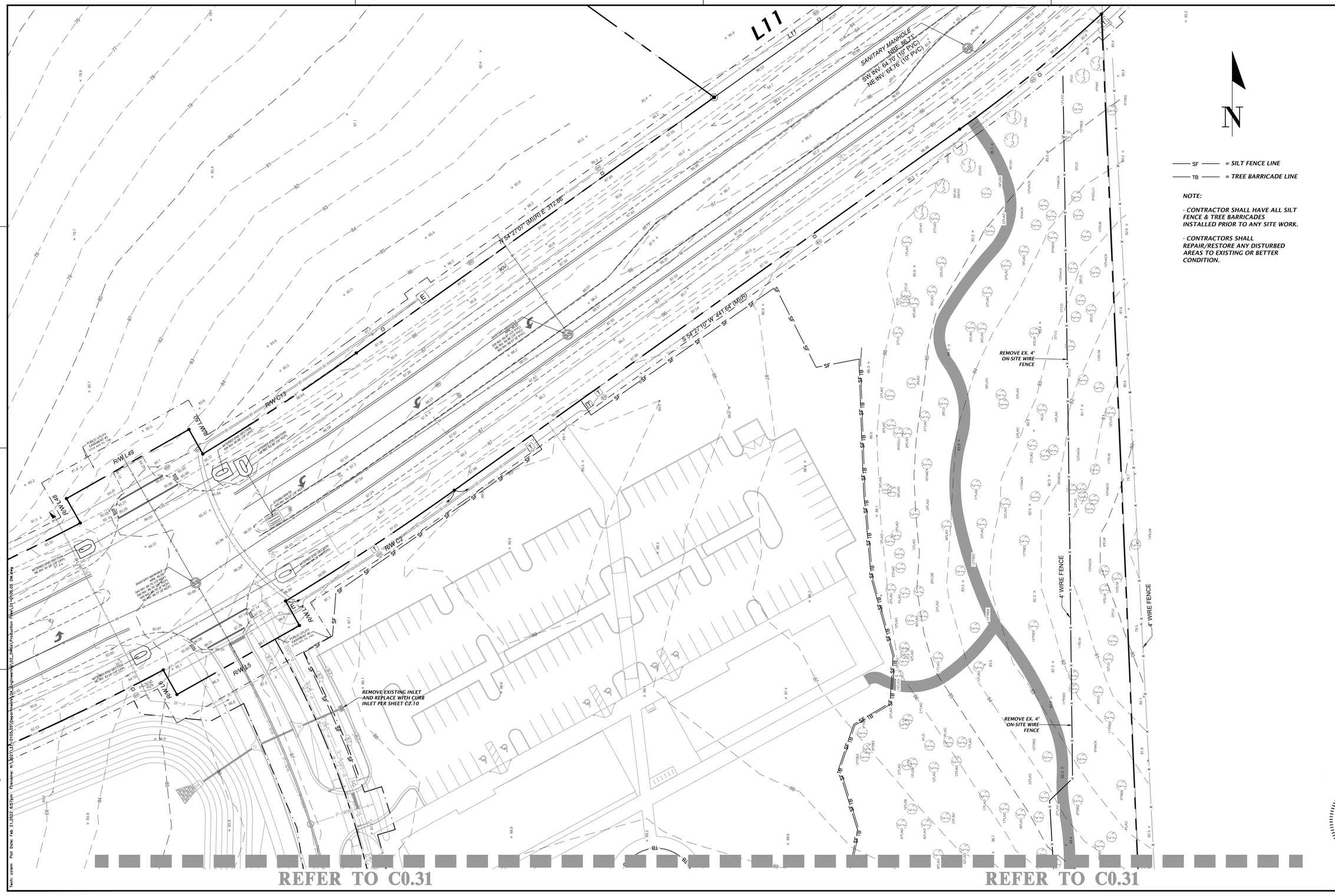


N

SF = SILT FENCE LINE

TB = TREE BARRICADE LINE

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

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

CHW Professional Consultants

SCALE: 1"=30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DEMOLITION AND TREE PROTECTION SITE PLAN

TECHNICIAN: T.F. COWART

DESIGNER: C. MENHENNET, E.I.

QUALITY CONTROL: T.J. HASTAY, P.E.

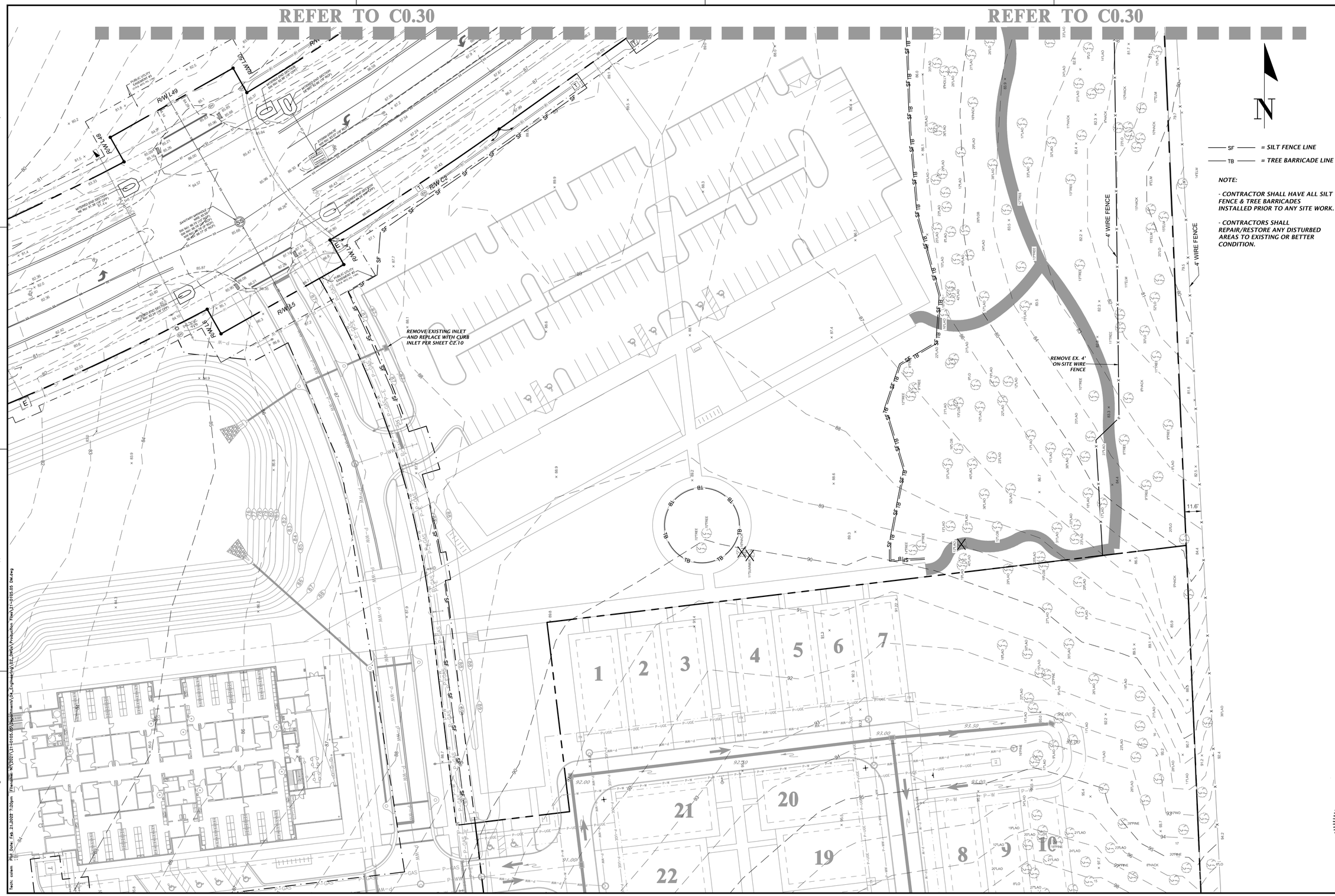
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022

FL PE No. 84295

SHEET NO.: C0.30



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01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DEMOLITION AND TREE PROTECTION SITE PLAN

TECHNICIAN: T.F. COWART

DESIGNER: C. MENHENNET, E.I.

QUALITY CONTROL: T.J. HASTAY, P.E.

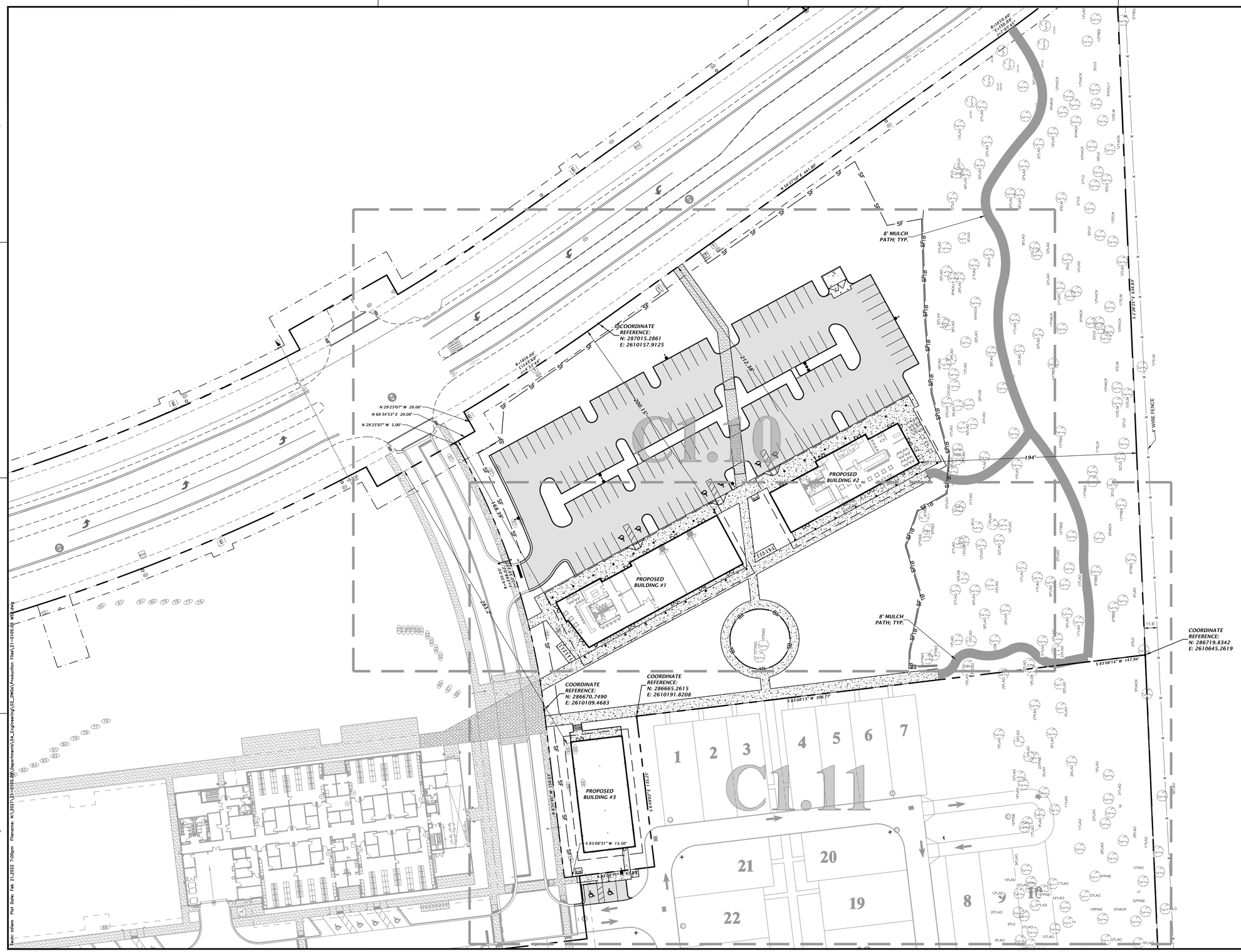
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY

TRAVIS J. HASTAY LICENSE No. 84295 Feb 22 2022 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 84295

SHEET NO.: C0.31



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VERIFY SCALE
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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

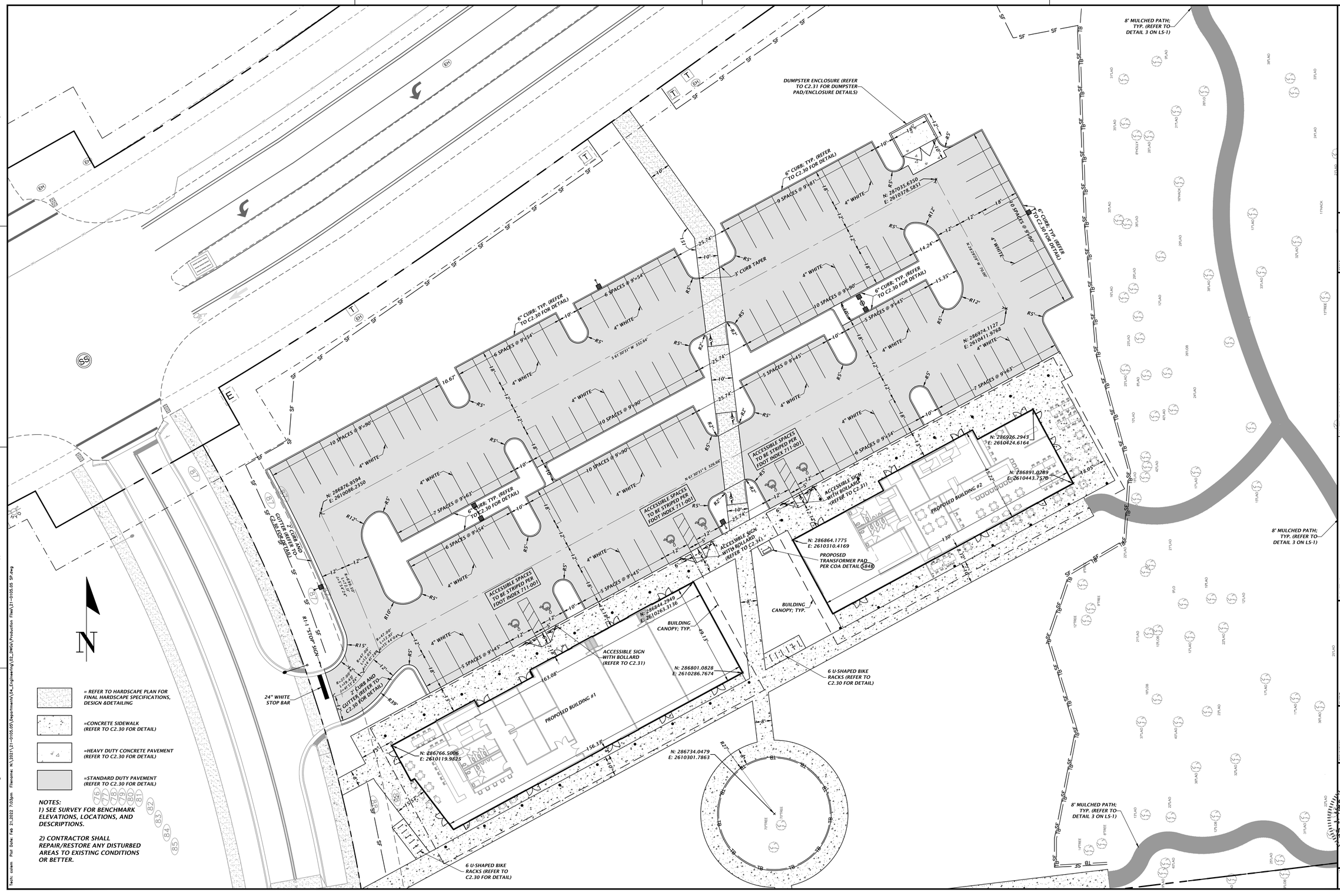
PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: MASTER SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MCKENNETT, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.
C1.00



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MEHLHENNET, E.I.
PROJECT ENGINEER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

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

SHEET NO.: C1.10

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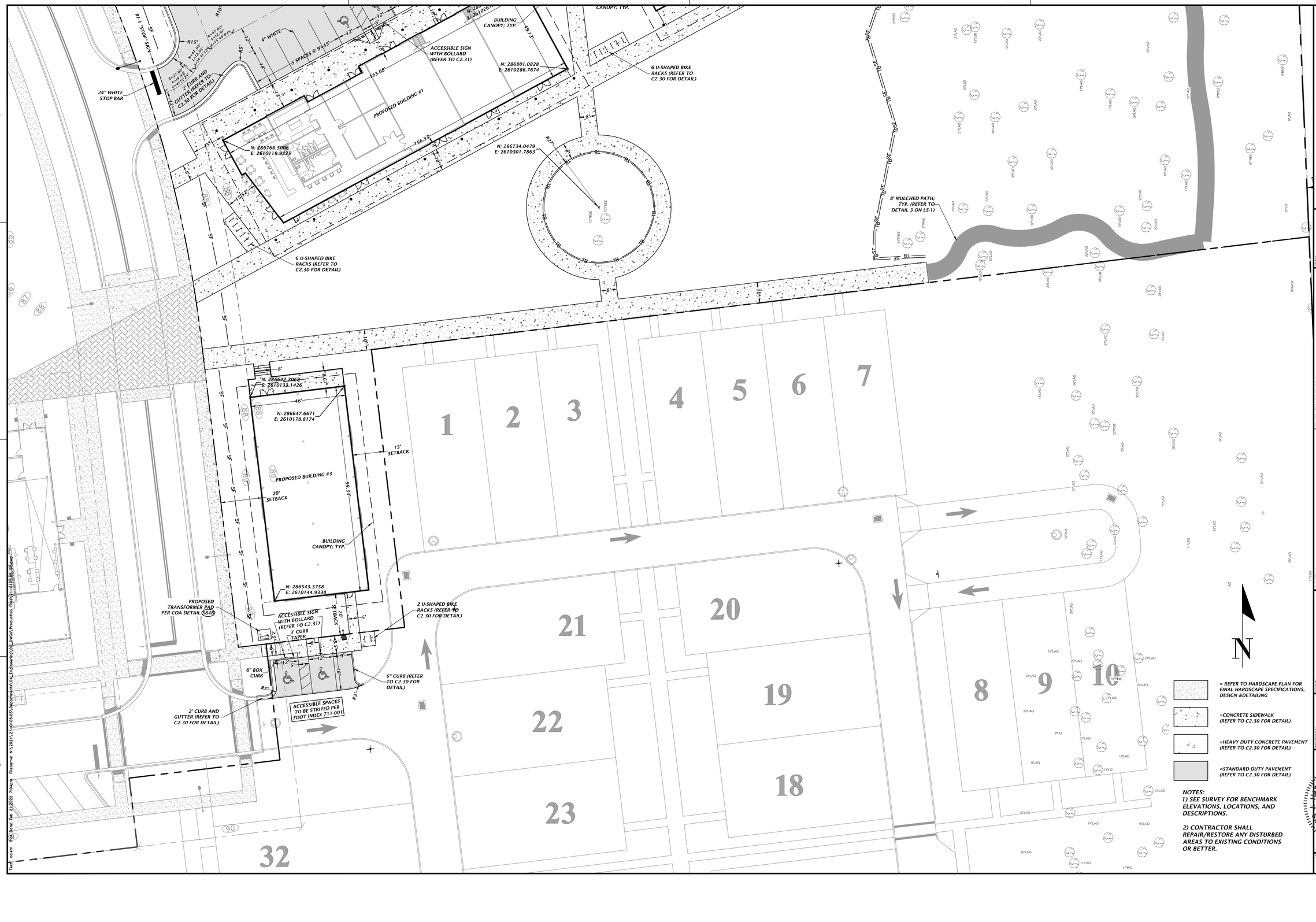

NOTES:

1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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CONSTRUCTION/BID DOCUMENTS

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MATTHEHNET, E.I.
QA/QC REVIEW: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C1.11

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STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 6 INLET PER FDOT INDEX 425-021	87.31'	81.73' E 81.73' SW	18" 18"	N: 286860.73 E: 2610079.04
S-2	TYPE 'F' INLET PER FDOT INDEX 425-053	86.40'	82.55' W 82.55' NE 82.55' E	18" 15" 18"	N: 286895.15 E: 2610193.13
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	86.52'	83.40' SW	15"	N: 286971.38 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 & 425-010	88.38'	83.21' W 83.21' SE 83.21' NE 83.21' SW	18" 15" 8" 8"	N: 286862.69 E: 2610284.39
S-5	TYPE 'C' INLET PER FDOT INDEX 425-052	87.50'	83.34' NW 83.34' SE	15" 15"	N: 286832.85 E: 2610306.38
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	87.25'	83.49' NW 83.49' SW	15" 15"	N: 286798.33 E: 2610332.42
S-7	TYPE 'C' INLET PER FDOT INDEX 425-052	87.25'	83.95' NE 83.95' NW	15" 12"	N: 286734.24 E: 2610215.56

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CONSTRUCTION BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

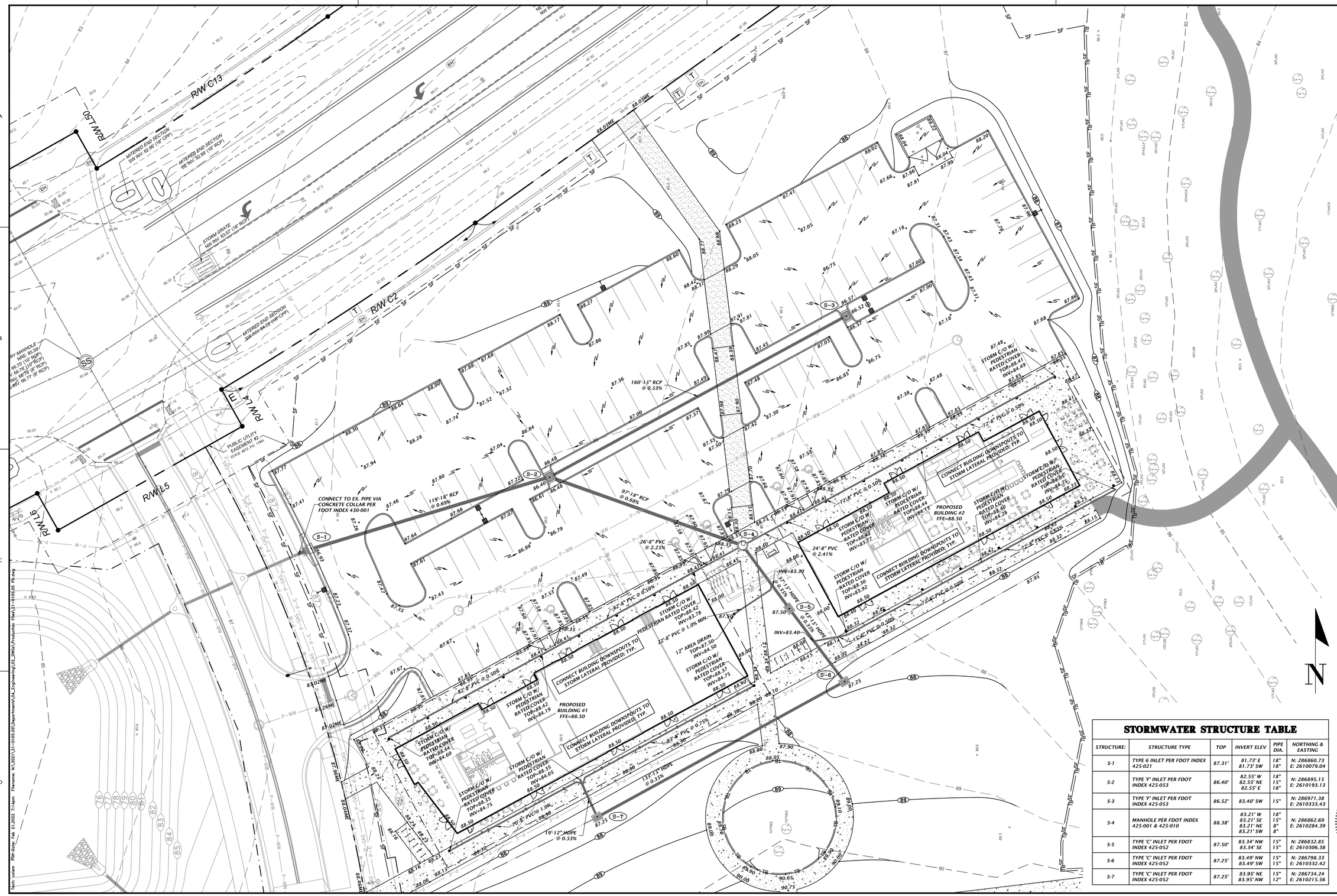
PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: MASTER GRADING PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MEHENNET, E.I.
PROJECT CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.:
C2.00



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S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	86.52'	83.40' SW	15"	N: 286971.38 E: 2610333.43
S-4	MANHOLE PER FDOT INDEX 425-001 & 425-010	88.38'	83.21' W 83.21' SE 83.21' NE 83.21' SW	18" 15" 8" 8"	N: 286862.69 E: 2610284.39
S-5	TYPE 'C' INLET PER FDOT INDEX 425-052	87.50'	83.34' NW 83.34' SE	15" 15"	N: 286832.85 E: 2610306.38
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	87.25'	83.49' NW 83.49' SW	15" 15"	N: 286798.33 E: 2610332.42
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/23/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
SW 122ND ST & SW 91ST TERRACE
SHE DEPOT

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COVART
DESIGNER: C. MCSWEENEY, E.I.
PROJECT ENGINEER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA
Feb 22 2022
PROFESSIONAL ENGINEER
FL PE No. 84295

SHEET NO: C2.10

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STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
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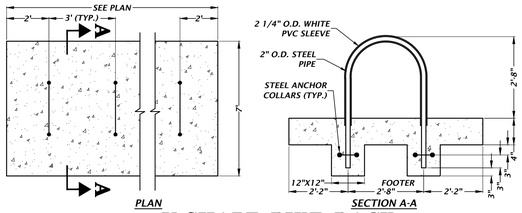
TECHNICIAN: T.F. COWART
DESIGNER: C. MENHENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

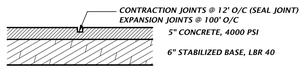
TRAVIS J. HASTAY
TRAVIS J. HASTAY LICENSE No. 84295 Feb 22 2022 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 84295

SHEET NO.: C2.11



U-SHAPE BIKE RACK

NTS

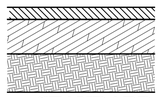


NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO FC & PA STANDARDS.

HEAVY DUTY CONCRETE DETAIL

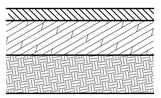
NTS

NOTE:
JOINT PATTERN AND TYPE PER FLORIDA CONCRETE & PRODUCTS ASSOCIATION SPECIFICATIONS



1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT DETAIL

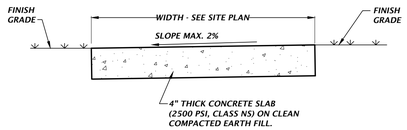


2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

HEAVY DUTY ASPHALT DETAIL

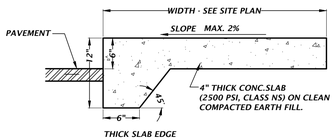
ASPHALT PAVEMENT DETAILS

NTS



NOT ADJACENT TO PAVEMENT

NTS



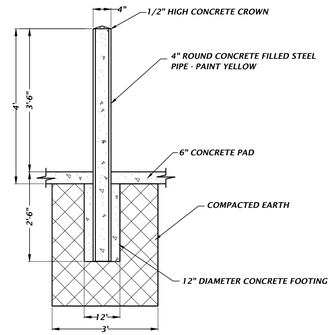
ADJACENT TO PAVEMENT

NTS

NOTES:

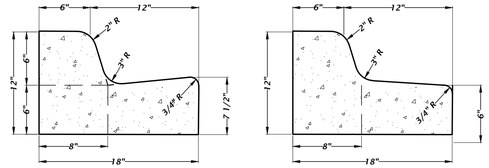
1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

CONCRETE SIDEWALK DETAILS



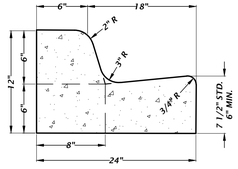
PIPE BOLLARD DETAIL

NTS



MODIFIED TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS

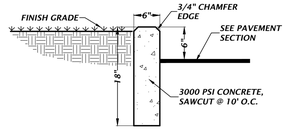


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

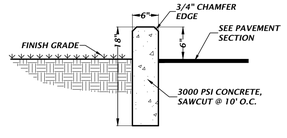
TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



TYPICAL 6" CURB DETAIL

NTS



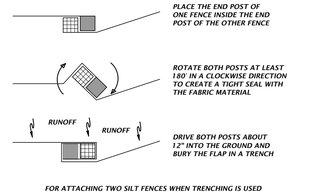
6" BOX CURB DETAIL

NTS



TYPE III SILT FENCE DETAIL

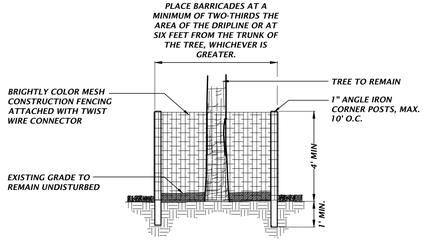
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

11801 Research Drive
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CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
01/07/22 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: C. HENNENET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE NUMBER 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO: C2.30

Tech: cowm Plot Date: Feb 21,2022 6:44pm Filename: M:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 C1.dwg

DUMPSTER KEY NOTES

1. TOP OF WALL, BOND BEAM SOLID POURED CONT. W//(2) #5 REBAR
2. SOLID POURED CELL EVERY 48" W/(1) #5 CONT. DRILLED & EPOXIED FROM TOP TO BOTTOM W/12" HOOK EACH END AND MIN. 30" SPLICE
3. 8" SPLI-FACED CMU W/(1) #5 AT 48" O.C. TYP. (PAINT BLOCK TO MATCH BUILDING
4. 4" THICK FINISHED SLAB
5. 20"x18" CONCRETE FOOTING
6. (2) #5 CONT. W/12" STANDARD HOOK
7. 6" STEEL BOLLARD, POUR SOLID. PAINT TO MATCH BUILDING/CMU. SEE CIVIL PLANS FOR EMBEDMENT.
8. DUMPSTER (NIC)

CONCRETE FOOTING W/REINFORCED CONCRETE AS SHOWN

CONCRETE SHALL BE STANDARD MIX F'c=3000 PSI FOR ALL FOOTINGS AND SLABS OR SHALL BE STANDARD PUMP MIX F'x=3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE PER ACI STANDARDS.

CONCRETE SHALL BE PER MANUFATURER'S PRODUCT GUIDE ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH.

MORTAR SHALL BE TYPE 'M' OR 'N' FOR ALL MASONRY UNITS.

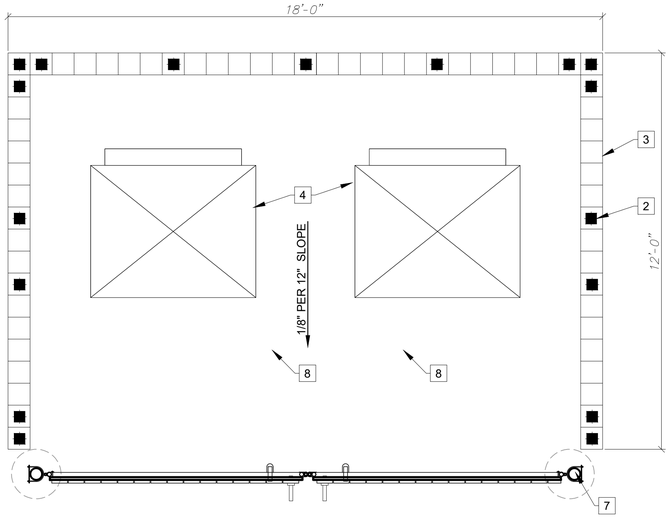
DUMPSTER ENCL. CONCRETE SPECS:

CONSTRUCT FOOTING w/REINFORCED CONCRETE AS SHOWN.

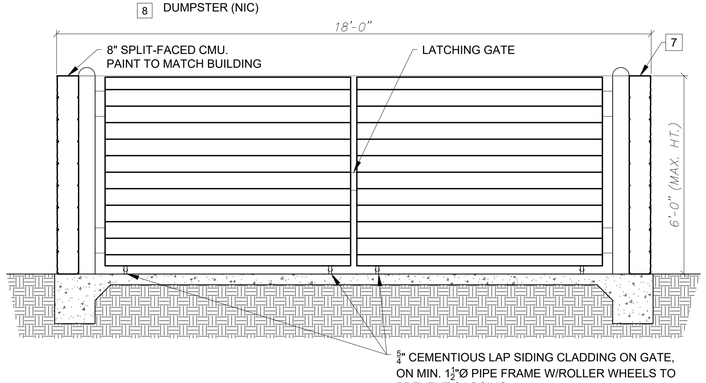
CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FOOTINGS AND SLABS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.

CONCRETE BLOCK PER ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH. SEE SPECS ON A-12.

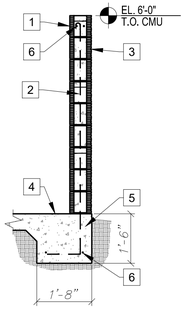
USE TYPE 'M' OR 'N' MORTAR TO LAY UP CONCRETE MASONRY BLOCK.



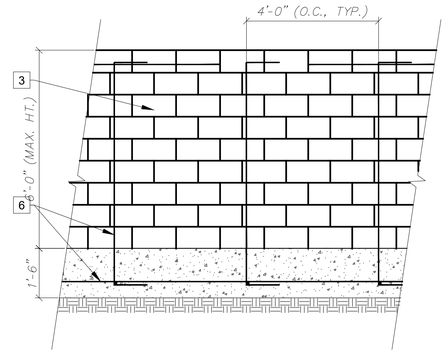
5A / A2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



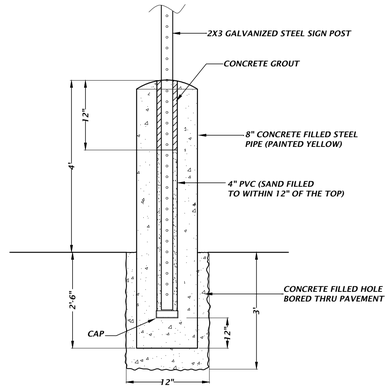
5B / A2 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



5C / A2 TYP. SECTION
SCALE: 1/2" = 1'-0"

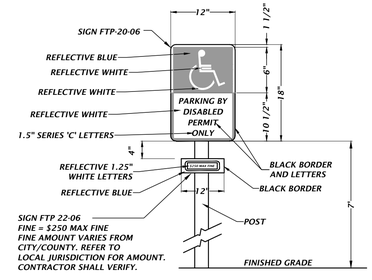


5D / A2 REBAR ELEVATION
SCALE: 1/2" = 1'-0"



BOLLARD & ACCESSIBLE SIGN DETAIL

NTS

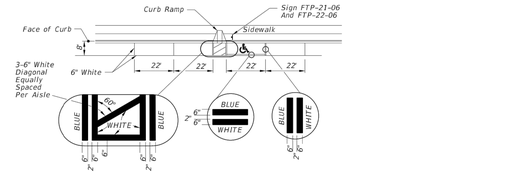


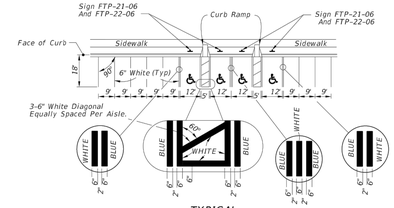
SIGN NOTES:

1. *SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.*

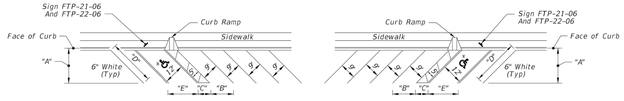
ACCESSIBLE PARKING SIGN DETAIL

NTS





TYPICAL



FORWARD-IN PARKING

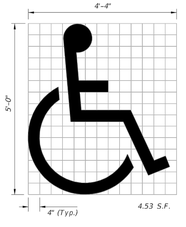
REVERSE-IN PARKING

"FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. *Dimensions are to the centerline of markings.*
2. *An Access Aisle is required for each accessible space when angle parking is used.*
3. *Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.*
4. *Tint blue pavement markings to match color 15180 of Federal Standards 595a.*
5. *Mount FTP-22-06 sign below the FTP-21-06 sign.*
6. *Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.*

LAST REVISION	REVISION	DESCRIPTION:
02/05/21		Added railroad pavement marking details.

FDOT FY 2021-22 STANDARD PLANS

PAVEMENT MARKINGS

INDEX 711-001

SHEET 12 of 14

2/5/2021 115353 AM

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0" 1"

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SUBMITTALS:
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12/06/21 CITY OF ALACHUA
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TRAVIS J. HASTAY

LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER Feb 22 2022

FL PE No. 84295

SHEET NO.: C2.31

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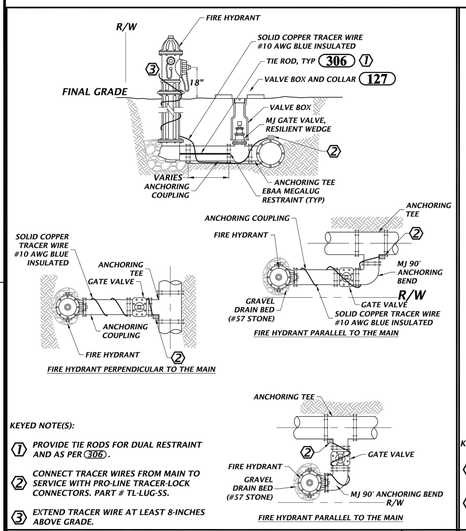


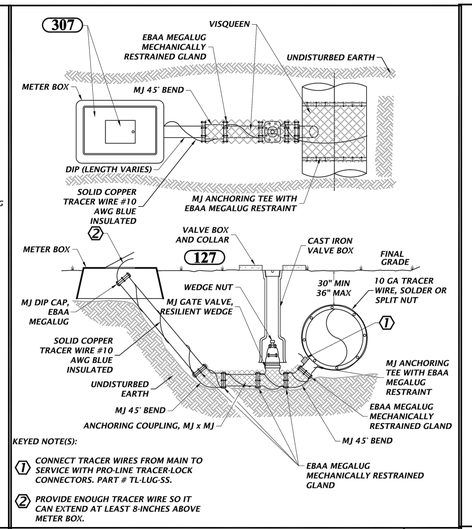
KEYED NOTE(S):

(1) *PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER (306).*

(2) *CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*

(3) *EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.*

103 **FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)**
NTS

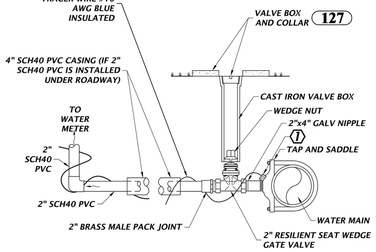


KEYED NOTE(S):

(1) *CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*

(2) *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*

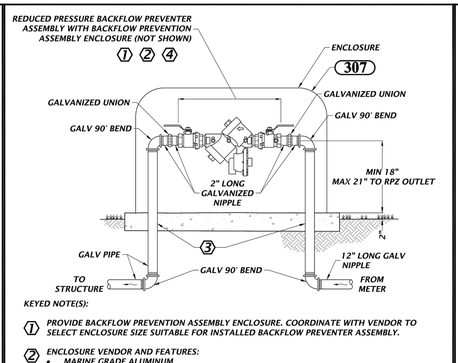
106 **2" AND 3" BLOW OFF ASSEMBLY**
NTS



KEYED NOTE(S):

(1) *CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*

118 **2" WATER SERVICE CONNECTION**
NTS



KEYED NOTE(S):

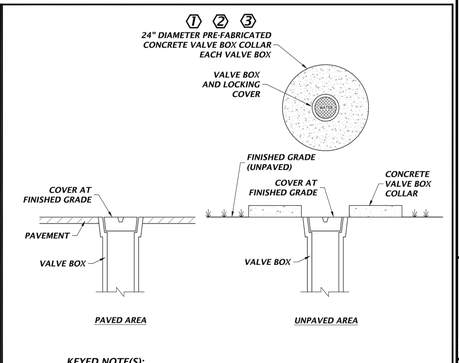
(1) *PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.*

(2) *ENCLOSURE VENDOR AND FEATURES:*
- *MARINE GRADE ALUMINUM*
- *1.5 INCH INSULATION, 9.0 R VALUE*
- *MEANS TO ACCESS ASSEMBLY*
- *LOCKABLE*
- *MOUNTING HARDWARE*
- *COLOR: TAN, UNLESS OTHERWISE NOTED.*
- *VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL*

(3) *POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.*
- *PROVIDE SLEEVES AROUND PIPING*

(4) *BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.*

121 **3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE**
NTS



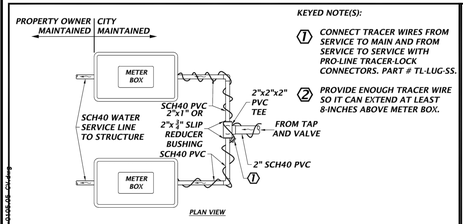
KEYED NOTE(S):

(1) *VALVE BOX COLLAR FEATURES:*
- *24" DIAMETER, 11" INNER OPENING*
- *4" THICK*
- *TWO RINGS OF #3 REBAR*
- *4000 PSI TEST CONCRETE*

(2) *SUPPLIER AND PRODUCT:*
- *MASONRY SUPPLY, INC., SELMA, NC OR EQUAL*
- *ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL*
- *PART: MSVB-24 OR EQUAL*

(3) *PAINT VALVE BOX COVER AND COLLAR AS PER (307)*

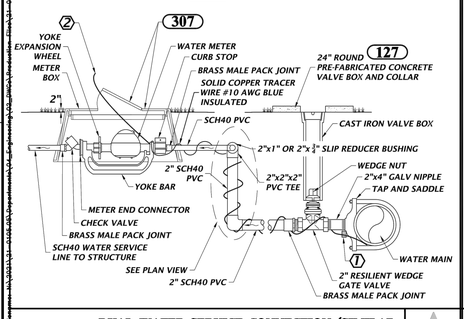
127 **VALVE BOX COVER**
NTS



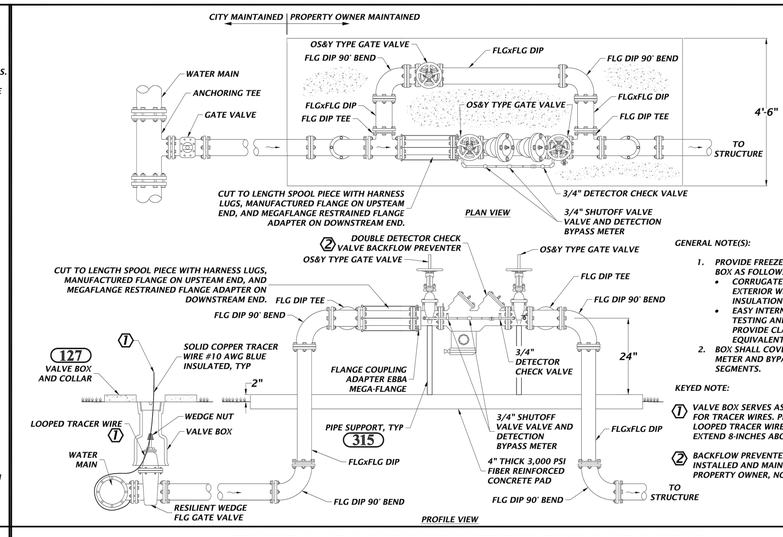
KEYED NOTE(S):

(1) *CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.*

(2) *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*



130 **DUAL WATER SERVICE CONNECTION (SIMILAR FOR MULTIPLE SERVICE CONNECTIONS)**
NTS



GENERAL NOTE(S):

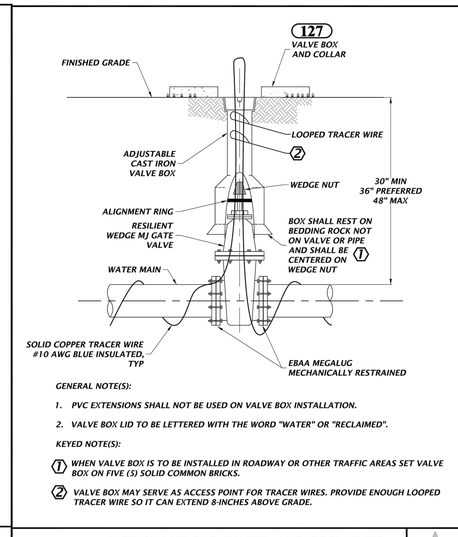
1. *PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:*
   - *CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION*
   - *EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.*
2. *BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.*

KEYED NOTE:

(1) *VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.*

(2) *BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.*

139 **FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)**
NTS



GENERAL NOTE(S):

1. *PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.*
2. *VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".*

KEYED NOTE(S):

(1) *WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.*

(2) *VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.*

145 **GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER**
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 **DETAIL ABBREVIATIONS**
NTS

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est. 1988 FLORIDA CA-9075

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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

0" 1"

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3	01/25/22 CITY OF ALACHUA
4	02/22/22 CITY OF ALACHUA

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SHEET NO.: C2.32

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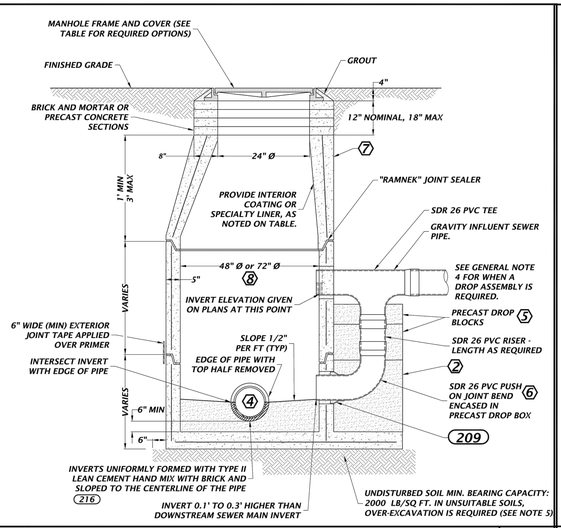
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE (3)	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES (3)	CAST IRON (212)
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES (1)	COMPOSITE (213)
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES (1)	CAST IRON WITH COATING (214)

GENERAL NOTE(S):

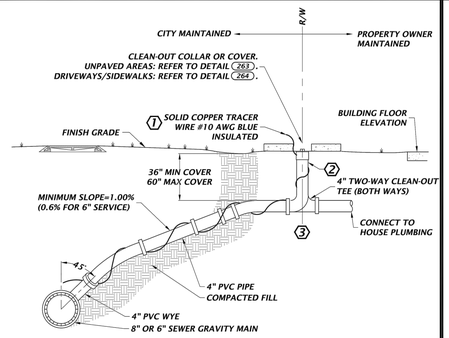
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC.. TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER, FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER (216)
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



215 STANDARD MANHOLE AND DROP, AS REQUIRED — NTS



GENERAL NOTE(S):

A. SOLVENT WELD ALL PVC FITTINGS.
B. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

1. EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.

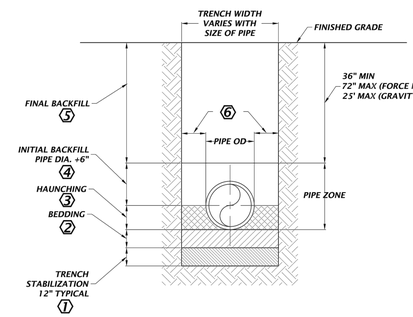
200 WASTEWATER SERVICE LATERAL — NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



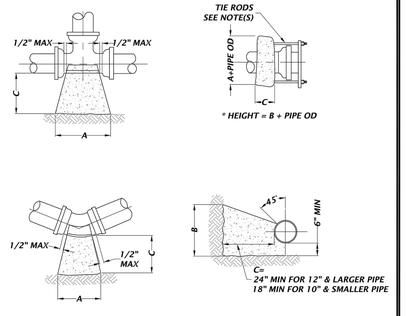
303 BEDDING AND TRENCHING DETAIL — NTS

GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI C111/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 THRUST BLOCK AND TIE ROD DETAILS — NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

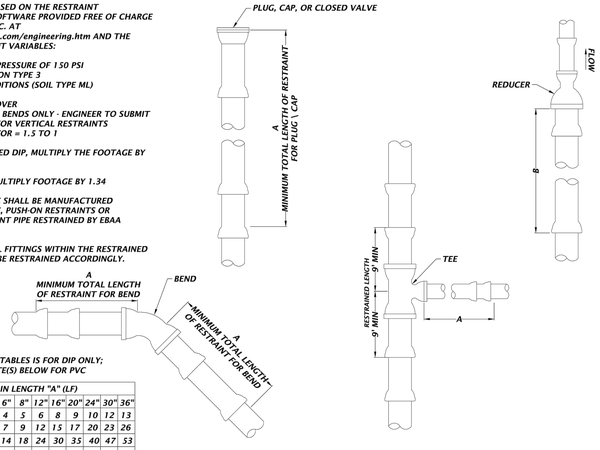
307 PAINT SYSTEM NO. 5 — NTS

GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
E. 2 FEET OF COVER
F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)

FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	245

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

	RESTRAIN (LF)	
FITTING SIZE	TEE "A"	REDUCER "B"
4x4	21	"
6x4	10	30
6x6	37	"
8x4	A.T.	54
8x6	28	32
8x8	54	"
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	"
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	"
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	"
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	"
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	"
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	"

A.T.=RESTRAINT REQUIRED AT TEE ONLY
*NOT APPLICABLE

309 JOINT RESTRAINT — NTS

11801 Research Drive
Alachua, Florida 32615
(386) 418-4975
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/21/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: CONSTRUCTION DETAILS

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON YOUR PRINTED SET. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS

TECHNICAL: T.F. COWART
DESIGN: J. MELTZNER/T. E.I.
CHECKED: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C2.33

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FLOW STREAMS

- POTABLE WATER
- WW — WASTEWATER FORCE MAIN
- WW–GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

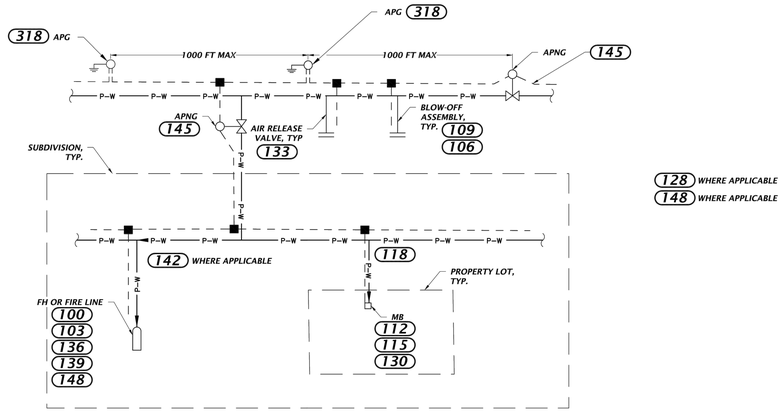
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

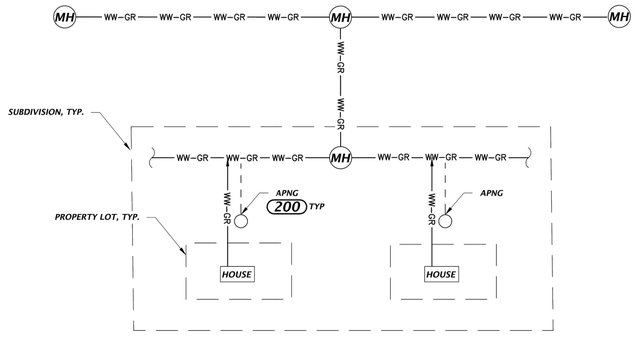
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS

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SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: C. MENHENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
TRAVIS J. HASTAY LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C2.34

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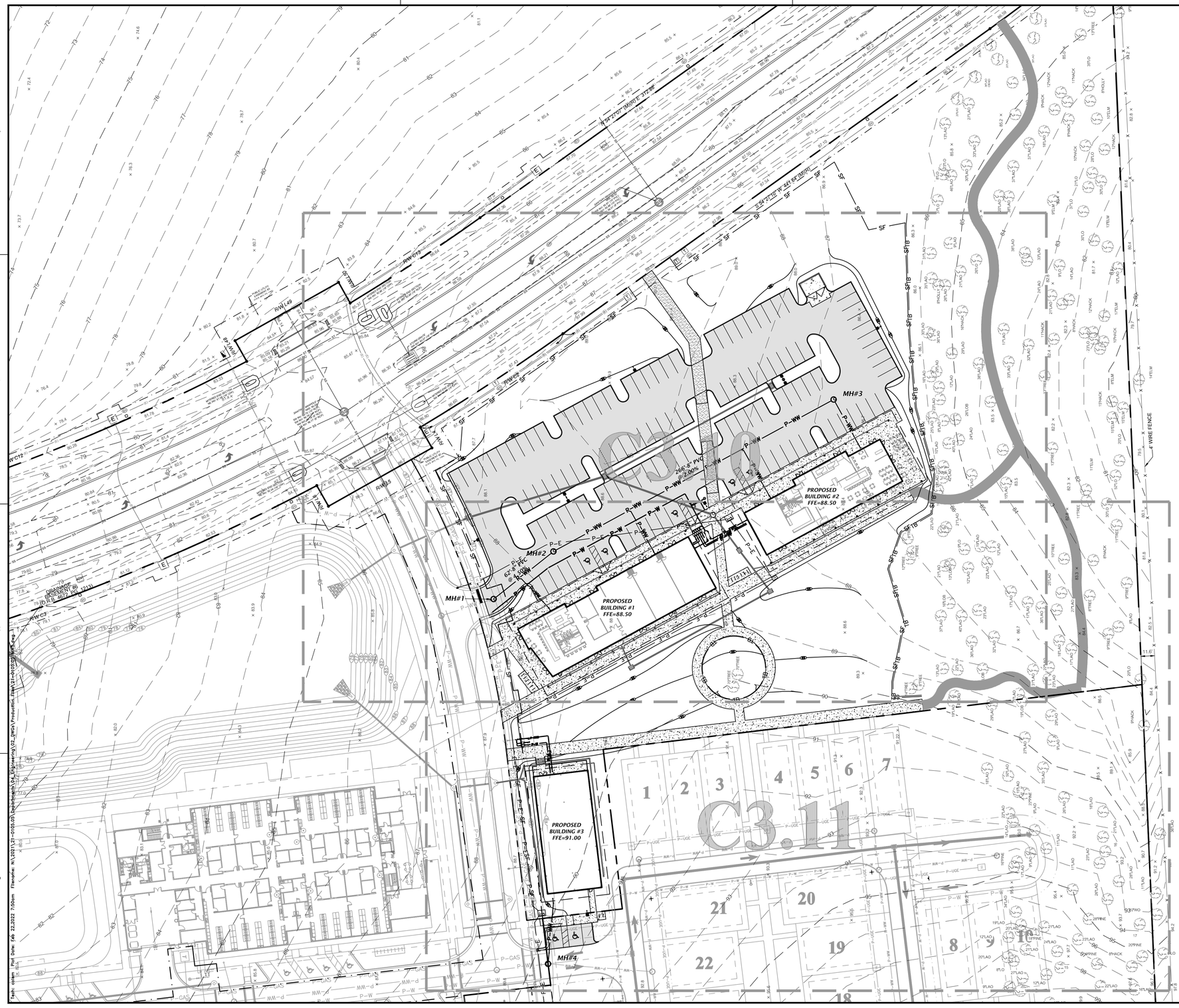

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER COA STD DETAIL 215	87.38'	73.15' NE 73.05' W	N: 286791.86 E: 2610099.65
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	87.45'	75.96' SW 76.06' NE	N: 286831.92 E: 2610149.98
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	87.28'	81.39' SW 81.69' SE	N: 286959.89 E: 2610385.77
MH-4	SANITARY MANHOLE PER COA STD DETAIL 215	89.70'	80.26' W 82.25' N	N: 286484.68 E: 2610145.46

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SCALE: 1"=40'
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0 1"
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CONSTRUCTION/BID REVISIONS:

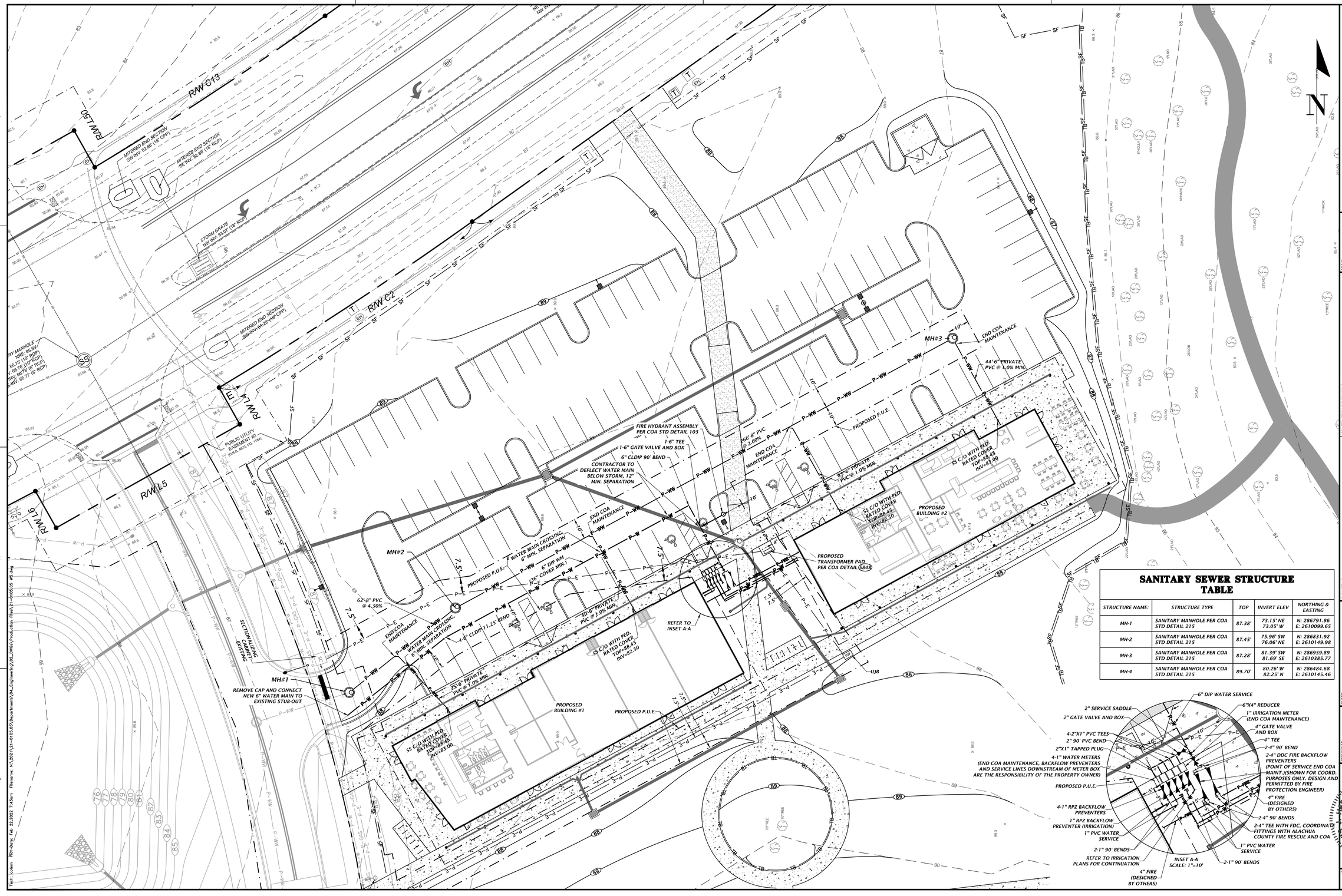
SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MENHENNET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295
Feb 22 2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 84295

SHEET NO.: C3.00



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0 1"

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11/30/21 CITY OF ALACHUA, SRWMD
12/06/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CONSTRUCTION/BID

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICAL: T.F. COWART
DESIGN: MEGHAN HINNET, E.I.
CONSTRUCTION OVERSIGHT: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.:
C3.10

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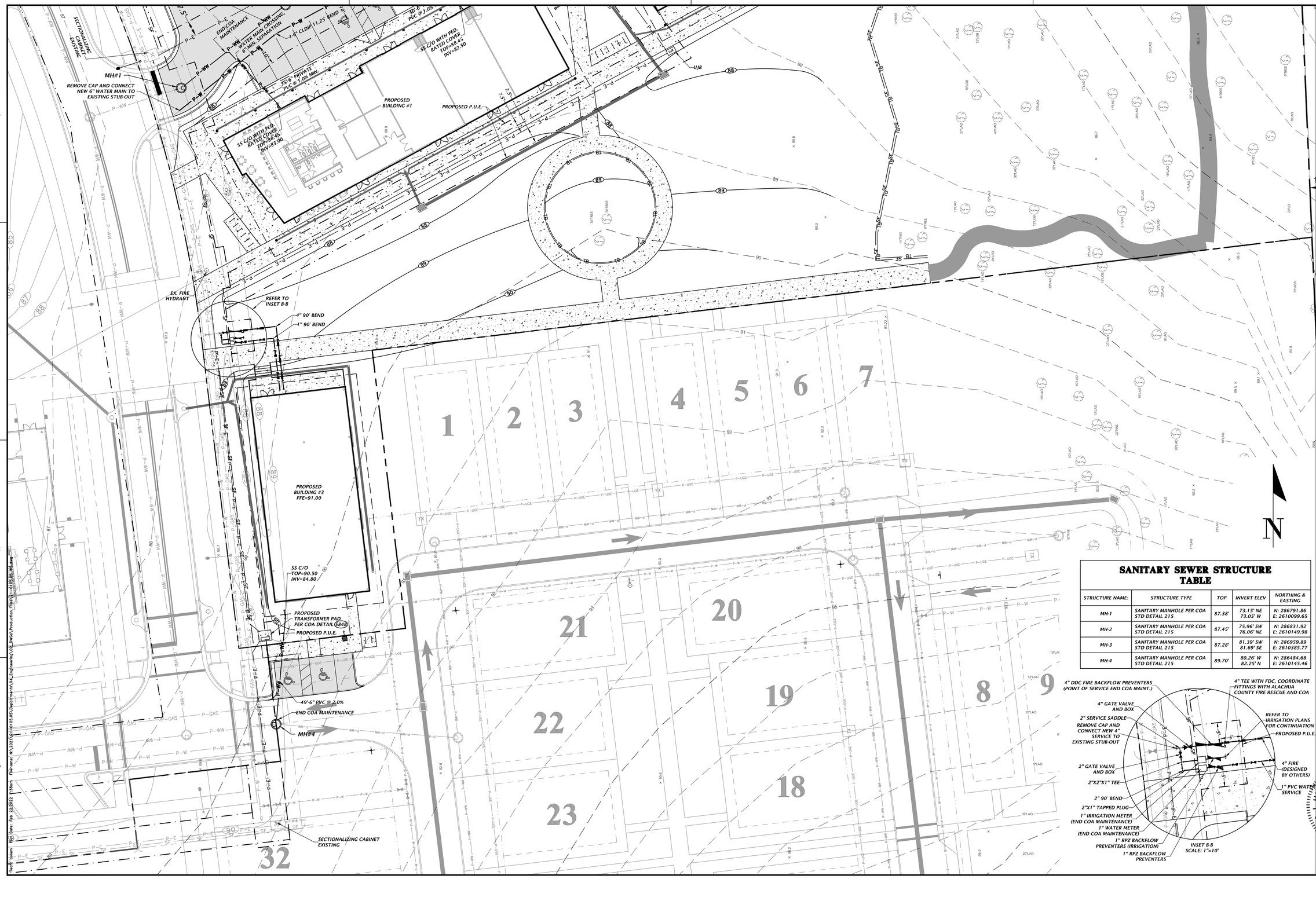

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/16/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: C. MENEMENET, E.I.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.05

TRAVIS J. HASTAY
LICENSE No. 84295 STATE OF FLORIDA PROFESSIONAL ENGINEER
Feb 22 2022
FL PE No. 84295

SHEET NO.: C3.11

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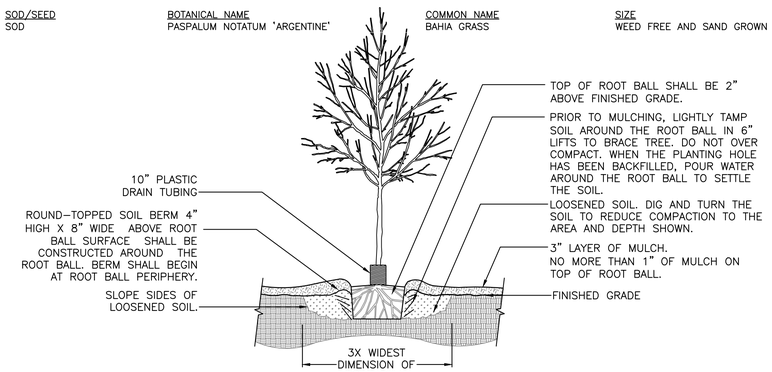
PLANT SCHEDULE

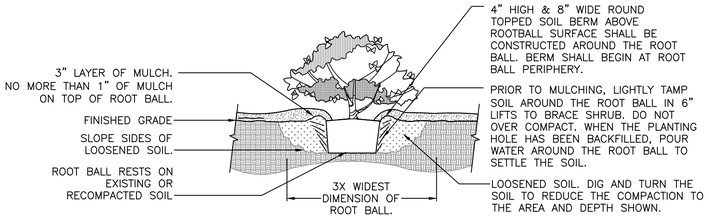
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	2	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
INS	4	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
LIN	30	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1.5" CAL.
MGD	20	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PM	23	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 6' HT., 3' SPR., 1.5" CAL.
QO	15	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QVP	10	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	51	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	9	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
BX	208	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
DP	222	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES PODOCARPUS	3 GAL, 18" HT, 9" SPR
IDB	144	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
IN	398	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL, 7" HT, 14" SPR
VOS	166	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LEM	403	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.

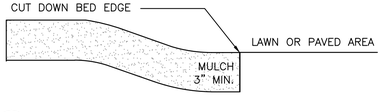
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



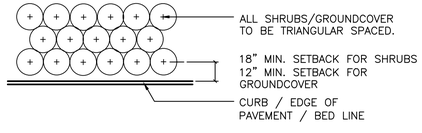
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
WEST PERIMETER	339 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	6 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	217 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
SOUTHEAST PERIMETER	415 L.F. BUFFER TYPE 'D'	OPTION 2 1 CANOPY TREE/25 LF, 1 UNDERSTORY HEDGE/35 LF CONTINUOUS HEDGE	17 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 650 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 26 CANOPY TREES REQUIRED 13 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	26 CANOPY TREES PROVIDED 13 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 41,220 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 23 CANOPY TREES REQUIRED 230 SHRUBS REQUIRED	23 CANOPY TREES PROVIDED 230 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.42 ACRES = 19 CANOPY TREES REQUIRED	19 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 6.42 ACRES = 12 TREES REQUIRED	12 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.42 ACRES = 36 TREES REQUIRED 50% IN FRONT = 18 TREES REQUIRED 25% ON EAST SIDE = 9 TREES REQUIRED 25% ON WEST SIDE = 9 TREES REQUIRED 36 UNDERSTORY TREES REQUIRED	FRONT SIDE 18 UNDERSTORY TREES PROVIDED EAST SIDE 9 UNDERSTORY TREES PROVIDED WEST SIDE 9 UNDERSTORY TREES PROVIDED 36 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE BUILDING 1 169 LF NORTH FACADE = 7 TREES REQUIRED 156 LF SOUTH FACADE = 6 TREES REQUIRED 49 LF WEST FACADE = 2 TREES REQUIRED 49 LF EAST FACADE = 2 TREES REQUIRED BUILDING 2 140 LF NORTH FACADE = 6 TREES REQUIRED 130 LF SOUTH FACADE = 5 TREES REQUIRED 40 LF WEST FACADE = 2 TREES REQUIRED 43 LF EAST FACADE = 2 TREES REQUIRED BUILDING 3 46 LF NORTH FACADE = 2 TREES REQUIRED 46 LF SOUTH FACADE = 2 TREES REQUIRED 99 LF WEST FACADE = 4 TREES REQUIRED 99 LF EAST FACADE = 4 TREES REQUIRED	BUILDING 1 NORTH FACADE 7 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 2 CANOPY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES BUILDING 2 NORTH FACADE 6 CANOPY TREES PROVIDED SOUTH FACADE 5 CANOPY TREES PROVIDED WEST FACADE 2 CANOPY TREES PROVIDED EAST FACADE 2 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES BUILDING 3 NORTH FACADE 2 CANOPY TREES PROVIDED SOUTH FACADE 2 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	6.42 ACRES
TOTAL PROPOSED OPEN AREA	4.42 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	68.8%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	1.11 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17.3%

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LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-334-5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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CHW Professional Consultants

SCALE: N/A
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 SUBMITTAL TO CITY OF ALACHUA
12/08/21 SUBMITTAL TO CITY OF ALACHUA
01/24/22 SUBMITTAL TO CITY OF ALACHUA
02/22/22 SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE SCHEDULE, DETAILS, & NOTES

TECHNICIAN: LROSARIO
DESIGNER: LROSARIO
QUALITY CONTROL: CTOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-1

Tech: cseitl Plot Date: Feb 22,2022 8:53am Filename: H:\2021\21-0105.05\Departments\03_Design\07_DWGs\01_Permitting\21-0105.05 Design Base.dwg



Site Understory Trees Calculations
50% in Front = 18 Trees Req.
25% West = 9 Trees Req.
25% East = 9 Trees Req.

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01/24/22 - SUBMITTAL TO CITY OF ALACHUA
02/22/22 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-2

Tech: caslill Plot Date: Feb 22,2022 8:32am Filename: N:\2021\21-0105.05\Departments\03_Design\02_DWGs\01_Permitting\21-0105.05 Design Base.dwg

Site Understory Trees Calculations
50% in Front = 18 Trees Req.
25% West = 9 Trees Req.
25% East = 9 Trees Req.

Building Facade Landscape Calculations - Building 3
46 LF North Facade = 2 Trees Req.
46 LF South Facade = 2 Trees Req.
99 LF West Facade = 4 Trees Req.
99 LF East Facade = 4 Trees Req.



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01/24/22 - SUBMITTAL TO CITY OF ALACHUA
02/22/22 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: LANDSCAPE PLAN

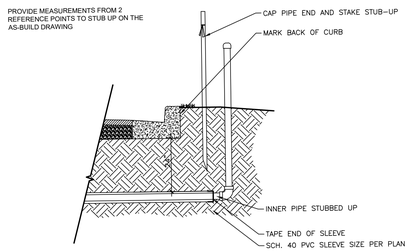
TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: LS-3

Tech: caslll Plot Date: Feb 22,2022 8:33am Filename: N:\2021\21-0105.05\Departments\03_Design\02_DWGs\01_Permitting\21-0105.05 Design Base.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC–1200–PL 12 Station Controller
S	Hunter Solar–Sync Weather Sensor
M	Potable Water Meter 3/4"
BF	Wilkins 975XL 1" Backflow Preventer
=========	Pipe Sleeve: PVC Schedule 40



SLEEVING ROUGH–IN DETAIL
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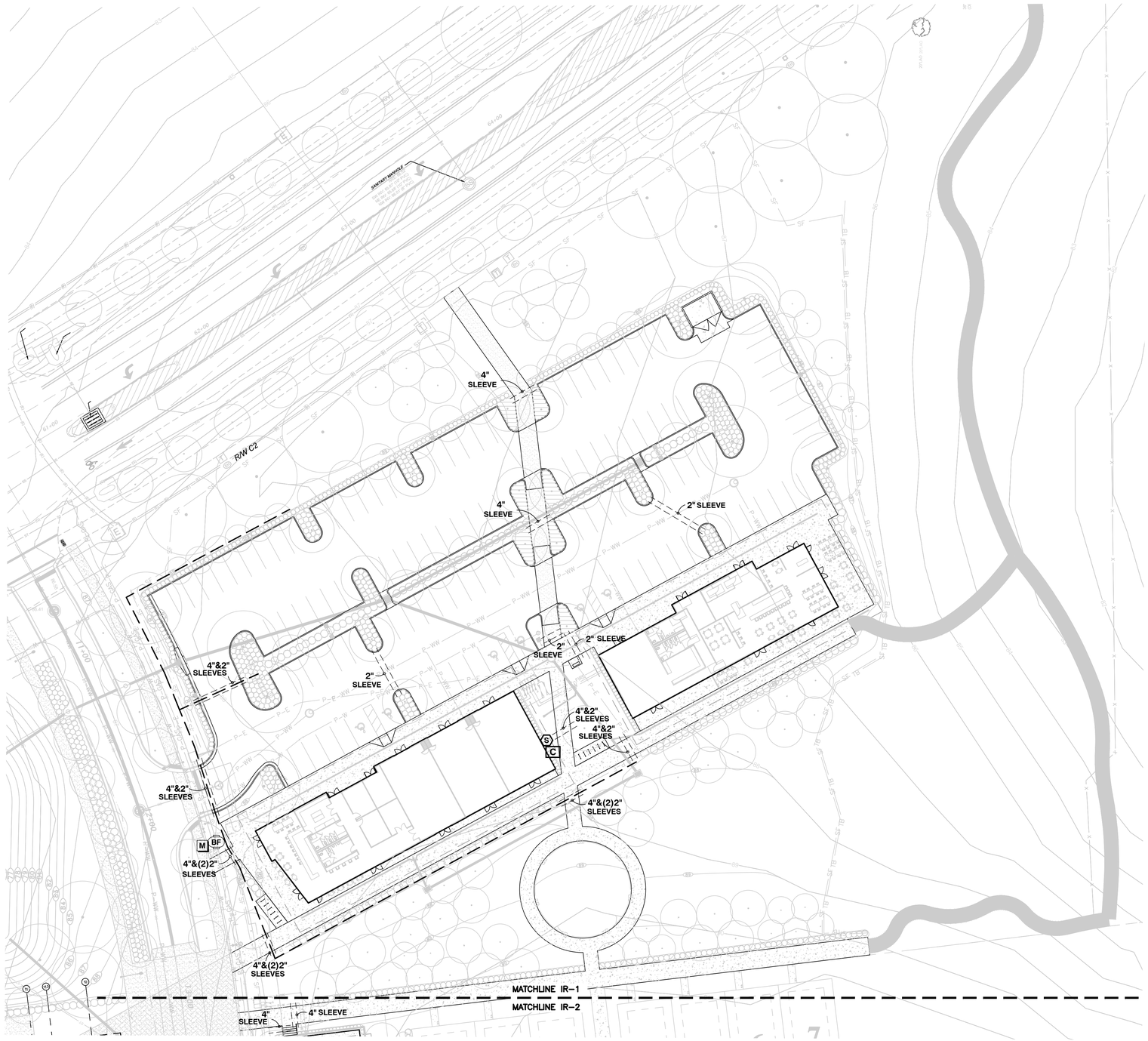

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01/24/22 SUBMITTAL TO CITY OF ALACHUA
02/22/22 SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT
SHEET TITLE: IRRIGATION SCHEDULE, PLAN, & DETAILS

TECHNICIAN: LROSARIO
DESIGNER: LROSARIO
QA/QC: DAVID
QUALITY CONTROL: CTOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: IR-1

Tech: cseitl Plot Date: Feb 22,2022 8:47pm Filename: M:\2021\21-0105.05\Departments\03_Design\01_DWGs\01_Permitting\21-0105.05 Design Base – IR.dwg



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02/22/22 - SUBMITTAL TO CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.05

SHEET NO.: IR-2

Tech: caslill Plot Date: Feb 22,2022 8:48am Filename: N:\2021\21-0105.05\Departments\03_Design\02_DWGs\01_Permitting\21-0105.05 Design Base - IR.dwg

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=30'

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01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE EXPOT

SHEET TITLE: PHOTOMETRIC SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
DRAWN: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.

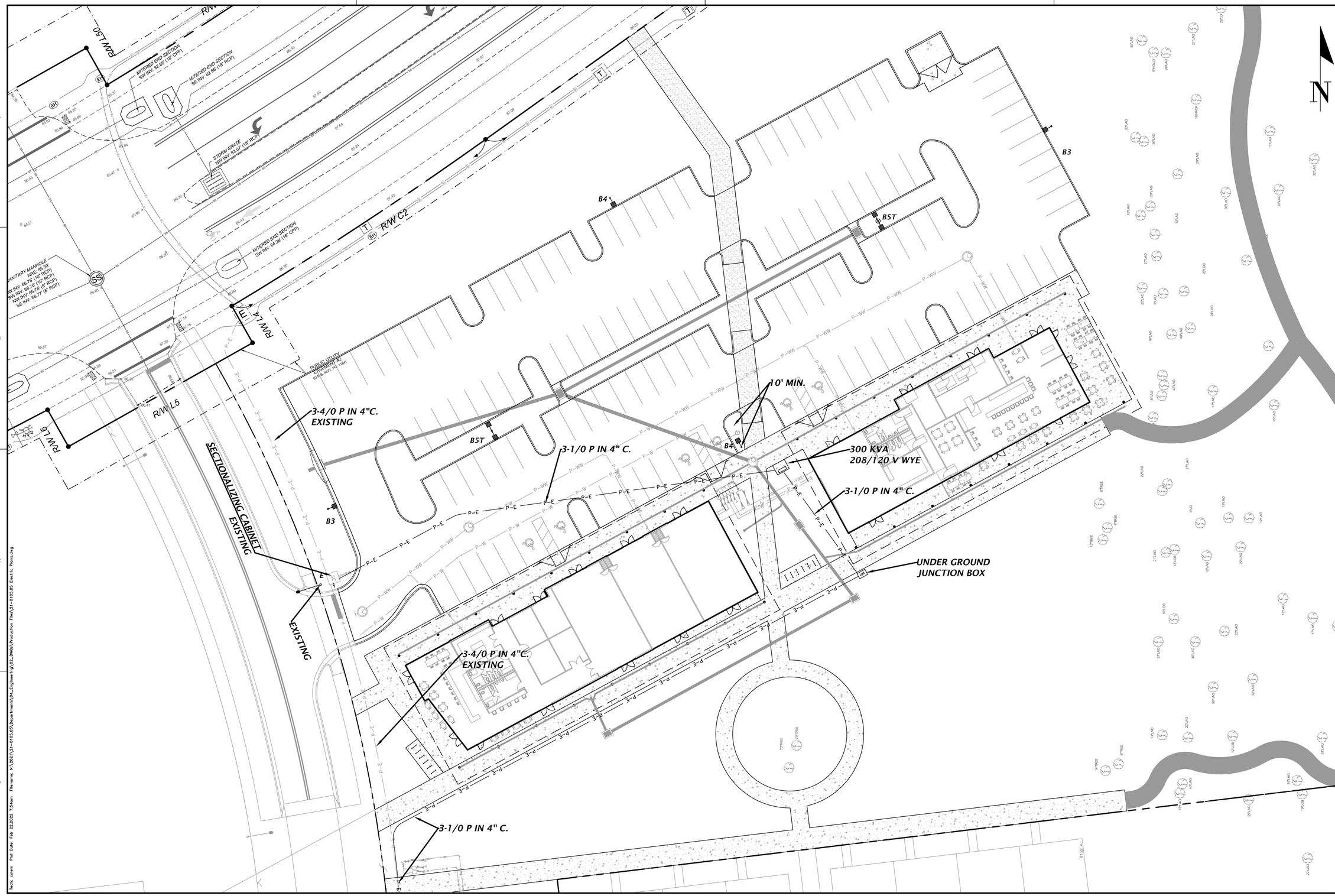
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-1

Tech: cstem Plot Date: Feb 22,2022 7:52am Filename:N:\2021\21-0105.05 Convergence\Civil Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg



WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
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STORMANTWT@COX.NET
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CONSTRUCTION/BID REVISIONS:

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02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: ELECTRIC SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-2

UNDER GROUND JUNCTION BOX

EXISTING

3-4/0 P IN 4"C. EXISTING

3-1/0 P IN 4" C.

3-1/0 P IN 4" C.

300 KVA 208/120 V WYE

B4

3-1/0 P IN 4" C.

SECTIONALIZING CABINET EXISTING

59.5'

N

1 2 3 4 5 6 7 8 9 10 18 19 20 21 22 23 32

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12/20/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE EMPOT

SHEET TITLE: ELECTRIC SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
DRAWN:
QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-3

Tech: cjenn Plot Date: Feb 22,2022 7:56am Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -1/0 URD LOOP AND A PRIVATE LIGHTING SYSTEMS. THE BREAK OUT IS DETAILED BELOW.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPEIFIED HEREIN.

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES AS NEEDED FOR THE UTILITY SYSTEM.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6.NOT USED

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

2.11 SECTIONALIZING CABINET (SC) SHALL BE FIBERGLASS WITH STAINLESS STEEL HARDWARE AND PENTA HEAD LOCKING SYSTEM. PROVIDE WITH (3)4-WAY 15 KV MULTITAP FEED THROUGH JUNCTION BARS INSTALLED A FACTORY. APPROVED MANUFACTURER IS NORDIC FIBERGLASS , INC. STOCK # OF CABINET IS ND552454-MG-101-X-X AND JUNCTION BAR IS 215J4U.

2.12 UNDERGROUND JUNCTION BOX "UJB" SHALL BE MADE OF CORRUGATED POLYESTER WALLS AND POLYMER CONCRETE COLLAR AND TOP. BASIS OF DESIGN CDR SYSTEM CORP. PA10-3038-30.

2.13 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

GENERAL NOTES:

THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

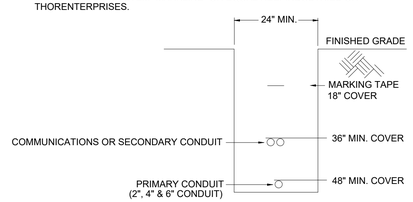
EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

THE WORK SHALL COMPLY WITH ALL LEGALLY REQUIRED CODES AND STANDARDS, INCLUDING:
NFPA 70, NATIONAL ELECTRICAL CODE LATEST EDITION
NECA STANDARD OF INSTALLATION.
NFPA 72 LATEST ADOPTED REVISION
FLORIDA BUILDING CODE LATEST REVISIONS.
NFPA 101 LATEST ADOPTED REVISION
ADA LATEST ADOPTED REVISION
CITY OF ALACHUA UTILITY STANDARDS AND POLICIES.
UNDERWRITER'S LABORATORY STANDARDS (UL).
CITY OF ALACHUA CODE OF ORDINANCES
ILLUMINATION ENGINEERING SOCIENTY HANDBOOK 10TH EDITION
OTHER APPLICABLE CODES AND STANDARDS THAT APPLY TO THIS TYPE OF CONSTRUCTION.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

ELECTRICAL UTILITIES LEGEND

SC — SECTIONALIZING CABINET ON CONCRETE BASE WITH TOP

SC — PRIMARY SECTIONALIZING CABINET DIRECT BURIED INTEGRAL BASE- FOR 4/0 PRIMARY VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.

TX — 3 ϕ TRANSFORMER ON CONCRETE PAD

4/0 P — 3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER

#6 — #6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/4"FOR UTILITY S/L

#8 — 2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING

CAP STUBS AND MARK WITH 4' STICK OF CONDUIT

10" — SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)

SE — LARGE BURIED WIRE ENCLOSURE, APPROXIMATELY 30" X 17"X16" DEEP.

UJB — UD JUNCTION BOX 30" X 48" X 30" DEEP - FOR 1/0 PRIMARY CONNECTIONS.

SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

EVENT BUILDING 280 AMPS @ 208V = 101 KVA
RESTAURANT/EVENT BUILDING 420 AMPS = 151 KVA
OFFICE BUILDING 340 AMPS = 122 KVA

PRELIMINARY LOAD INFORMATION

FROM MEP DOCUMENTATION

ABBREVIATIONS

ABBREVIATION	*DESCRIPTION*
AL	*ALUMINUM*
AWG	*AMERICAN WIRE GAUGE*
BIL	*BASIC INSULATION LEVEL*
BUG	*BACK, UP AND GLARE RATING*
C	*CONDUIT*
COA	*CITY OF ALACHUA*
CU	*COPPER*
EGC	*EQUIPMENT GROUNDING CONDUCTOR*
FC	*FOOTCANDLE*
GRD	*GROUND*
IES	*ILLUMINATING ENGINEERING SOCIETY*
KCMIL	*THOUSANDS OF CIRCULAR MILS*
KV	*KILOVOLT*
LED	*LIGHT EMITTING DIODE*
SE	*LARGE BURIED WIRE ENCLOSURE*
LDR	*LAND DEVELOPMENT REGULATIONS*
MAX	*MAXIMUM*
MEP	*MECHANICAL, ELECTRICAL, AND PLUMBING*
MIN	*MINIMUM*
NEC	*NATIONAL ELECTRIC CODE*
P	*PROPOSED*
P-E	*PROPOSED ELECTRIC*
PSI	*POUNDS PER SQUARE INCH*
PUE	*PUBLIC UTILITY EASEMENT*
ROW	*RIGHT OF WAY*
RP	*RECOMMENDED PRACTICE*
S/L	*STREET LIGHT*
10"	*SMALL BURIED WIRE ENCLOSURE*
SC	*SECTIONALIZING CABINET*
TPX	*TRIPLEX*
TX	*TRANSFORMER*
TYP	*TYPICAL*
UD	*UNDERGROUND*
UGE	*UNDERGROUND ELECTRIC*
UJB	*UNDERGROUND JUNCTION BOX*
URD	*UNDERGROUND DISTRIBUTION*

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SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/09/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
BIKE DEPOT

SHEET TITLE: SPECIFICATIONS AND LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: WILLIAM T. STORMANT, P.E.
QUALITY CONTROL: WILLIAM T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-4

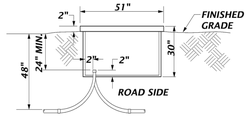
Tech: cstern Plot Date: Feb 23,2022 7:57pm Filename: N:\2021\21-0105.05\Departments\04_Engineering\03_Dwgs\Production Files\21-0105.05 Electric Plans.dwg

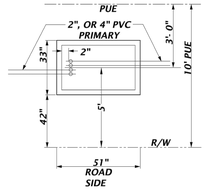
ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS

50a	TRANSFORMER ON CONCRETE PAD, 50 KVA PHASE b, 120/240 VOLT SINGLE PHASE SECONDARY.
P-2b — P-2b	1/0 AL PRIMARY CABLE, IN 2" PVC AT 48" MIN. COVER.
P-4/0 — P-4/0	4/0 AL TPX SECONDARY CABLE, IN 2.5" PVC AT 36" MIN. COVER.
6/3 P-SL — P-SL — P-SL	6/3 AL TPX SECONDARY STREETLIGHT CABLE, IN 1.5" PVC AT 36" MIN. COVER.
12/2 P-SL — P-SL — P-SL	12/2 WITH GROUND, IN 1.5" PVC AT 36" MIN. COVER.
	JUNCTION BOX
SE	SERVICE ENCLOSURE, BURIED, APPROXIMATELY 33" X 20" X 15" DEEP.
80W 30'	80 WATT LED CUTOFF LUMINAIRE ON 30' FIBERGLASS POLE (25' MOUNTING HT) WITH 4' ARM.
10"	ROUND BURIED STREETLIGHT WIRING ENCLOSURE APPROXIMATELY 10" DIAMETER X 12" DEEP HIGH DENSITY POLYETHYLENE.
SW	600 AMP PAD MOUNTED SWITCHGEAR. DOORS INDICATE SOURCE AND LOAD SIDES.

PME	PAD MOUNTED EQUIPMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
CT	CURRENT TRANSFORMER
R/W	RIGHT OF WAY

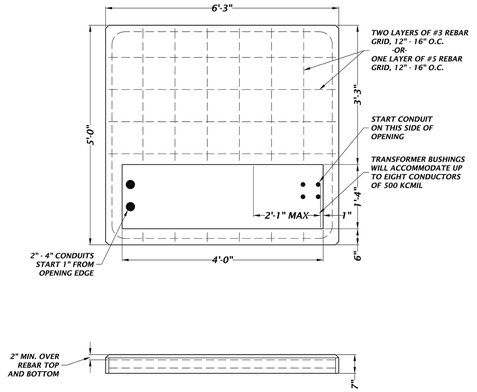
500 ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS
NTS





TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

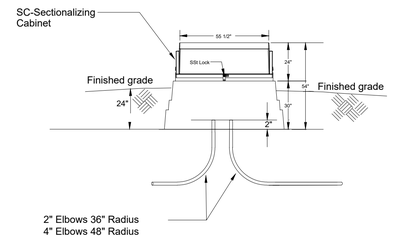
530 UNDERGROUND JUNCTION BOX
NTS

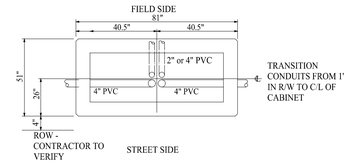


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584B CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS

NOTES:
1) Do not cut off elbows. Elbows at equipment locations and the conduit system transition to this equipment will be installed deeper than the nominal installation depth to meet turn-up requirements. Elbows shall be turned up in center portion of base.
2) 2" or 4" conduit shall be used as shown on the site plan.
3) Provide three 4-way junction bars at all locations. Ground per National Electrical Safety Code.
4) For 4" conduit, 48" radius elbows are required; for less than 4" conduit 36" radius elbows are required
5) Fiberglass enclosure made by Nordic Fiberglass Catalog # ND552454-MG-101-X-X-215J4U. or approved equal. (TOP 23"Dx55"Wx24"H) (BASE 51"Dx81"Wx30"H)
6) The centerline of the base shall be located 2' 6" from right of way line.
7) The base flares out to 81" at bottom.





SECTIONALIZING CABINET (SC) WITH GROUND SLEEVE (TYP.)

DETAIL 1 : NOT TO SCALE

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(352) 665-1426

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
12/06/21 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT

SHEET TITLE: ELECTRIC UTILITY DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT
FL PE No. 44156

SHEET NO.: E-5

Tech: cstem Plot Date: Feb 22,2022 7:57pm Filename: N:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg

"B"

NLS LIGHTING

NV-1

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	58w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	138w
1050 milliamps	58w	105w	156w	205w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Norma 2 24° Narrow Beam **(N2)** Norma 3 30° Narrow Beam **(N3)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)** 347-480 **(HV)**	**Direct Pole** Single, DYBS 3" **(DP63)** DM, TM, TT2G, QD 3" **(DP57)** Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** **Standard finish is stainless steel. Can be painted to match fixture* Tennis Arm **(TA)** **See next page for Arm Configurations* ***For Round Pole, please specify RPA4 or RPA5*	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	Bird Deterrant **(BD)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(P7T)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor (UNV Voltage) **(FSP-35)** **9'-35' Heights* **(FSP-40)** **21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"-4" Pole **(RPA4)** Round Pole Adaptor 5"- 5" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** **HSS not applicable with N2 - MEMA 2F Optics* **HSS not applicable with N3 - MEMA 3F Optics*

L400 Series — HOWARD LIGHTING PRODUCTS

LED Street & Area Light

08/03/2018

L400 Series

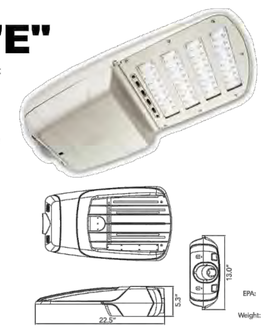
L403/L404 Models
LED Street and Area Light

"E"

The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
• Ten year limited warranty.



Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Input Voltage
L403	L: No Photocontrol* LC: With Long Life Photocontrol	120W 180W	30K: 3000 K 40K: 4000 K*	T2: Type 2 T3: Type 3 T4: Type 4 T5: Type 5	10: 0-10V Dimming*	GR: Grey* WH: White BL: Black BR: Brown	M: 120-277VAC* H: 347-480VAC
L404		150W 240W					

*Standard Configuration

Standard Features:
• Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
• Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
• Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 85A, 14-2AWG terminal block)
• Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
• Integral Tilt-adjustment Steps ±5°
• Bird-guard
• Tool-Less Entry
• Input Voltage: 120-277V or 347-480V, 50/60Hz
• Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
• Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.

11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(Toll free) 800.956.3454 | (Local) 601.422.0833 | (fax) 601.422.1652
www.HowardLightingProducts.com

Schedule -

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Total Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
	B3	2	NLS Lighting	NV-1-T3-48L-1-40K-UNV--HSS-D180-BL PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T3-48L-1-40K.IES	0.95	10457	205	TYPE 3	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS
	B4	3	NLS Lighing LLC	NV-1-T4-64L-7-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-7-40K.IES	0.95	15906	136	TYPE4	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS
	B5T	2	NLS Lighting, LLC	NV-1-T5-48L-1-40-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture TANDEM - TWO FIXTURES PER POLE	NV-1-T5-48L-1-40K.IES	0.90	19355	156	TYPE 5	25' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
	E	1 EXISTING	HOWARD LIGHTING PRODUCTS	L403L-180W-40K-T3-10-GR-	100-277V 50/60HZ 180W 4000K	Howard-LM63_L403L180 W40KT3.ies	0.85	15291	173.3	TYPE 3	30' M.H. 35' CONCRETE POLE	UTILITY POE AND LIGHT WITHIN IPRIVATE RIGHT OF WAY EXISTING - DO NOT PROVIDE

LIGHTING LEGEND AND SPECIFICATIONS

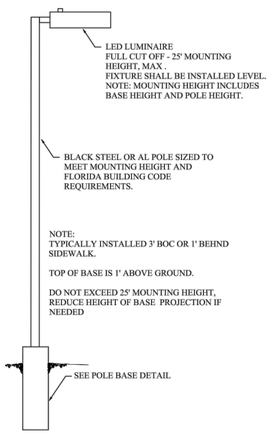
NOTE: FOR THE B3, B4 AND B5T TYPE FIXTURES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE POLES AND BASES THAT MEET THE FLORIDA BUILDING CODE WIND LOADING REQUIREMENTS.

Statistics

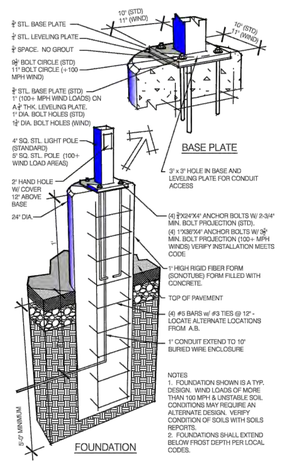
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING LOT - NORTH & SOUTH LOTS	+	2.1 fc	5.0 fc	0.6 fc	8.3:1	3.5:1	NOTES C AND D
PARCEL LINE NORTH ROW	+	N/A	0.1 fc	0.0 fc	N/A	N/A	NOTE L
PARCEL LINE WEST ROW	+	N/A	3.3 fc	0.0 fc	N/A	N/A	NOTE L
PARCEL LINE EAST	+	N/A	0.0 fc	0.0 fc	N/A	N/A	NOTE E
PARCEL LINE SOUTH	+	N/A	0.0 fc	0.0 fc	N/A	N/A	NOTE E

LIGHTING NOTES:

A. THIS PLAN MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING. SIDEWALKS AND AREA WITHIN PARKWAY RIGHT OF WAY ARE NOT PART OF THIS PLAN.
B. ALL LUMINAIRES ARE FULL CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES AS PER COA 6.4.4(C)(2) IN PARKING LOT.
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT PROPERTIES. ROADWAY VALUES NOT INCLUDED.
F. BUILDING ENTRIES LESS THAN 10 FOOTCANDLES AS PER 6.4.4(C) (2).
G. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 25' ABOVE FINISH GRADE AS PER COA 6.4.5.1.
H. LIGHT POLES ARE BLACK METAL (AL OR STEEL). MOUNTING HEIGHTS INCLUDING ABOVE GRADE FOUNDATION ARE INCLUDED IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLE LENGTH MUST TAKE INTO ACCOUNT THE HEIGHT OF THE CONCRETE FOUNDATION AND MAXIMUM MOUNTING HEIGHT ABOVE GRADE.
I. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 1' BACK OF SIDEWALK.
J. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL (INSTALLED AS PER ARCHITECTURAL BUILDING ELECTRICAL PLANS, NOT A PART OF THIS PLAN).
K. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
L. RIGHT OF WAY (ROW) VALUES ARE LESS THAN 3 FOOTCANDLES.



PRIVATE LIGHT POLE DETAIL
TYPICAL - NOT TO SCALE



SITE POLE BASE DETAIL
BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
11/30/21 CITY OF ALACHUA, SRWMD
01/07/22 CITY OF ALACHUA
01/25/22 CITY OF ALACHUA
02/22/22 CITY OF ALACHUA

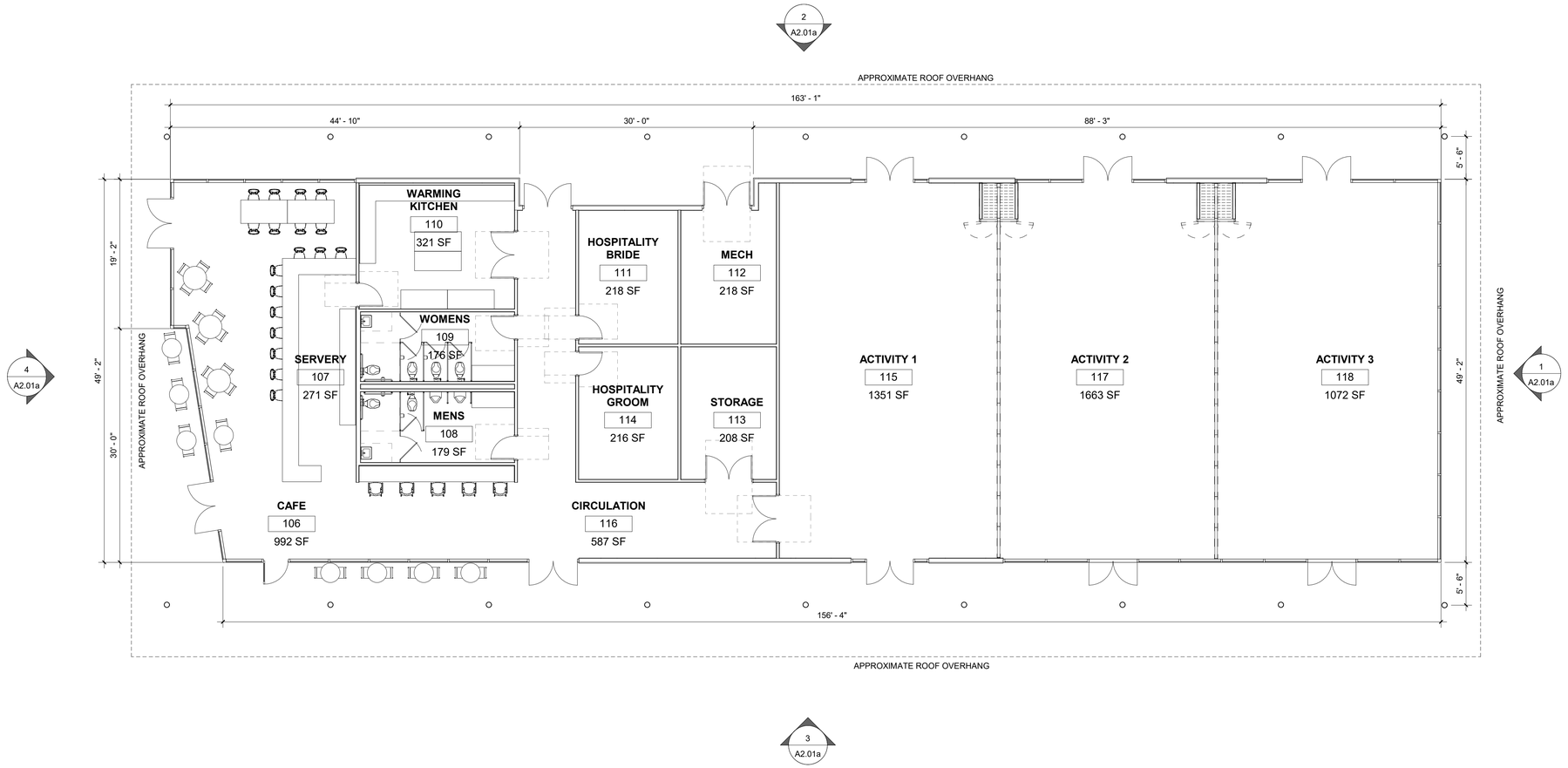
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK BIKE DEPOT
SHEET TITLE: SCHEDULE, DETAILS, AND STATISTICS

TD/RD/AR: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
DRAWN: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.05

WILLIAM T. STORMANT
FL PE No. 44156

SHEET NO.: E-6

Tech: colem Plot Date: Feb 22,2022 - 7:57pm Filename: M:\2021\21-0105.05\Department\04_Engineering\02_DWGs\Production Files\21-0105.05 Electric Plans.dwg



NORTH

1 **FLOOR PLAN - EVENT CENTER 7,803 SQ. FT.**

1/8" = 1'-0"

LEVEL
ARCHITECTURE · INTERIORS
1459 SW 74TH DRIVE
GAINESVILLE, FLORIDA 32607
352-448-7788
www.leveldesign.co

NOT FOR CONSTRUCTION

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TO THE BEST OF THE ARCHITECT'S OR THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES & THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE SECTION AND CHAPTER 633, FL STATUTES.

PROGRESS DISTRICT

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
PRELIMINARY

ISSUE DATE:
01.19.2022

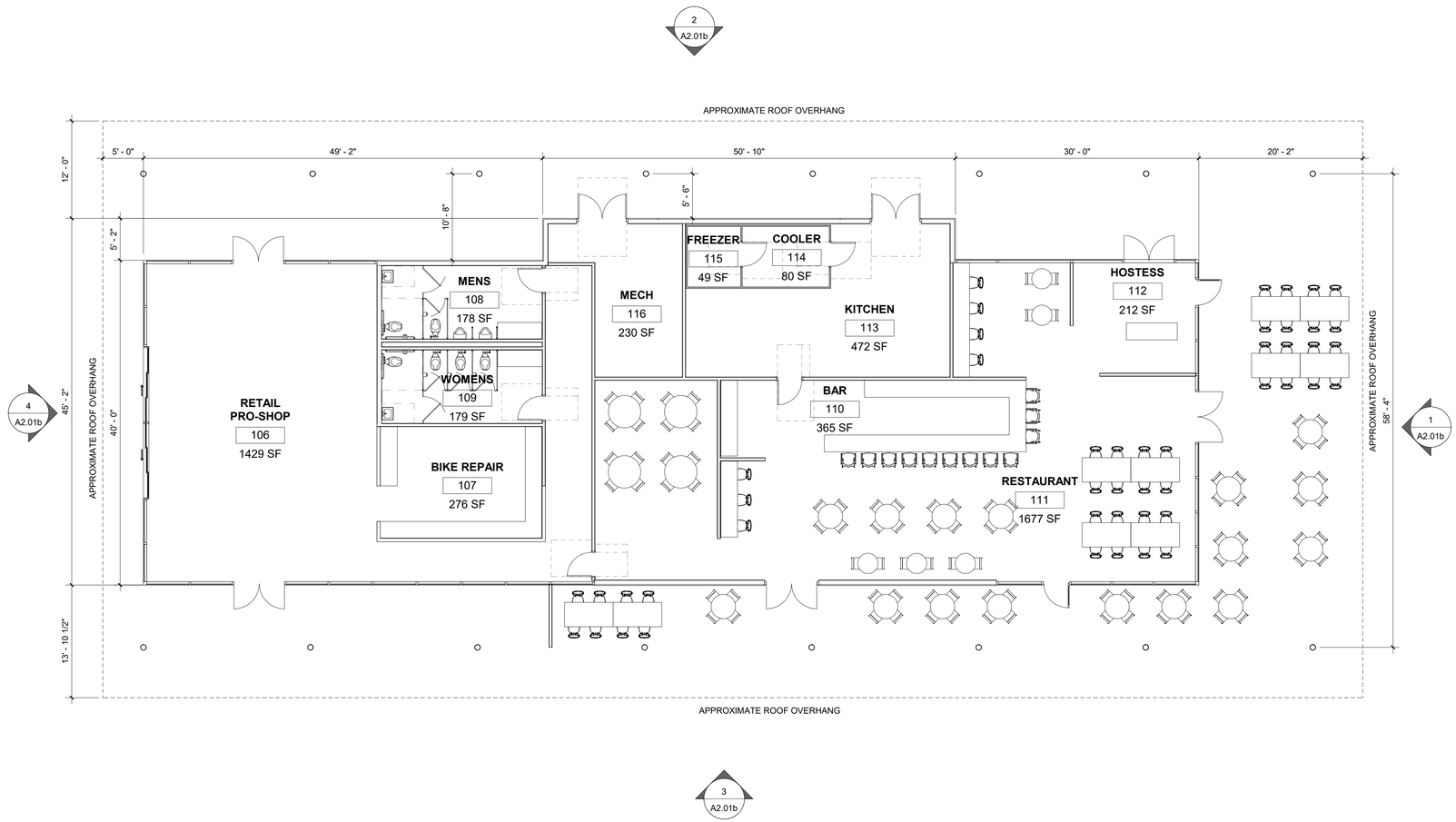
DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER:
20055

DRAWING TITLE:
FLOOR PLAN - EVENT CENTER BUILDING

SHEET NO.
A1.01a

DATE/TIME STAMP:
1/20/2022 1:24:49 PM



NORTH

1 **FLOOR PLAN - RETAIL / RESTAURANT 5,467 SQ. FT.**

1/8" = 1'-0"

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GAINESVILLE, FLORIDA 32607
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PROGRESS DISTRICT

REVISIONS

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DRAWING STATUS:
PRELIMINARY

ISSUE DATE:
01.19.2022

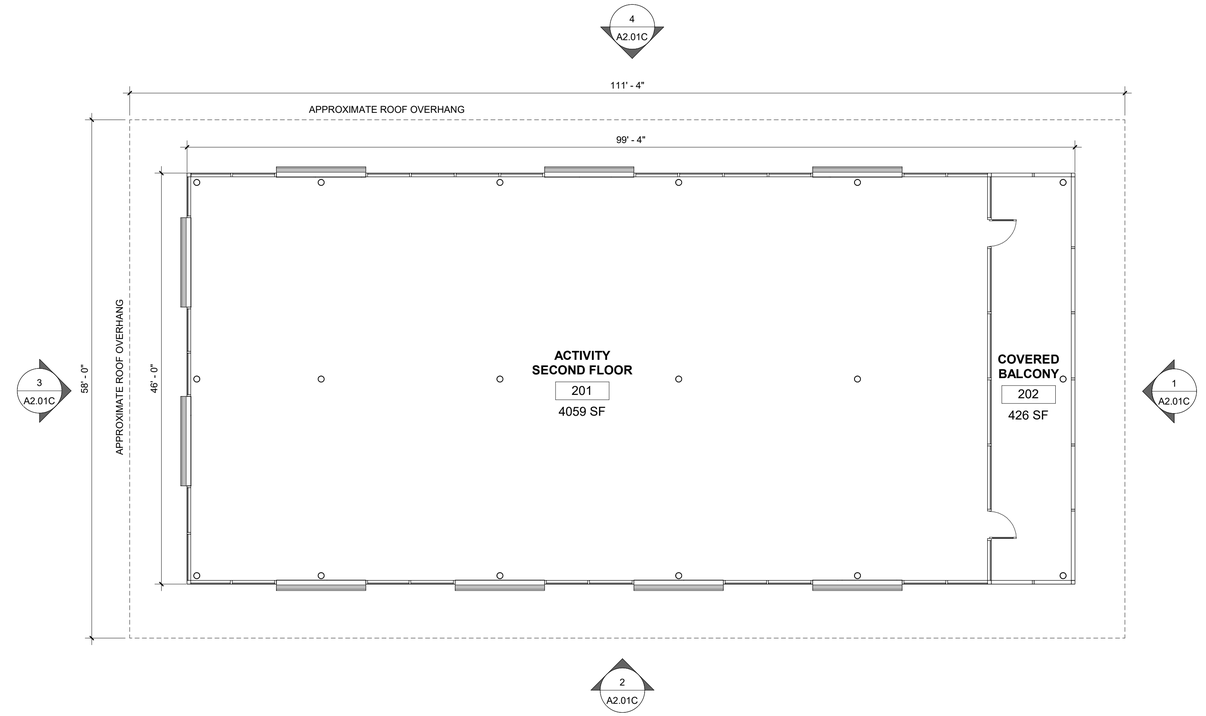
DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER:
20055

DRAWING TITLE:
FLOOR PLAN - RETAIL / RESTAURANT

SHEET NO.
A1.01b

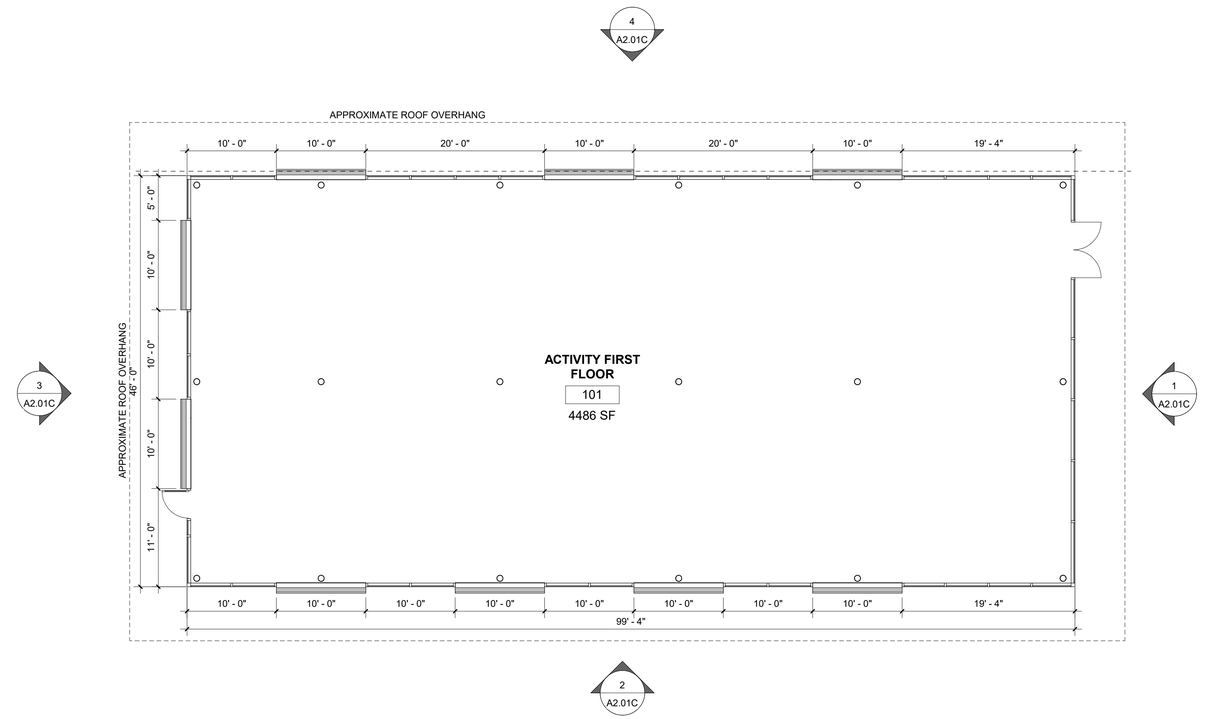
DATE/TIME STAMP:
1/20/2022 1:29:06 PM



NORTH

2 FLOOR PLAN - 2ND FLOOR OFFICE 4,744 SQ. FT.

1/8" = 1'-0"



NORTH

1 FLOOR PLAN - 1ST FLOOR OFFICE 4,744 SQ. FT.

1/8" = 1'-0"

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PROGRESS DISTRICT

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DRAWING STATUS:
PRELIMINARY

ISSUE DATE:
01.19.2022

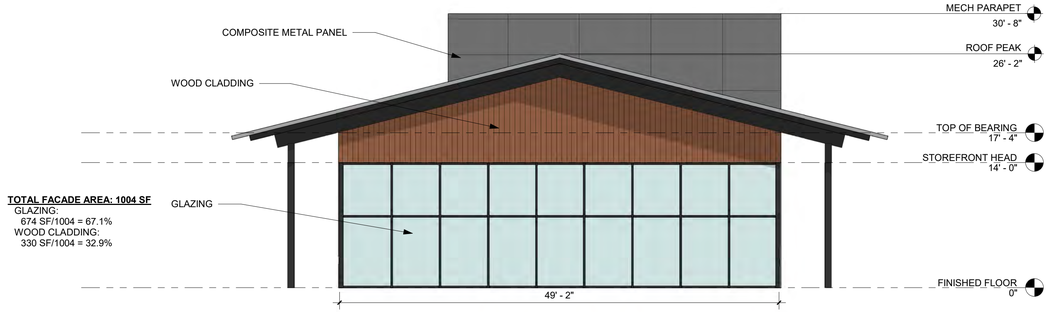
DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER:
20055

DRAWING TITLE:
FLOOR PLAN - 2 STORY OFFICE BUILDING

SHEET NO.
A1.01c

DATE/TIME STAMP:
1/20/2022 1:32:31 PM



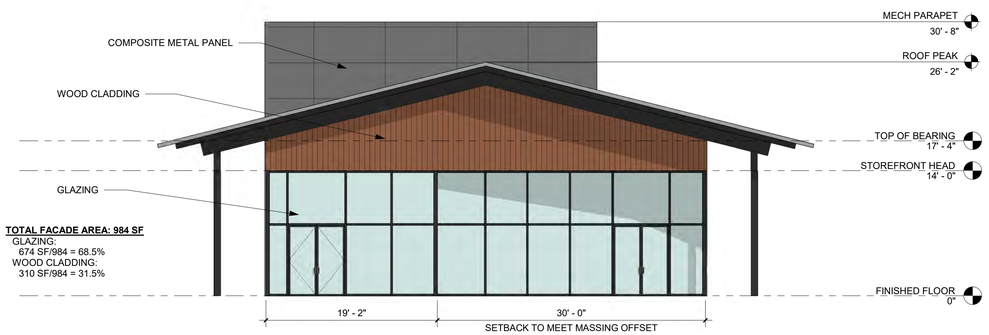
1 **EVENT CENTER BUILDING - EAST ELEVATION**
1/8" = 1'-0"



2 **EVENT CENTER BUILDING - NORTH ELEVATION**
1/8" = 1'-0"



3 **EVENT CENTER BUILDING - SOUTH ELEVATION**
1/8" = 1'-0"



4 **EVENT CENTER BUILDING - WEST ELEVATION**
1/8" = 1'-0"

LEVEL ARCHITECTURE • INTERIORS
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ISSUE DATE:
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DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER:
20055

DRAWING TITLE:
EXTERIOR ELEVATIONS - EVENT CENTER BUILDING

SHEET NO.
A2.01a

DATE/TIME STAMP:
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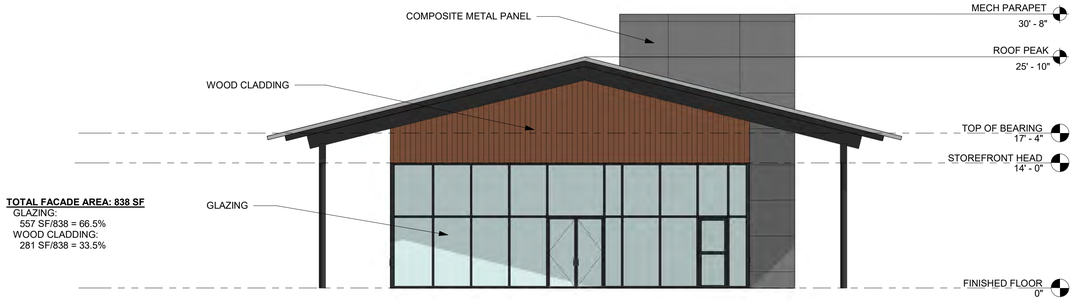
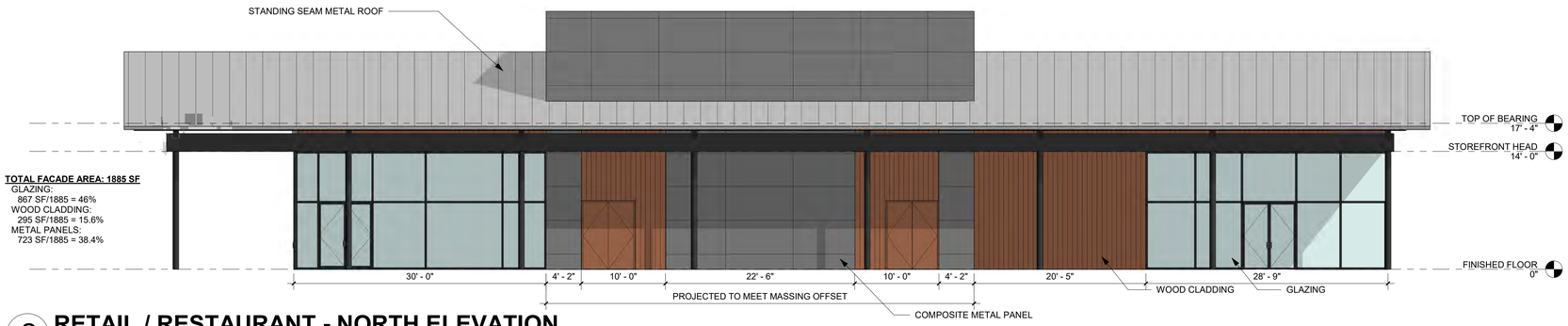


1 RETAIL / RESTAURANT - EAST ELEVATION

1/8" = 1'-0"



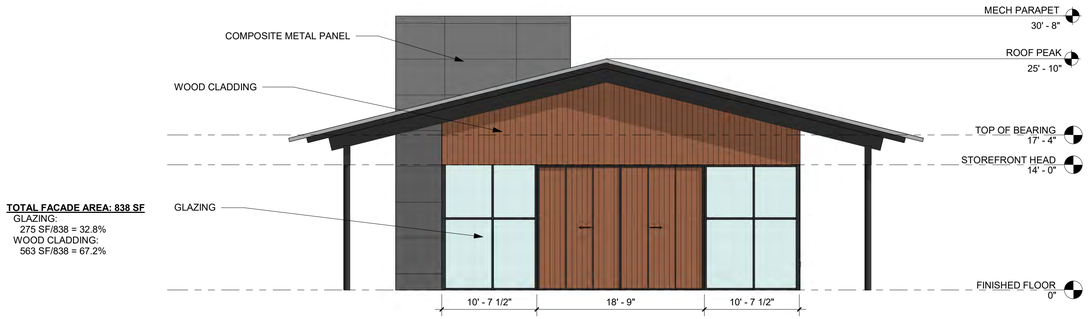
2 RETAIL / RESTAURANT - NORTH ELEVATION

1/8" = 1'-0"



3 RETAIL / RESTAURANT - SOUTH ELEVATION

1/8" = 1'-0"



4 RETAIL / RESTAURANT - WEST ELEVATION

1/8" = 1'-0"

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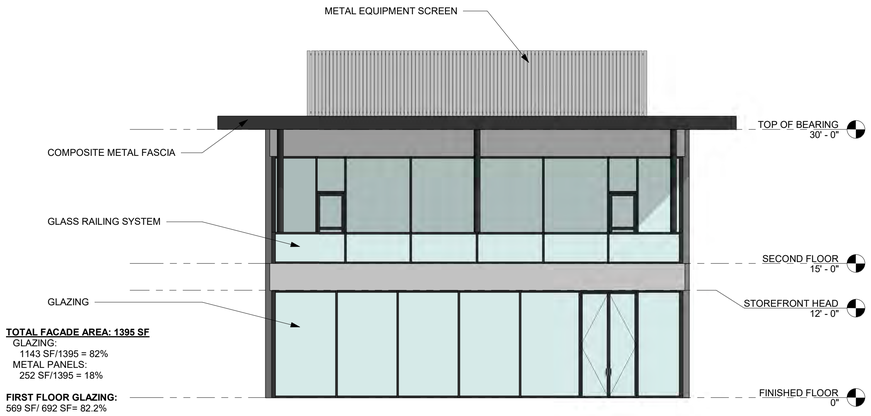
SGE	STB

PROJECT NUMBER:
20055

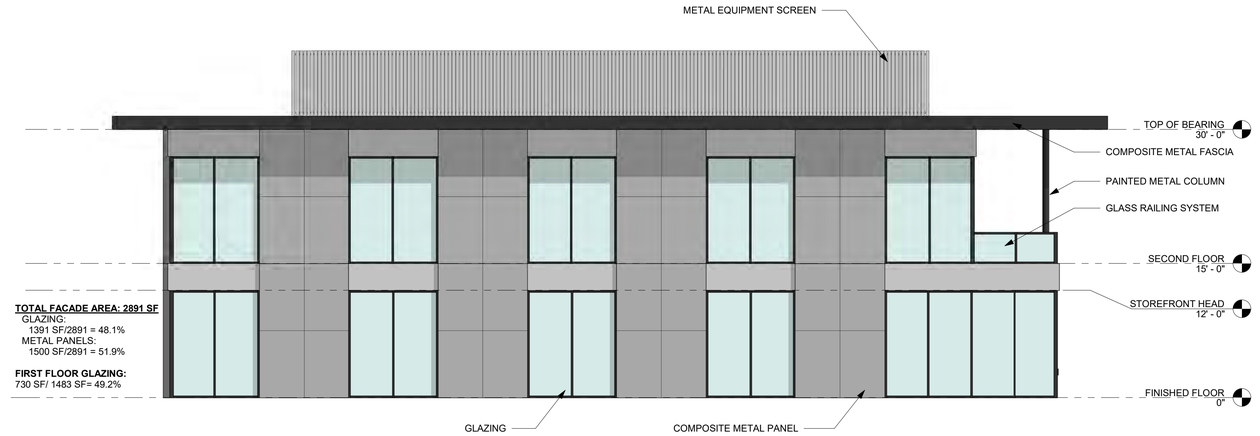
DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A2.01b

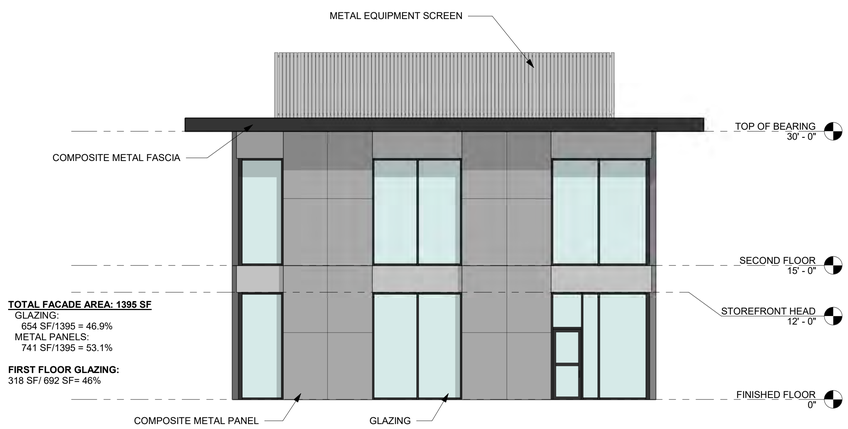
DATE/TIME STAMP:
1/20/2022 1:29:09 PM



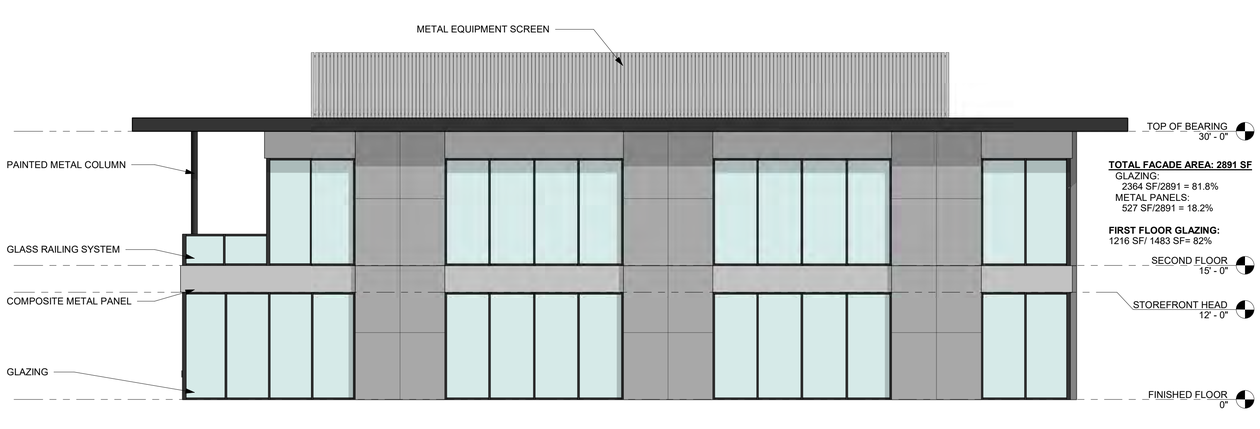
1 **2 STORY OFFICE BUILDING - NORTH ELEVATION**
1/8" = 1'-0"



2 **2 STORY OFFICE BUILDING - EAST ELEVATION**
1/8" = 1'-0"



3 **2 STORY OFFICE BUILDING - SOUTH ELEVATION**
1/8" = 1'-0"



4 **2 STORY OFFICE BUILDING - WEST ELEVATION**
1/8" = 1'-0"

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DRAWING STATUS:
PRELIMINARY

ISSUE DATE:
01.19.2022

DRAWN BY:	CHECKED BY:
SGE	STB

PROJECT NUMBER:
20055

DRAWING TITLE:
EXTERIOR ELEVATIONS - 2 STORY OFFICE BUILDING

SHEET NO.
A2.01C

DATE/TIME STAMP:
1/20/2022 1:32:35 PM

Next meeting scheduled for Feb. 28

Newberry Agricultural on the same two tax parcels.

Ordinance 2022-06/ CPA 21-32 was approved to change the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on approximately two contiguous parcels totaling approximately 7.38 acres of land, which also had previously been annexed into the City on Nov. 13, 2017. This action was taken following a legislative public hearing on second reading of Ordinance 2022-06/CPA 21-32. The subject property includes Tax Parcels 02587-001-005 and 02587-000-007, which are located on the south side of Southwest 30th Avenue and east of Southwest 298th Street.

Following approval of Ordinance 2022-06/ CPA 21-32 on second reading, Commissioners heard Ordinance 2022-13/ LDR 21-40 in a quasi-judicial public hearing and approved a zoning change from Alachua County Rural/Agriculture to City of Newberry Agricultural on the same two tax parcels.

Ordinance 2022-08/ CPA 21-34 was approved to change the future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on one parcel totaling approximately 4.27 acres. The property, which is located on the south side State Road-26/West Newberry Road, west of Southwest 174th Street, was annexed into the City on Nov. 13, 2017. This action was taken following a legislative public hearing on second reading of Ordinance 2022-08/CPA 21-34. The subject property includes Tax Parcel 04370-002-000.

Following approval of Ordinance 2022-08/ CPA 21-34 on second reading, Commissioners heard Ordinance 2022-15/LDR21-42 in a quasi-judicial public hearing and approved a zoning change from Alachua County Rural/Agriculture to City of Newberry Agricultural on the same tax parcel.

The next City Commission meeting is scheduled for Monday, Feb. 28.

# # #

Email cwalker@alachuatoday.com

Municipal election - April 12th

online or by contacting the Alachua County Supervisor of Elections office. For additional voting information, registration or questions, citizens should visit VoteAlachua.com.

On Tuesday, April 12, the polls will be open from 7 a.m. – 7 p.m. A photo ID, with signature, will be required. All City of Newberry residents may vote on election day at the Municipal Building, 25420 W. Newberry Road, Newberry.

The City of Newberry does not provide early voting in municipal-only elections. However, if a citizen wishes to vote by mail, they may call the City Clerk's office at 352-472-2161, ext. 7 for additional information.

# # #

Email cwalker@alachuatoday.com

Election Micanopy

1 Commission Seats 1 & 2

March 8, 2022

im – 7:00 pm

nopy Town Hall
olokka Blvd
, FL 32667

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed residential subdivision with up to 140 single-family detached units located at 16130 NW 161st Terrace on a portion of Alachua County Tax Parcel Number 03049-000-000 in the Moderate Density Residential future land use designation and RSF-4 zoning district. 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 5:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 **E-mail:** sreyes@edafl.com

(Published: Alachua County Today - February 24, 2022)

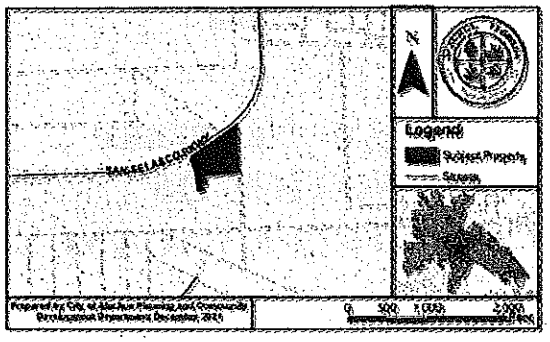
PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW

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 8, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements on a ±6.42 acre subject property; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

(Published: Alachua County Today - February 24, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Zickafoose, POSTED THE LAND USE
(name)
SIGN ON 02/17/22 FOR THE Convergence Bike Depot 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)

3 (three)
(number of signs)

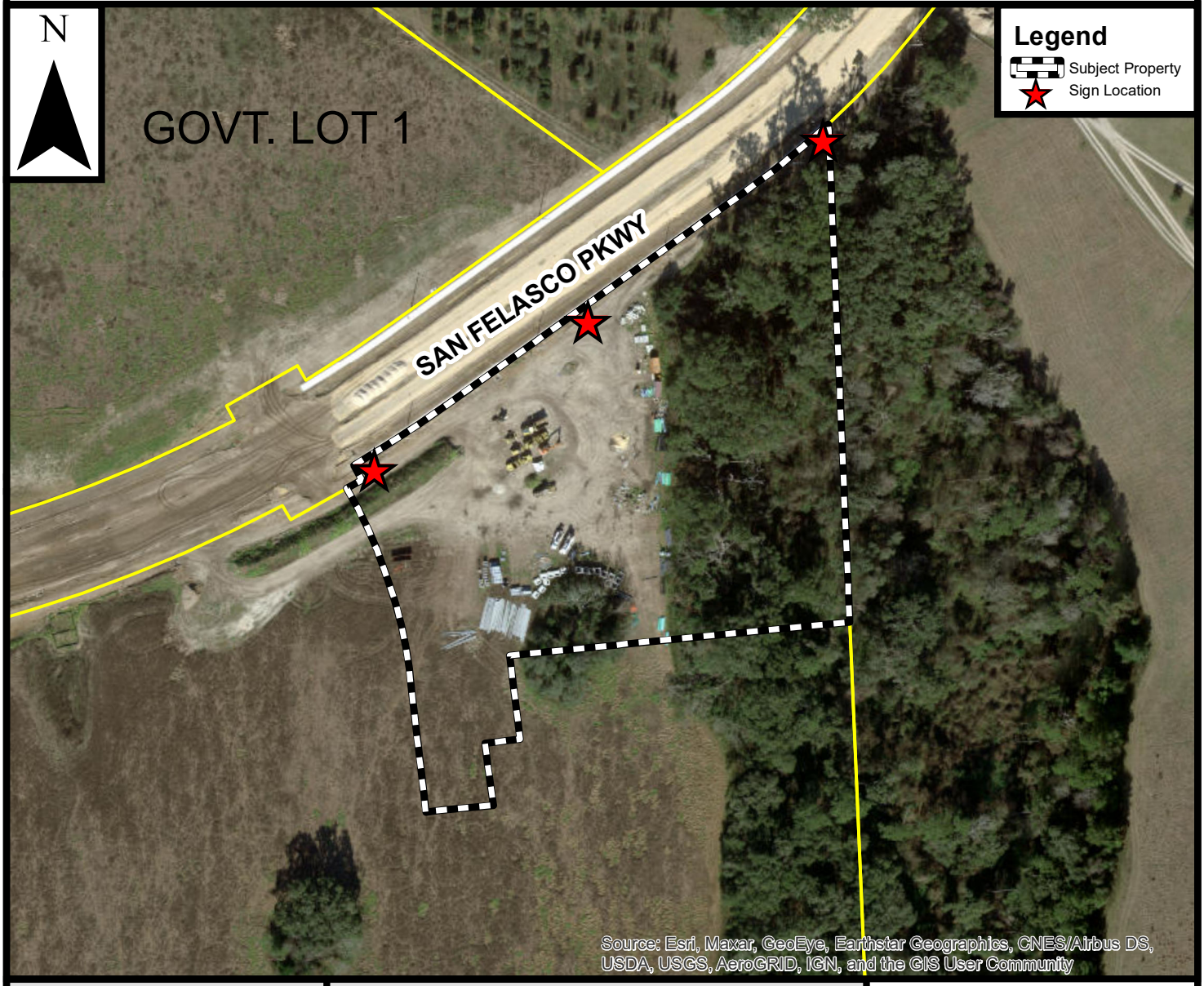
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Convergence Research Park
Bike Depot
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2021

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.

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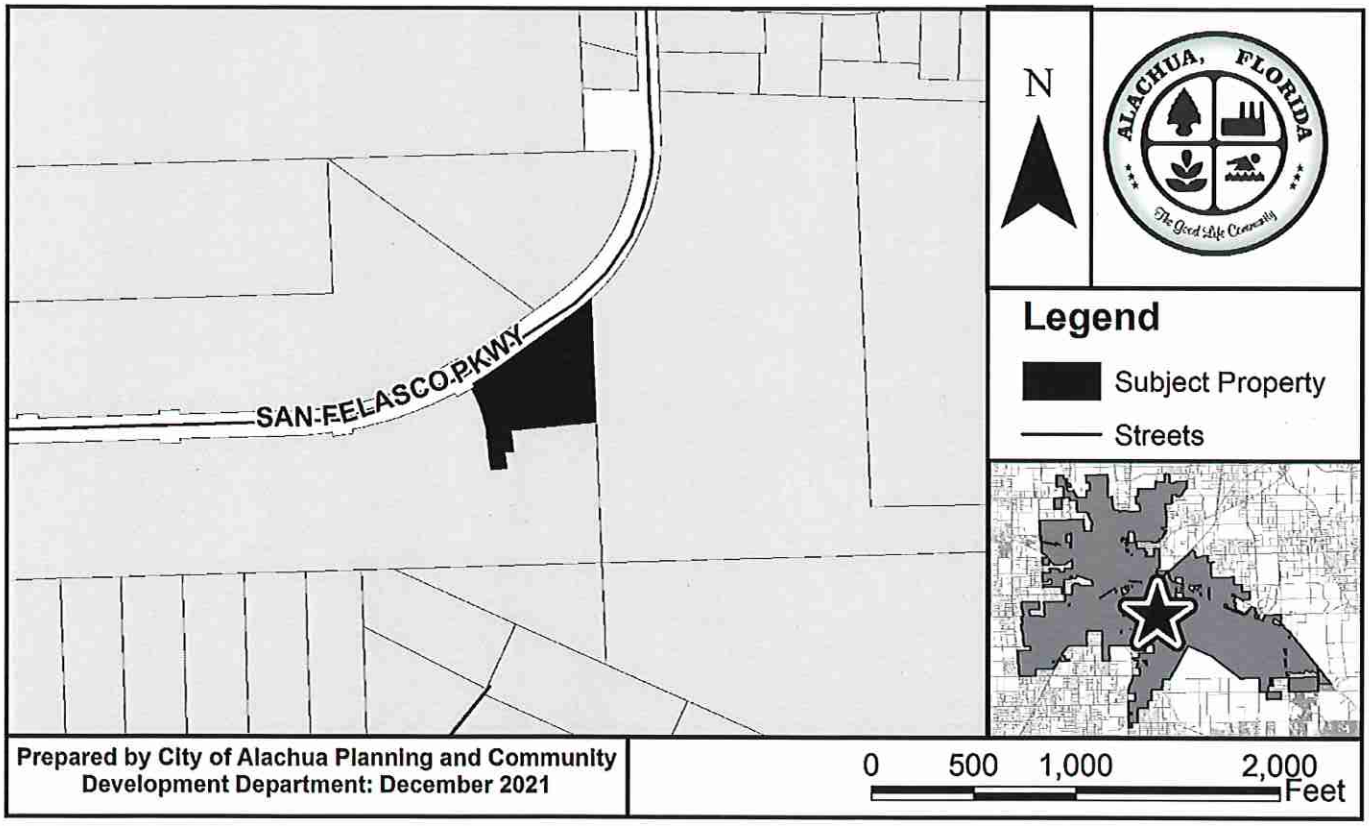
City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailers 2/17/22 KC

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan proposing the construction of a total of ±22,758 square feet of new building area, comprised of a ±7,803 square foot conference center, a ±5,467 square foot retail/restaurant space, and a ±9,488 square foot office building with associated site improvements on a ±6.42 acre subject property; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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DUQUE DIEGO ALONSO & MARIA MARC
13751 NW 131ST PL
ALACHUA, FL 32615

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

FOUNDATION FOR ENVIROMENTAL RESI
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ST PAUL, MN 55104

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HENLEY BRUCE LIFE ESTATE
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HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

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ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
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ALACHUA, FL 32615

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

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

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

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

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

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

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

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

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

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
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ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
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ALACHUA, FL 32615

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

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

UKHOVA TATIANA VASILYEVNA
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VALLELLANES CHARLOTTE V
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ALACHUA, FL 32615

VERO EQUITIES INC
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Mark and Daryn Page
12416 NW 129th Ter
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BASSO CHRISTOPHER N & KARI B
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ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
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PIAZZA JUSTIN & REBECCA
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Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

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Michele L. Lieberman
County Manager
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Bonnie Flynn
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Alachua FL 32615

Hugh & Jean Calderwood
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Alachua FL 32616

Lisia Jenkins
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Shasta Scheelhaas
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Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Site Plan – Tobias Veterinary Services : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan to construct two buildings totaling ±9,125 square feet with associated site improvements on a ±1.72 acre subject property. Tax Parcel Number 05949-011-009 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board, 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 for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan proposing the construction of 2 (two) buildings totaling ±9,125 square foot building with associated site improvements on a ±1.72 acre subject property. The building proposed to be used as a mobile veterinary office is approximately 4,575 square feet and the building proposed to be a tenant building with space available for rent is 4,550 square feet.

The subject property is located near the southern terminus of NW 104th Terrace, to the east of the City's Public Service Operation Center and to the north of the City's potable water storage facility.

The proposed development will convey the development's stormwater runoff to two new ponds located on the western portion of the subject property. Access to the site will be provided by the existing driveway connection to NW 104th Terrace.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Tobias Veterinary Services Site Plan
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of two buildings totaling ±9,125 square foot building with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., eda consultants, inc.
PROPERTY OWNER:	Tobias Veterinary Holdings, LLC
LOCATION:	17750 NW 115th Avenue
PARCEL ID NUMBERS:	05949-011-009
FLUM DESIGNATION:	Industrial
ZONING:	Light and Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±1.72
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan proposing the construction of 2 (two) buildings totaling ±9,125 square foot building with associated site improvements on a ±1.72 acre subject property. The building proposed to be used as a mobile veterinary office is approximately 4,575 square feet and the building proposed to be a tenant building with space available for rent is 4,550 square feet.

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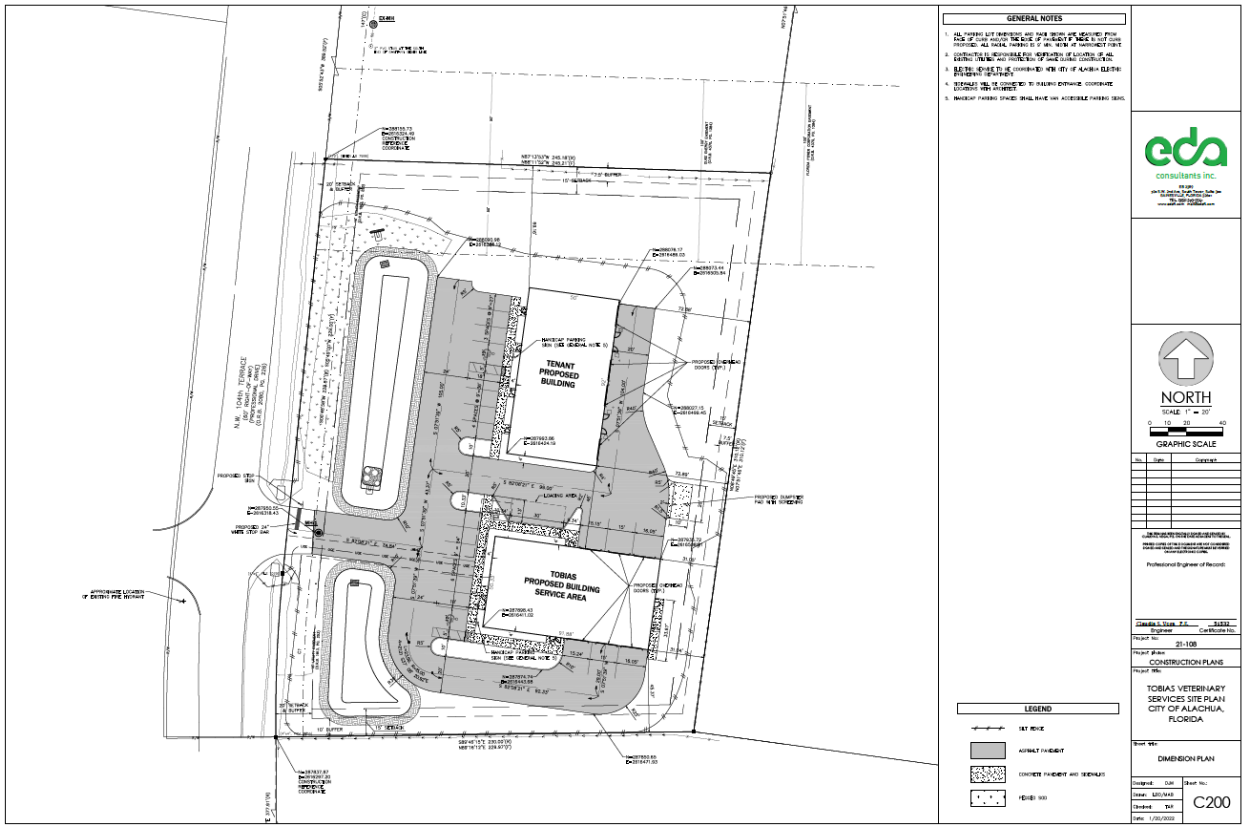
Illustration 1. Tobias Veterinary Services Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

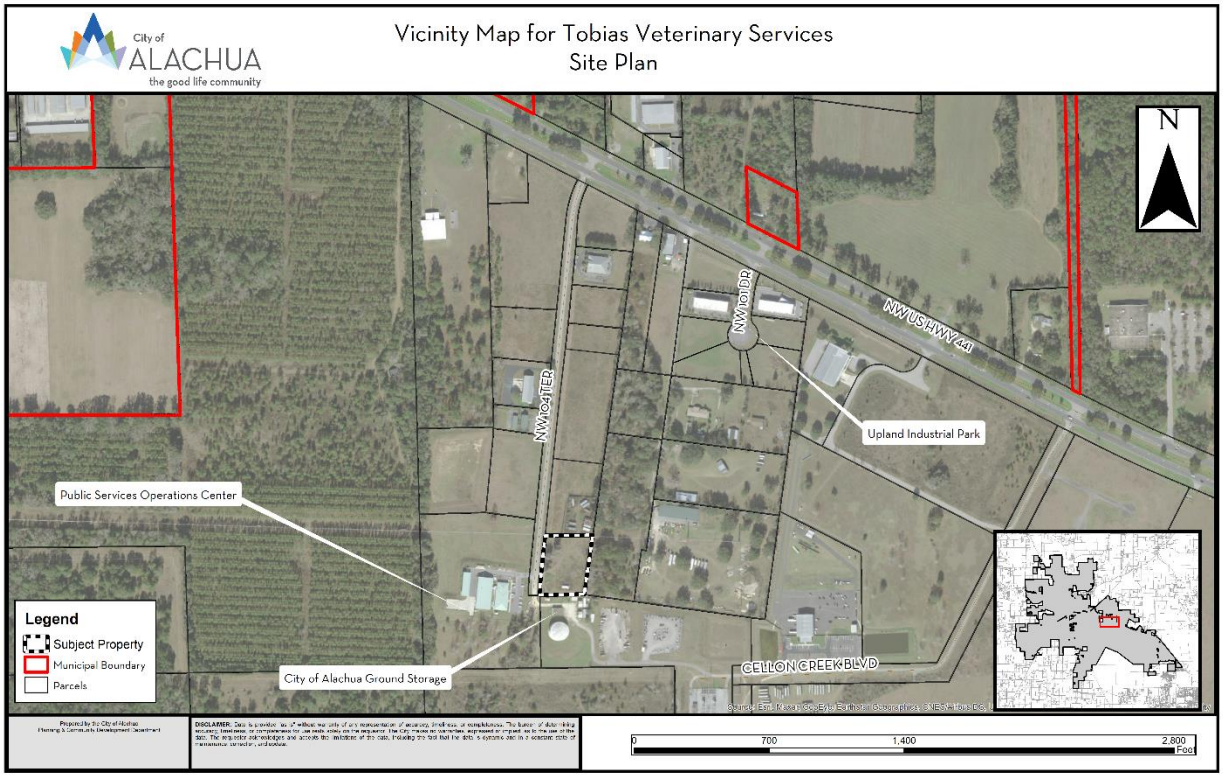


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Industrial	Industrial	ILW
South	City of Alachua Ground Storage Facility	Public	GF
East	Vacant Industrial	Industrial	ILW
West	City of Alachua Public Services Operations Center	Industrial	ILW

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 September 23, 2021 at the Alachua Branch Library. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by two members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and

development uses, multitenant uses, and manufacturing and assembly. The intended use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

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

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

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

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

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

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon 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, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

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

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

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

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

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

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

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

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

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

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

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

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

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

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

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

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: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

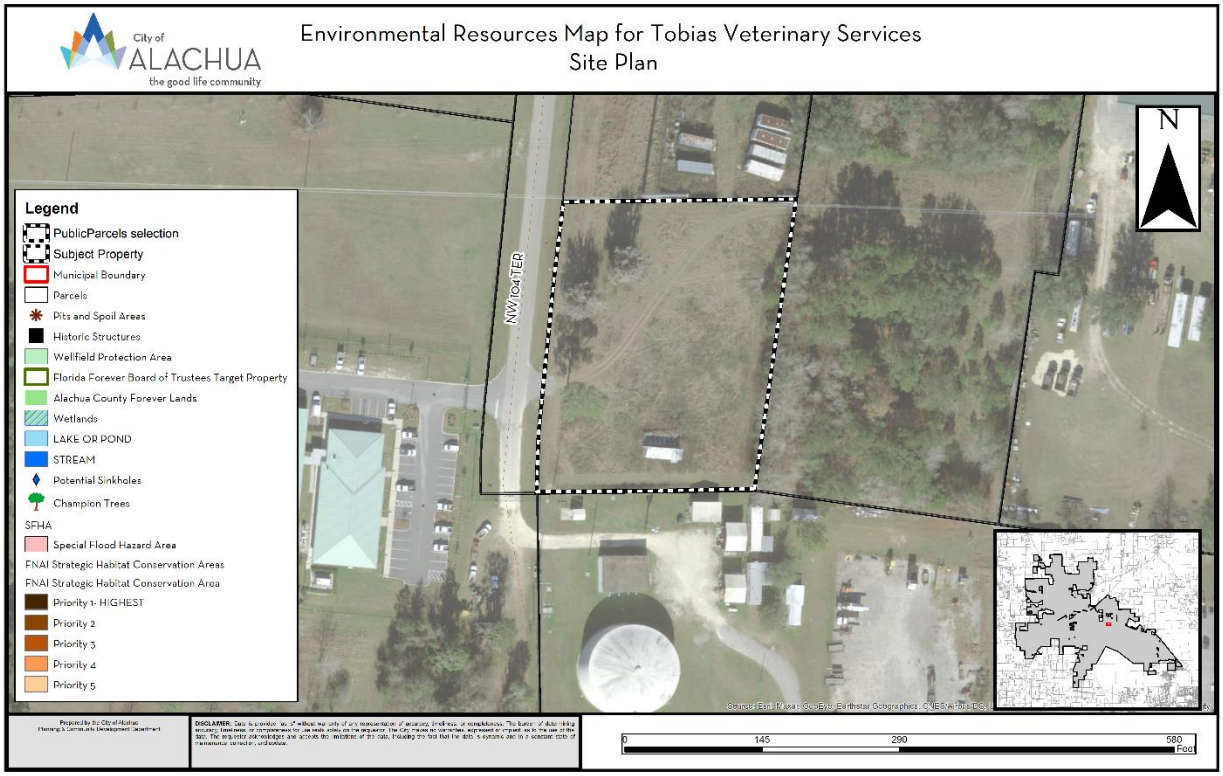
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and no areas of the site are located within a FNAI PNA priority area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There is four (4) soil type found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Somewhat limited	86.0
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Somewhat limited	3.7
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Somewhat limited	0.2
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Somewhat limited	10.0

Evaluation: The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

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

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light and Warehouse Industrial. The site plan proposes the construction of two structures ±9,125 square foot building. One structure is proposed to be used as an office and storage support for a mobile veterinary services company. Previously, the City has classified this use as "Off-site professional and industrial services" use type. The other structure's tenants are currently unknown, but any future uses will be required to be permitted uses within the ILW 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: The following are the use-specific standards as established by the use-determination for the "off-site professional and industrial services" use type:

1. The use shall not include any outdoor storage of any materials, supplies, or equipment.

2. The use shall not generate routine large scale deliveries or trips by vehicles with a weight rating larger than 14,000 lbs or by any vehicles with

a trailer. Normal deliveries or pickups made through a standard parcel delivery service (USPS, FedEx, UPS, etc) shall not apply to this condition.

3. The use shall not generate routine visits to the site by customers or clients.

The proposed site plan demonstrates compliance with these standards. Any future use for the tenant building would be required to conform with any applicable use-specific standards.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	4,323
Available Capacity[4]	20,942
Increase/Decrease in Daily Trips Generated by Development[5]	67
Residual Capacity After Development's Impacts[6]	20,875

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 17 County Road 235A (from US 441 to CR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	298
Available Capacity[4]	1,871
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	11
Residual Capacity After Development's Impacts[6]	1,860

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 - 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	200,907
Available Capacity	798,843
Increase/Decrease in Potable Water Demand from Application[3]	1,175
Residual Capacity	**797,668**
Percentage of Permitted Design Capacity Utilized	**65.32%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua January 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 4500 square feet + 250 per vet practitioner

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	180,101
Available Capacity	642,899
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,175
Residual Capacity	**641,724**
Percentage of Permitted Design Capacity Utilized	**57.22%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua January 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 4500 square feet + 250 per vet practitioner

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	16,679.67	3,044.04
Increase/Decrease in Demand Generated by Application[3]	110.7	20.20
New River Solid Waste Facility Capacity[4]	50 years	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*

2 *City of Alachua January 2022 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*

4 *New River Solid Waste Facility, April 2021.*

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
TOBIAS VETERINARY HOLDINGS, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Public Utilities Easement (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easement.
2. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
3. The Applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

TOBIAS VETERINARY HOLDINGS, LLC
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 17, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Notice of Hearing to be Scheduled for Tobias Veterinary Services Site Plan

Dear Ms Vega:

On February 7, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. The sign was posted by City of Alachua staff on February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 21, 2022**

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

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

TR 2/22/2022

RE: **Tobias Vet Services Site Plan**

Public Services has reviewed the subject project (Feb 21, 2022 Documents - partial) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • Sheet C100: To title, please add "SITE PLAN" to be consistent with CoA terminology. • All Sheets: In project title block, please change title to: "TOBIAS VETERINARY SERVICES SITE PLAN, CITY OF ALACHUA, FLORIDA" • Suggest that spelling be checked & update sheets as necessary. Is "VETERINARY" the correct spelling? **Comment on Dec 07, 2021 Submittal** **Approved**
2.	**Comment on Oct 28, 2021 Submittal** • Sheet C100, DEVELOPMENT INFORMATION, Note 12: The design intent appears to be to NOT make any provisions for fire flow. Sheet C400 does NOT show any fire lines being installed. Yet the application includes fire flow calculation

NO.	COMMENTS
	with 1500 gpm of fire flow needed at each building. • Please clarify the need of fire flow and how it will be supplied. Please **submit** response and applicable information. **Comment on Dec 07, 2021 Submittal** **Approved**
3	**Comment on Oct 28, 2021 Submittal** • Sheet C200, General Note 3: The note mentions "GRU". Please replace note with "ELECTRIC SERVICE TO BE COORDINATED WITH CIY OF ALACHUA ELECTRICAL DEPARTMENT". **Comment on Dec 07, 2021 Submittal** **Approved**
4	**Comment on Oct 28, 2021 Submittal** • Sheet C400: At MH-1, call out "END OF COA MAINTENANCE". • Sheet C400: At each water meter, call out "END OF COA MAINTENANCE". **Comment on Dec 07, 2021 Submittal** **Approved**
5	**Comment on Oct 28, 2021 Submittal** • Sheet C400, Water Fitting Schedule, Keyed Note 1: Please note that all fittings associated with this note must be restrained. Also, the existing water main must be retrofitted with restraint where required. • Instead of 4-inch PVC C900 pipe, please replace with 4-inch DIP pipe with flanged fittings. • Reference CoA Detail 149 titled "WATER SERVICE CONNECTION FOR NEW & EXISTING MAINS". CoA is under the impression that EDA has this detail. If not, please request & CoA will forward it. • Note that the flanged fittings provide convenient thrust restraint. Based upon previous experience, if MJ fittings are furnished, providing the required thrust restraint is complicated. **Comment on Dec 07, 2021 Submittal**

NO.	COMMENTS
	Approved
6	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Note 2 • Please clarify which meter Keyed Note 2 refers to. • Please change piping & fittings from 1-inch to 2-inch. CoA does not allow 1-inch piping. Please replace Detail 115 with updated detail, which is attached. **Comment on Dec 07, 2021 Submittal** **Approved**
7	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Notes 3 & 4 • Please clarify which meter Keyed Note 3 refers to. • One meter total is shown supplying the Tobias Bldg and the Tenant Bldg. The owner may prefer that one meter is dedicated to each. Please coordinate with owner. • If the dual meter approach is decided upon, suggest that Detail 130 – Dual Water Service be included with the documents. • Based upon resolution of above, modify keyed note 4 as necessary. **Comment on Dec 07, 2021 Submittal** **Approved**
8	**Comment on Oct 28, 2021 Submittal** **Sheet C400:** Sanitary Sewer Note 8: Suggest that this note be moved to General Utility Notes **Comment on Dec 07, 2021 Submittal** **Approved**

NO.	COMMENTS
9	**Comment on Oct 28, 2021 Submittal** **Sheet C410:** • Suggest deleting the RPBP on the top of the page, as Detail 121 covers installation of the RPBP. **Comment on Dec 07, 2021 Submittal** **Approved**
10.	**Comment on Oct 28, 2021 Submittal** **Sheet E0.1** shows the electrical load calculations, as required by CoA. Please note that the electrical design is not complete. Additional electrical sheets are required. As a minimum, show the point of connection of the power circuit, the routing of the power circuit, defining the power circuit and the transformer location. Include the applicable CoA electrical details. Please **submit** electrical drawings. **Comment on Dec 07, 2021 Submittal** When available, please **submit** electrical drawings. **Comment on Jan 05, 2021 Submittal** • CoA preference is that electric point of connection be at the next, more northerly, pole. See attached C400 markup. • On C400, please call out the transformer phase (1- or 3-) and its required secondary voltage. • Please submit and show on this sheet the load calculations for each bldg. Such calculations are necessary for CoA to size the transformer. • Please **submit** revised C400 **Conditional Approval** Please address the above comments. Rather than a submitting a complete set, the design engineer can instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Feb 07, 2022 Submittal** (Load calcs have been submitted). **Sheet C400** • From submitted load calcs, the required transformer appears to be single-phase, not 3-phase. Please change descriptor. • There appears to a UGE line that is artifact from a previous location. Please delete.

NO.	COMMENTS
	• See attached markup **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer can instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comments on Feb 21st , 2022 Submittal** After a review of resubmitted C400, conditional approval rating has been changed to the rating of: **APPROVED**
11.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: Please call-out the size of the WW gravity main that is installed north of MH-1. CoA assumes that the size of the main is 8 inches. Please clarify and show where this new WW gravity main connects. Please **submit** applicable sheets. **Comment on Dec 07, 2021 Submittal** **Approved**
12.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: As per the Pre-App meeting, extend the wastewater main south of the MH-1 all the way to the north end of the property line. This will allow future connection to the WW main for areas north of the Tobias parcel. A markup is included. Please **submit** applicable sheets. **Comment on Dec 07, 2021 Submittal** • Please call-out the slope of the stub-out line. • MH-2: Suggest calling out the invert of the 8-inch S connection as 153.61, same as 8-inch N connection. If Engineer objects to this, suggest this issue be discussed with CoA. • Please add manhole detail 215 to the site plans. EDA may have an older detail. Please use the attached detail, which is being forwarded in both AutoCad & pdf format.

NO.	COMMENTS
	• Detail 215 includes three types of manholes, mostly dealing with different coatings. The least expensive manhole type, Type 1, is required for this project. The Contractor should be able to figure this out, but Engineer may elect to call-out Type 1 as the required manhole for clarity. **Submit** applicable sheet(s). **Comment on Jan 05, 2022 Submittal** **Approved**
13	**Comment on Dec 07, 2021 Submittal** **Sheet C410** • Suggest deleting Detail 139 as it will not be used. • Please delete Detail 127. Replace with updated Detail 127, which is attached. **Resubmit** Sheet C410. **Comment on Jan 05, 2022 Submittal** **Approved**
	END OF COMMENTS

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

February 17, 2022

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

Re: Tobias Veterinary Services

Dear Mr. Hall:

As you requested, we have reviewed the Tobias Veterinary Services submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

C320 – Basin Details

1. The basin 3 outfall structure detail on C320 shows a top elevation of 160.45. The structure table on C320 and C300 show a top elevation of 160.77. Please reconcile.
2. Please revise the maintenance path callout on the Basin Typical Sections. The typical section shows a slope of 10:1 on the maintenance paths, this would not allow flow from the parking lot over the path into the basin. Additionally the contours around each basin do not indicate a 10:1 slope. Please revise for consistency to avoid confusion in the field.

Sincerely,

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Tobias Veterinary Services Site Plan Resubmittal

Dear Ms Vega:

On January 6, 2022, the City of Alachua received your revised application for the Site Plan for Tobias Veterinary Services, which proposes the construction of two buildings totaling 9,125 square feet on a ±1.72 acre subject property (Parcel 05949-011-009).

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting was held on November 23, 2021 to discuss the needed revisions to the submitted application. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Monday, February 7, 2022. 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides trip generation based on ITE Codes 640 (Animal Hospital), 150 (warehouse), and 710 (general office). However, the square footages provided do not total to the proposed 9,125 square feet (900 square feet office, 4,500 square feet warehouse, and 2,350 square feet animal hospital, for a total of 7,750). Please revise.

New Comment: Concurrency calculations on site plan cover sheet appear to be correct. Concurrency impact analysis memo, however, does not appear to have been updated.

D. Section 6.2 – Tree protection and landscaping standards

New Comment: Zoning information appears to be incorrect. Please see Zoning map below.

c. Section 6.2.2 (D)(3)- Per use determination letter, the use is categorized under the warehouse and freight movement use category and as such required perimeter buffers would be based on this use category. The south and west perimeter buffers would require a 10' Type C buffer, as the adjacent uses are government facilities.

New Comment: 1 additional canopy tree required along western (front) boundary. Nine trees are required based on perimeter length, but only eight trees provided.

H. Section 6.8- Design standards for business uses

a. As the exact tenant(s) is/are unknown for the spec building, it is a possibility that the tenant space would be occupied by a use that is not exempt from Section 6.8.1 (B). Therefore, the street facing façade of the tenant building is required to meet the standards found in Section 6.8.2 , including glazing, massing, and cladding materials. Current, glazing appears to be appears to be 12.2%, which is less than the required 20%.

New Comment: Glazing and massing requirements met. Please provide additional information on accent metal siding. Please review for compliance with Section 6.8.2 (A)(2)(d) regarding prohibited materials. Metal siding cannot be used in more than 50% of facades visible from the street.

I. Outside Review

a. Please address all comments issued by Chris Potts, P.E, of JBrown Professional Group, Inc. in a letter dated January 20, 2022.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated January 18, 2022 and attached to this letter.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 18, 2022**

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

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

TR 1/10/2022 3

RE: **Tobias Vet Services Site Plan**

Public Services has reviewed the subject project (Jan 05, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • Sheet C100: To title, please add "SITE PLAN" to be consistent with CoA terminology. • All Sheets: In project title block, please change title to: "TOBIAS VETERINARY SERVICES SITE PLAN, CITY OF ALACHUA, FLORIDA" • Suggest that spelling be checked & update sheets as necessary. Is "VETERINARY" the correct spelling? **Comment on Dec 07, 2021 Submittal** **Approved**
2.	**Comment on Oct 28, 2021 Submittal** • Sheet C100, DEVELOPMENT INFORMATION, Note 12: The design intent appears to be to NOT make any provisions for fire flow. Sheet C400 does NOT show any fire lines being installed. Yet the application includes fire flow calculation

NO.	COMMENTS
	with 1500 gpm of fire flow needed at each building. • Please clarify the need of fire flow and how it will be supplied. Please **submit** response and applicable information. **Comment on Dec 07, 2021 Submittal** **Approved**
3	**Comment on Oct 28, 2021 Submittal** • Sheet C200, General Note 3: The note mentions "GRU". Please replace note with "ELECTRIC SERVICE TO BE COORDINATED WITH CIY OF ALACHUA ELECTRICAL DEPARTMENT". **Comment on Dec 07, 2021 Submittal** **Approved**
4	**Comment on Oct 28, 2021 Submittal** • Sheet C400: At MH-1, call-out "END OF COA MAINTENANCE". • Sheet C400: At each water meter, call out "END OF COA MAINTENANCE". **Comment on Dec 07, 2021 Submittal** **Approved**
5	**Comment on Oct 28, 2021 Submittal** • Sheet C400, Water Fitting Schedule, Keyed Note 1: Please note that all fittings associated with this note must be restrained. Also, the existing water main must be retrofitted with restraint where required. • Instead of 4-inch PVC C900 pipe, please replace with 4-inch DIP pipe with flanged fittings. • Reference CoA Detail 149 titled "WATER SERVICE CONNECTION FOR NEW & EXISTING MAINS". CoA is under the impression that EDA has this detail. If not, please request & CoA will forward it. • Note that the flanged fittings provide convenient thrust restraint. Based upon previous experience, if MJ fittings are furnished, providing the required thrust restraint is complicated. **Comment on Dec 07, 2021 Submittal**

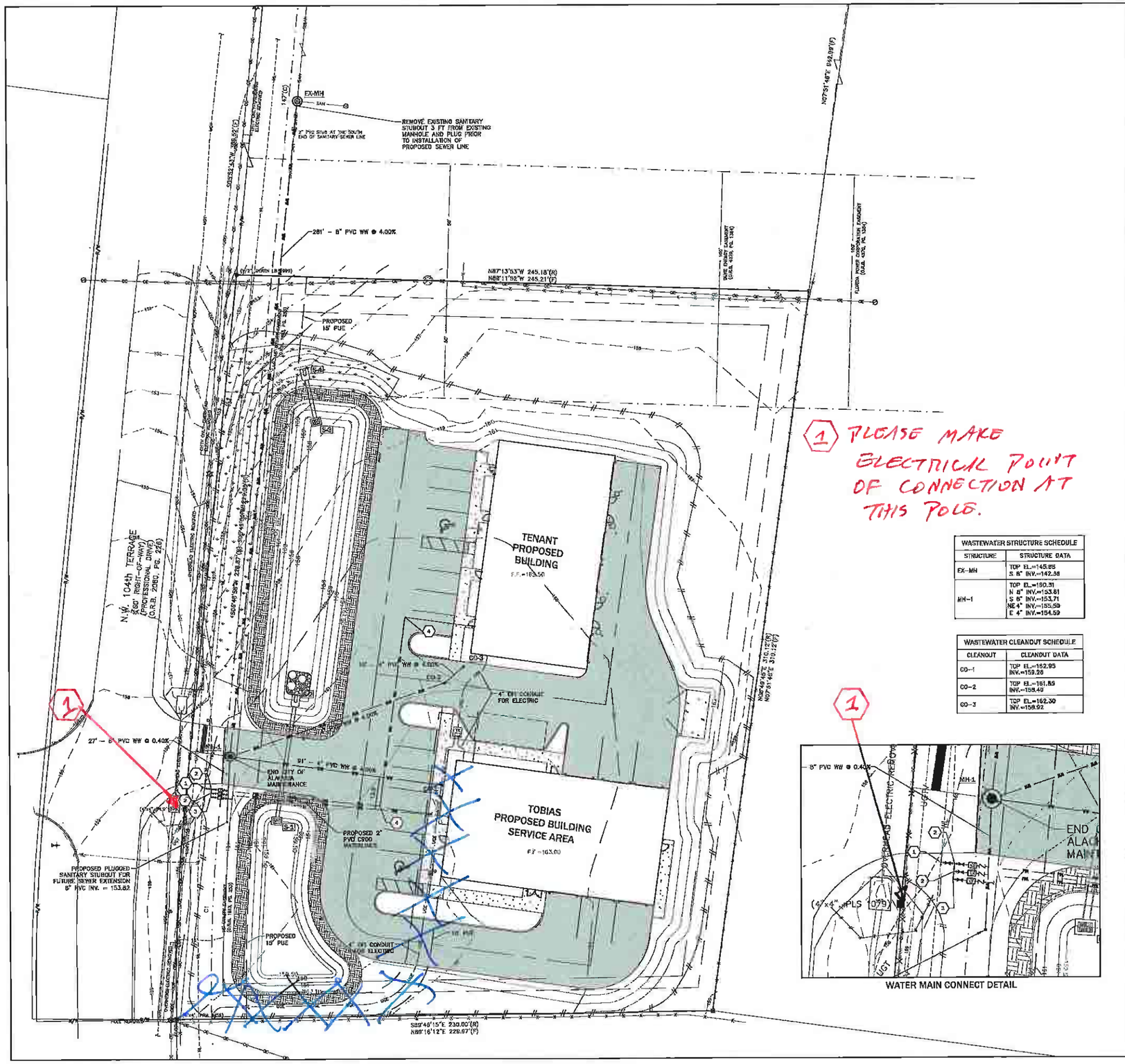
NO.	COMMENTS
	Approved
6	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Note 2 • Please clarify which meter Keyed Note 2 refers to. • Please change piping & fittings from 1-inch to 2-inch. CoA does not allow 1-inch piping. Please replace Detail 115 with updated detail, which is attached. **Comment on Dec 07, 2021 Submittal** **Approved**
7	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Notes 3 & 4 • Please clarify which meter Keyed Note 3 refers to. • One meter total is shown supplying the Tobias Bldg and the Tenant Bldg. The owner may prefer that one meter is dedicated to each. Please coordinate with owner. • If the dual meter approach is decided upon, suggest that Detail 130 – Dual Water Service be included with the documents. • Based upon resolution of above, modify keyed note 4 as necessary. **Comment on Dec 07, 2021 Submittal** **Approved**
8	**Comment on Oct 28, 2021 Submittal** **Sheet C400:** Sanitary Sewer Note 8: Suggest that this note be moved to General Utility Notes **Comment on Dec 07, 2021 Submittal** **Approved**

NO.	COMMENTS
9	**Comment on Oct 28, 2021 Submittal** **Sheet C410:** • Suggest deleting the RPBP on the top of the page, as Detail 121 covers installation of the RPBP. **Comment on Dec 07, 2021 Submittal** **Approved**
10.	**Comment on Oct 28, 2021 Submittal** **Sheet E0.1** shows the electrical load calculations, as required by CoA. Please note that the electrical design is not complete. Additional electrical sheets are required. As a minimum, show the point of connection of the power circuit, the routing of the power circuit, defining the power circuit and the transformer location. Include the applicable CoA electrical details. Please **submit** electrical drawings. **Comment on Dec 07, 2021 Submittal** When available, please **submit** electrical drawings. **Comment on Jan 05, 2021 Submittal** • CoA preference is that electric point of connection be at the next, more northerly, pole. See attached C400 markup. • On C400, please call out the transformer phase (1- or 3-) and its required secondary voltage. • Please submit and show on this sheet the load calculations for each bldg. Such calculations are necessary for CoA to size the transformer. • Please **submit** revised C400 **Conditional Approval** Please address the above comments. Rather than a submitting a complete set, the design engineer can instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
11.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: Please call-out the size of the WW gravity main that is installed north of MH-1. CoA assumes that the size of the main is 8-inches. Please clarify and show where this new WW gravity main connects. Please **submit** applicable sheets.

NO.	COMMENTS
	Comment on Dec 07, 2021 Submittal **Approved**
12.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: As per the Pre-App meeting, extend the wastewater main south of the MH-1 all the way to the north end of the property line. This will allow future connection to the WW main for areas north of the Tobias parcel. A markup is included. Please **submit** applicable sheets. **Comment on Dec 07, 2021 Submittal** • Please call-out the slope of the stub-out line. • MH-2: Suggest calling out the invert of the 8-inch S connection as 153.61, same as 8-inch N connection. If Engineer objects to this, suggest this issue be discussed with CoA. • Please add manhole detail 215 to the site plans. EDA may have an older detail. Please use the attached detail, which is being forwarded in both AutoCad & pdf format. • Detail 215 includes three types of manholes, mostly dealing with different coatings. The least expensive manhole type, Type 1, is required for this project. The Contractor should be able to figure this out, but Engineer may elect to call-out Type 1 as the required manhole for clarity. **Submit** applicable sheet(s). **Comment on Jan 05, 2021 Submittal** **Approved**
13	**Comment on Dec 07, 2021 Submittal** **Sheet C410** • Suggest deleting Detail 139 as it will not be used. • Please delete Detail 127. Replace with updated Detail 127, which is attached. **Resubmit** Sheet C410. **Comment on Jan 05, 2021 Submittal** **Approved**
	END OF COMMENTS

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

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



WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
EX-MH	TOP EL.=145.85 S 8" INV.=142.38
MH-1	TOP EL.=150.31 N 8" INV.=153.61 S 8" INV.=153.71 NE 4" INV.=155.59 E 4" INV.=154.59

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=152.95 INV.=159.26
CO-2	TOP EL.=161.85 INV.=158.49
CO-3	TOP EL.=162.30 INV.=158.92

WATER MAIN CONNECT DETAIL

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 118 (SEE DETAIL SHEET C420)
16. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
17. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS ONCE ON SITE. THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
9. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.
10. ALL SANITARY SEWER CLEANOUTS SHALL HAVE HS-20 TRAFFIC RATED COVERS.

WATER FITTING SCHEDULE	
KEY	ASSEMBLY
1	CONNECT PROPOSED 4" WATERMAIN TO EXISTING 16" PVC WATER MAIN PER COA DETAIL 149 1 – 4"X16" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR) 1 – 4" GATE VALVE AND BOX 4" DIP C900 WATER MAIN WITH FLANGED FITTINGS
2	1 – 4" DI TEE 1 – 4" GATE VALVE AND BOX 1 – 3/4" WATER METER (END COA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PVC C900 WATER LINE
3	1 – 4"x2" DI REDUCER 1 – 2" 90° PVC ELBOW 1 – 2" GATE VALVE AND BOX 1 – 5/8" IRRIGATION WATER METER (END COA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
4	1 – 2" 90° PVC BEND

eda consultants inc.
ES 2579
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by Claudia S. Vega, P.E.
Date: 2022.01.05 15:11:44 -05'00'

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CITY SUBMITTAL

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: DJM
Drawn: LBG/MAB
Checked: TAR
Date: 1/05/2022

Sheet No.: C400

e:\projects\2021-0108 - Tobias Veterinary Services - Alachua\Professional Center - Integrity Custom Schools\Sheets\Current Dwg\21108c1.dwg, C400 - UTIL, 1/5/2022 2:28:59 PM, engineer3

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

January 20, 2022

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

Re: Tobias Veterinary Services

Dear Mr. Hall:

As you requested, we have reviewed the Tobias Veterinary Services submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

C130 – Tree Removal, Demolition, and Erosion Control Plan

1. Please show outfall protection and inlet protection for the proposed structures, particularly the new MES which will discharge offsite.

C300 – Paving Grading and Drainage Plan

1. Provide tie-in contours on the south end of Basin 1A. The contours currently do not tie in.
2. Pavement is sloped at .03% near Basin 1B. Suggest steepening to ensure water gets into basin.
3. There is a section trapping water at the 162.10 spot near Basin 1A. Please ensure that this is raised above the maintenance path to allow the water to get into the basin.
4. S-3 grate elevation does not match the grate elevation listed on Sheet C320.

C320 – Basin Details

1. S-3 grate elevation does not match the grate elevation listed in the structure table.

C400 – Utility Plan

1. Please verify the top elevation of CO-3. The top elevation is called out to be 162.30 on the table, however the PGD plan shows the pavement elevation to be approximately 162.00.

Sincerely,

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 21, 2021

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Tobias Veterinary Services Site Plan Resubmittal

Dear Ms Vega:

On December 7, 2021, the City of Alachua received your revised application for the Site Plan for Tobias Veterinary Services, which proposes the construction of two buildings totaling 9,125 square feet on a ±1.72 acre subject property (Parcel 05949-011-009).

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting was held on November 23, 2021 to discuss the needed revisions to the submitted application. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, January 5, 2022. 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides trip generation based on ITE Codes 640 (Animal Hospital), 150 (warehouse), and 710 (general office). However, the square footages provided do not total to the proposed 9,125 square feet (900 square feet office, 4,500 square feet warehouse, and 2,350 square feet animal hospital, for a total of 7,750). Please revise.

New Comment: Concurrency calculations for traffic appear to be unchanged from previous submittal. Square footage on cover sheet and traffic generation still total to 7,750 square feet.

C. Section 6.1 – Off street parking and loading standards

b. Section 6.1.5 – No loading zone displayed on site plan. Please provide designated off-street loading zone in accordance with Section 6.1.5.

New Comment: Loading zoning identified on plans, however, does not appear to meet the minimum dimensional standards of 12' x 30' (appears to be 13' x 20.9').

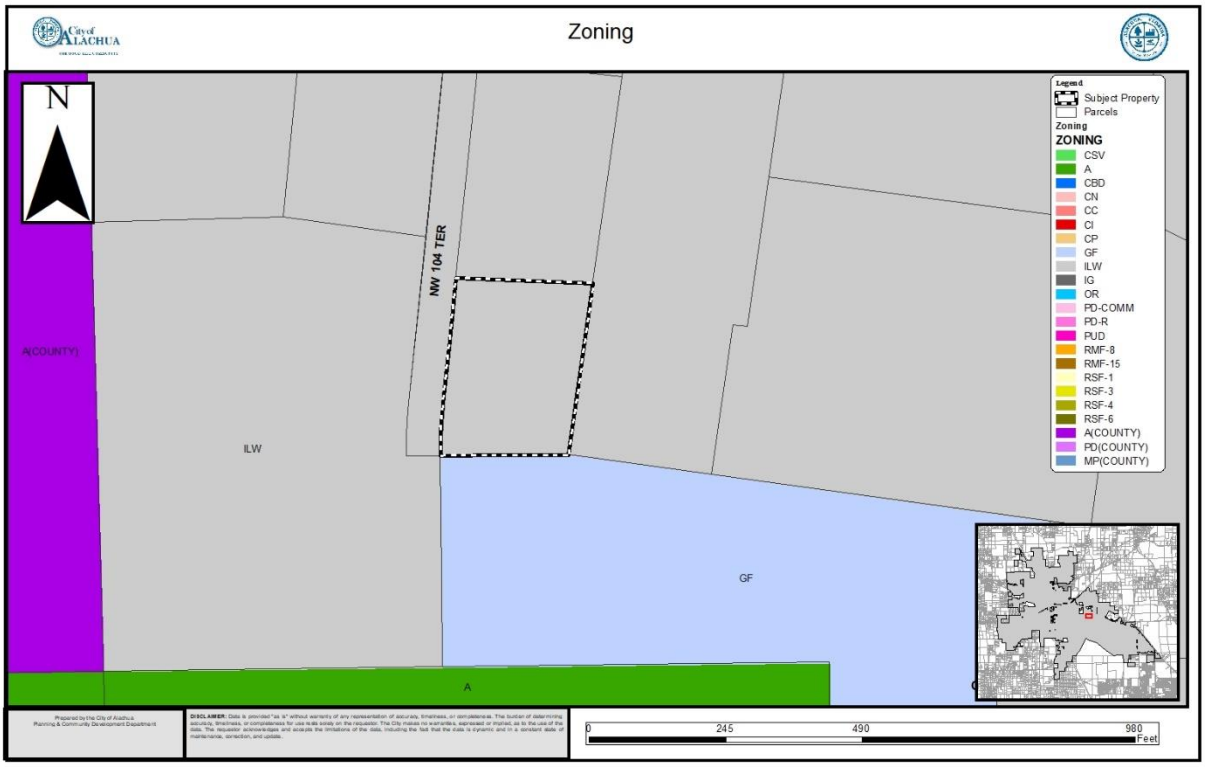
D. Section 6.2 – Tree protection and landscaping standards

a. Section 6.2.1 (D)(1)- two regulated trees are proposed to be removed based on submitted demolition plan, which would require 2 mitigation trees to be installed as part of the site plan. The required mitigation trees were not identified in the landscape plan. Please provide mitigation trees in accordance with Section 6.2.1 (D).

New Comment: Mitigation trees not located on revised landscape plan. Please mark or notate trees that are being used for mitigation. Mitigation calculation appears to indicate that there is a required minimum number of inches required, but regulated trees proposed to be removed are only required to be replaced on a tree for tree basis. Additionally, up to 25% of the trees required to meet site landscaping requirements can be used to meet mitigation so one of the two required mitigation trees can be counted for both mitigation and some other landscape requirement (.25 x 2 = .5 tree = 1 tree).

b. Section 6.2.2(D)(3)- perimeter buffer table incorrectly identifies surrounding zoning designations and uses. Property to south is zoned GF (Government Facilities) and is currently a government facility. Property to east is zoned ILW (Light and Warehouse Industrial) and appears to be vacant. The property to the north is zoned ILW (Light and Warehouse Industrial) and appears to be vacant. The property to the west is zoned ILW (Light and Warehouse Industrial) and is currently a government facility. Please revise perimeter buffer table.

New Comment: Zoning information appears to be incorrect. Please see Zoning map below.



c. Section 6.2.2 (D)(3)- Per use determination letter, the use is categorized under the warehouse and freight movement use category and as such required perimeter buffers would be based on this use category. The south and west perimeter buffers would require a 10' Type C buffer, as the adjacent uses are government facilities.

New Comment: Buffer width appears to meet minimum, but buffer Type Option selected must be provided and listed in buffer table similar to other buffers shown in the plans.

d. Section 6.2.3 (D)- Show location of mechanical equipment areas and appropriate screening as required by Section 6.2.3 (D).

H. Section 6.8- Design standards for business uses

a. As the exact tenant(s) is/are unknown for the spec building, it is a possibility that the tenant space would be occupied by a use that is not exempt from Section 6.8.1 (B). Therefore, the street facing façade of the tenant building is required to meet the standards found in Section 6.8.2 , including glazing, massing, and cladding materials. Current, glazing appears to be appears to be 12.2%, which is less than the required 20%.

New Comment: Actual glazing calculation must be provided. Please provide cladding materials and identify massing option used.

I. Outside Review

a. Please address all comments issued by Chris Potts, P.E, of JBrown Professional Group, Inc. in a forthcoming letter anticipated to be received by December 23, 2021. The letter will be forwarded to the applicant when received.

b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 20, 2021 and attached to this letter.
c. Please address all comments issued by Chip Ware, Plans Examiner of Alachua County Fire Rescue in an email dated December 9_, 2021 and attached to this letter.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 20, 2021**

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

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

TR 12/20/2021

RE: **Tobias Vet Services Site Plan**

Public Services has reviewed the subject project (Dec 07, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • Sheet C100: To title, please add "SITE PLAN" to be consistent with CoA terminology. • All Sheets: In project title block, please change title to: "TOBIAS VETERINARY SERVICES SITE PLAN, CITY OF ALACHUA, FLORIDA" • Suggest that spelling be checked & update sheets as necessary. Is "VETERINARY" the correct spelling? **Comment on Dec 07, 2021 Submittal** **Approved**
2.	**Comment on Oct 28, 2021 Submittal** • Sheet C100, DEVELOPMENT INFORMATION, Note 12: The design intent appears to be to NOT make any provisions for fire flow. Sheet C400 does NOT show any fire lines being installed. Yet the application includes fire flow calculation

NO.	COMMENTS
	with 1500 gpm of fire flow needed at each building. • Please clarify the need of fire flow and how it will be supplied. Please **submit** response and applicable information. **Comment on Dec 07, 2021 Submittal** **Approved**
3	**Comment on Oct 28, 2021 Submittal** • Sheet C200, General Note 3: The note mentions "GRU". Please replace note with "ELECTRIC SERVICE TO BE COORDINATED WITH CIY OF ALACHUA ELECTRICAL DEPARTMENT". **Comment on Dec 07, 2021 Submittal** **Approved**
4	**Comment on Oct 28, 2021 Submittal** • Sheet C400: At MH-1, call-out "END OF COA MAINTENANCE". • Sheet C400: At each water meter, call out "END OF COA MAINTENANCE". **Comment on Dec 07, 2021 Submittal** **Approved**
5	**Comment on Oct 28, 2021 Submittal** • Sheet C400, Water Fitting Schedule, Keyed Note 1: Please note that all fittings associated with this note must be restrained. Also, the existing water main must be retrofitted with restraint where required. • Instead of 4-inch PVC C900 pipe, please replace with 4-inch DIP pipe with flanged fittings. • Reference CoA Detail 149 titled "WATER SERVICE CONNECTION FOR NEW & EXISTING MAINS". CoA is under the impression that EDA has this detail. If not, please request & CoA will forward it. • Note that the flanged fittings provide convenient thrust restraint. Based upon previous experience, if MJ fittings are furnished, providing the required thrust restraint is complicated. **Comment on Dec 07, 2021 Submittal**

NO.	COMMENTS
	Approved
6	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Note 2 • Please clarify which meter Keyed Note 2 refers to. • Please change piping & fittings from 1-inch to 2-inch. CoA does not allow 1-inch piping. Please replace Detail 115 with updated detail, which is attached. **Comment on Dec 07, 2021 Submittal** **Approved**
7	**Comment on Oct 28, 2021 Submittal** Sheet C400, Keyed Notes 3 & 4 • Please clarify which meter Keyed Note 3 refers to. • One meter total is shown supplying the Tobias Bldg and the Tenant Bldg. The owner may prefer that one meter is dedicated to each. Please coordinate with owner. • If the dual meter approach is decided upon, suggest that Detail 130 – Dual Water Service be included with the documents. • Based upon resolution of above, modify keyed note 4 as necessary. **Comment on Dec 07, 2021 Submittal** **Approved**
8	**Comment on Oct 28, 2021 Submittal** **Sheet C400:** Sanitary Sewer Note 8: Suggest that this note be moved to General Utility Notes **Comment on Dec 07, 2021 Submittal** **Approved**

NO.	COMMENTS
9	**Comment on Oct 28, 2021 Submittal** **Sheet C410:** • Suggest deleting the RPBP on the top of the page, as Detail 121 covers installation of the RPBP. **Comment on Dec 07, 2021 Submittal** **Approved**
10.	**Comment on Oct 28, 2021 Submittal** **Sheet E0.1** shows the electrical load calculations, as required by CoA. Please note that the electrical design is not complete. Additional electrical sheets are required. As a minimum, show the point of connection of the power circuit, the routing of the power circuit, defining the power circuit and the transformer location. Include the applicable CoA electrical details. Please **submit** electrical drawings. **Comment on Dec 07, 2021 Submittal** When available, please **submit** electrical drawings.
11.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: Please call-out the size of the WW gravity main that is installed north of MH-1. CoA assumes that the size of the main is 8-inches. Please clarify and show where this new WW gravity main connects. Please **submit** applicable sheets. **Comment on Dec 07, 2021 Submittal** **Approved**
12.	**Comment on Oct 28, 2021 Submittal** **Sheet C400**: As per the Pre-App meeting, extend the wastewater main south of the MH-1 all the way to the north end of the property line. This will allow future connection to the WW main for areas north of the Tobias parcel. A markup is included. Please **submit** applicable sheets.

NO.	COMMENTS
	Comment on Dec 07, 2021 Submittal • Please call-out the slope of the stub-out line. • MH-2: Suggest calling out the invert of the 8-inch S connection as 153.61, same as 8-inch N connection. If Engineer objects to this, suggest this issue be discussed with CoA. • Please add manhole detail 215 to the site plans. EDA may have an older detail. Please use the attached detail, which is being forwarded in both AutoCad & pdf format. • Detail 215 includes three types of manholes, mostly dealing with different coatings. The least expensive manhole type, Type 1, is required for this project. The Contractor should be able to figure this out, but Engineer may elect to call-out Type 1 as the required manhole for clarity. **Submit** applicable sheet(s).
13	**Comment on Dec 07, 2021 Submittal** **Sheet C410** • Suggest deleting Detail 139 as it will not be used. • Please delete Detail 127. Replace with updated Detail 127, which is attached. **Resubmit** Sheet C410.
	END OF COMMENTS

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

Zimbra **ad_hall@cityofalachua.org**

RE: Request for Review (PAT) - Tobias Veterinary Services Site Plan Application

From : Silver Ware <sware@alachuacounty.us> Thu, Dec 09, 2021 07:37 AM

Subject : RE: Request for Review (PAT) - Tobias Veterinary Services Site Plan Application 7 attachments

To : Adam Hall <ad_hall@cityofalachua.org>, David Young <da_young@cityofalachua.org>, Grafton Wilson <gwilson@cityofalachua.org>, Harry Dillard <hdillard@cityofalachua.org>, John Adler <jadler@alachuacounty.us>, Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>, Mike DaRoza <mi_daroza@cityofalachua.org>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, Thomas Ridgik <th_ridgik@cityofalachua.org>

Good morning,

The submitted Fire Flow Modeling “Hydrant Flow Test Report” is dated May 13 2020. Please provide proof of testing with a date not less than 6 months old that complies with NFPA 291.

Thank you

Chip

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

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

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Wednesday, December 8, 2021 12:20 PM

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 18, 2021

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL32601

RE: Project Assistance Team (PAT) Comments for Tobias Veterinary Services Site Plan

Dear Ms Vega:

On November 3, 2021, the City of Alachua received your revised application for the Site Plan for Tobias Veterinary Services, which proposes the construction of two buildings totaling 9,125 square feet on a ±1.72 acre subject property (Parcel 05949-011-009).

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on November 23, 2021 to discuss the needed revisions to the submitted application. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Tuesday, December 7, 2021. 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

A. Land Rights

a. Please display any proposed public utility easements required. Such easements shall be required to be pre-approved before being recorded prior to the application of any building permit associated with this site plan application.

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides trip generation based on ITE Codes 640 (Animal Hospital), 150 (warehouse), and 710 (general office). However, the square footages provided do not total to the proposed 9,125 square feet (900 square feet office, 4,500 square feet warehouse, and 2,350 square feet animal hospital, for a total of 7,750). Please revise.

C. Section 6.1 – Off street parking and loading standards

a. Section 6.1.4 (B) - Parking generation calculations provided on Sheet C100 appear to show floor area totaling to 6,850 square feet. However, proposed building area is 9,125 square feet. Please address and update parking generation as needed.
b. Section 6.1.5 – No loading zone displayed on site plan. Please provide designated off-street loading zone in accordance with Section 6.1.5.

D. Section 6.2 – Tree protection and landscaping standards

a. Section 6.2.1 (D)(1)- two regulated trees are proposed to be removed based on submitted demolition plan, which would require 2 mitigation trees to be installed as part of the site plan. The required mitigation trees were not identified in the landscape plan. Please provide mitigation trees in accordance with Section 6.2.1 (D).
b. Section 6.2.2(D)(3)- perimeter buffer table incorrectly identifies surrounding zoning designations and uses. Property to south is zoned GF (Government Facilities) and is currently a government facility. Property to east is zoned ILW (Light and Warehouse Industrial) and appears to be vacant. The property to the north is zoned ILW (Light and Warehouse Industrial) and appears to be vacant. The property to the west is zoned ILW (Light and Warehouse Industrial) and is currently a government facility. Please revise perimeter buffer table.
c. Section 6.2.2 (D)(3)- Per use determination letter, the use is categorized under the warehouse and freight movement use category and as such required perimeter buffers would be based on this use category. The south and west perimeter buffers would require a 10' Type C buffer, as the adjacent uses are government facilities.
d. Section 6.2.3 (D)- Show location of mechanical equipment areas and appropriate screening as required by Section 6.2.3 (D).

E. Section 6.3- Fencing standards

a. Please verify if any fencing is being proposed as a part of this site plan.

F. Section 6.4 – Exterior Lighting Standards

a. Section 6.4.4 (F) – Provide cut sheets for proposed lighting fixtures to ensure compliance with Section 6.4.4 (F).
b. Section 6.4.5 (A) – Note states that the poles will be mounted on concrete base. Please provide clarification on height of concrete base. Lighting fixture height cannot exceed 15'.

G. Section 6.6.3 – Residential Protection Standards

a. A single family residential uses appears to exist within 500' of the subject property (Parcel No 05964-003-000). Please address any potential negative impacts in relation to standards found in Section 6.6.3 (A)(1)-(12). If any animals are proposed to be

kept/boarded on the property noise mitigation may be required as a condition of site plan approval.

H. Section 6.8- Design standards for business uses
   a. As the exact tenant(s) is/are unknown for the spec building, it is a possibility that the tenant space would be occupied by a use that is not exempt from Section 6.8.1 (B). Therefore, the street facing façade of the tenant building is required to meet the standards found in Section 6.8.2 , including glazing, massing, and cladding materials. Current, glazing appears to be appears to be 12.2%, which is less than the required 20%.

I. Outside Review
   a. Please address all comments issued by Chris Potts, P.E, of JBrown Professional Group, Inc. in a letter dated November 15, 2021 and attached to this letter.
   b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated November 17, 2021 and attached to this letter.
   c. Please address all comments issued by Chip Ware, Plans Examiner of Alachua County Fire Rescue in an email dated November 15, 2021 and attached to this letter.

J. Miscellaneous/ General Comments
   a. New Parcel Number appears to have been assigned – Parcel 05949-011-009. Please revise application materials throughout.
   b. Please submit electronic copy of signed site plan application form.
   c. Cover sheet appears to list previous owner of subject property based on provided deed.
   d. If hearing for this application occurs after March 31, 2022, proof of payment of 2022 taxes shall be required.

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

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 17, 2021**

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

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

TR 11/17/2021

RE: **Tobias Vet Services Site Plan**

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

NO.	COMMENTS
1.	**Comment on Oct 28, 2021 Submittal** • Sheet C100: To title, please add "SITE PLAN" to be consistent with CoA terminology. • All Sheets: In project title block, please change title to: "TOBIAS VETERINARY SERVICES SITE PLAN, CITY OF ALACHUA, FLORIDA" • Suggest that spelling be checked & update sheets as necessary. Is "VETERINARY" the correct spelling?
2.	**Comment on Oct 28, 2021 Submittal** • Sheet C100, DEVELOPMENT INFORMATION, Note 12: The design intent appears to be to NOT make any provisions for fire flow. Sheet C400 does NOT show any fire lines being installed. Yet the application includes fire flow calculation with 1500 gpm of fire flow needed at each building. • Please clarify the need of fire flow and how it will be supplied. Please **submit** response and applicable information..

NO.	COMMENTS
3	**Comment on Oct 28, 2021 Submittal** • Sheet C200, General Note 3: The note mentions "GRU". Please replace note with "ELECTRIC SERVICE TO BE COORDINATED WITH CIY OF ALACHUA ELECTRICAL DEPARTMENT".
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NO.	COMMENTS
	Service be included with the documents. • Based upon resolution of above, modify keyed note 4 as necessary.
8	**Comment on Oct 28, 2021 Submittal** **Sheet C400:** Sanitary Sewer Note 8: Suggest that this note be moved to General Utility Notes
9	**Comment on Oct 28, 2021 Submittal** **Sheet C410:** • Suggest deleting the RPBP on the top of the page, as Detail 121 covers installation of the RPBP.
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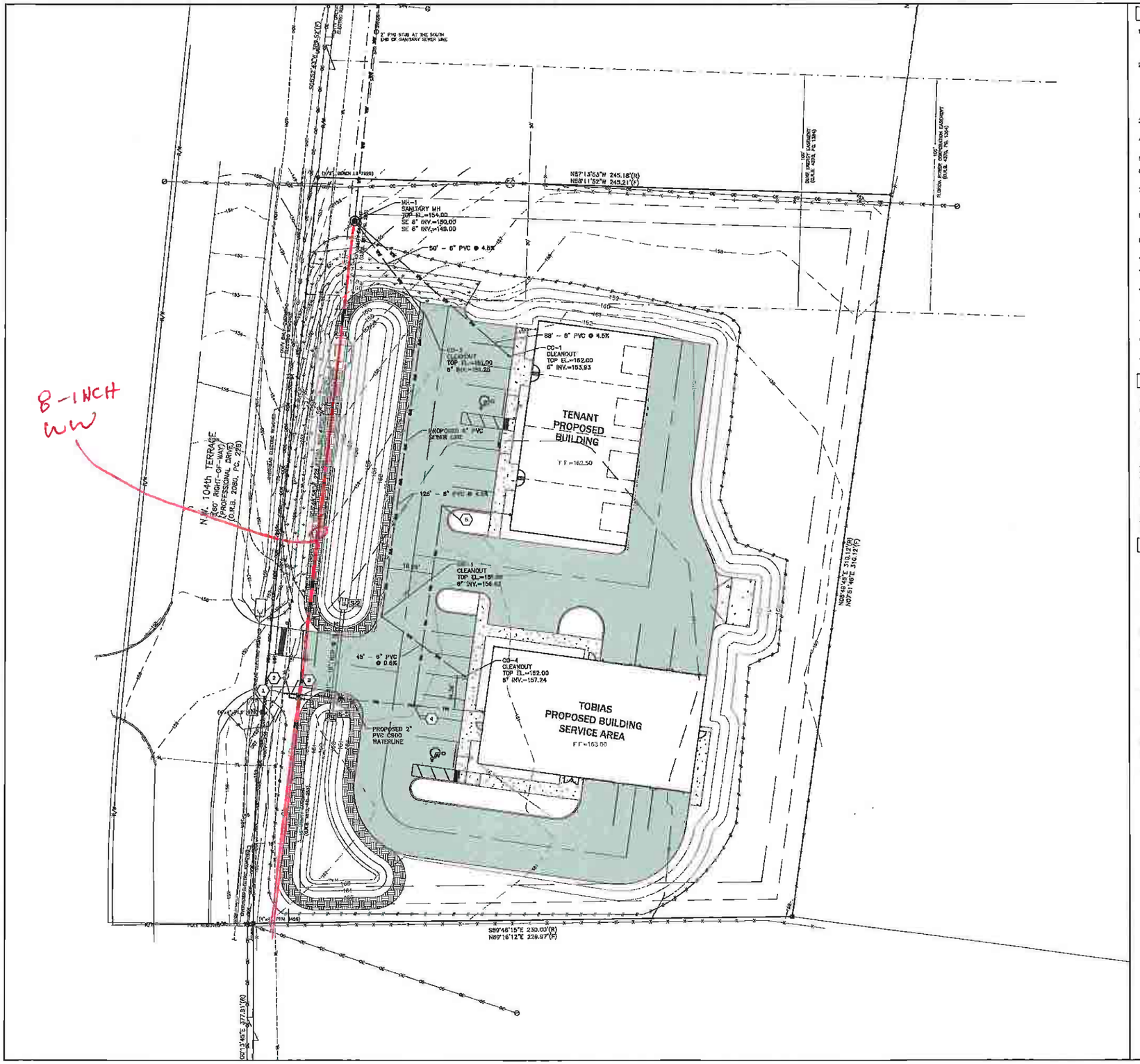
13	
END OF COMMENTS	

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

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



GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 11B (SEE DETAIL SHEET C420)

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
11. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
(1)	CONNECT PROPOSED 4" WATERMAIN TO EXISTING 16" PVC WATER MAIN 1 – 4"X16" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR) 1 – 4" GATE VALVE AND BOX 4" PVC C900 WATER MAIN
(2)	1 – 4"X1" DI TEE 1 – 1" 90° PVC ELBOW 1 – 1" GATE VALVE AND BOX 1 – 5/8" IRRIGATION WATER METER 1 – 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
(3)	1 – 4"x2" DI REDUCER 1 – 2" GATE VALVE AND BOX 1 – 3/4" POTABLE MASTER WATER METER 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
(4)	1 – 2" DI TEE 2 – 2" GATE VALVE AND BOX
(5)	1 – 2" 90° PVC BEND

eda consultants inc.
EB 2989
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

THIS DRAWING ITEM WAS SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SHALL NOT BE RELIED UPON.

Professional Engineer of Record:

Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 21-108

Project phase: CITY SUBMITTAL

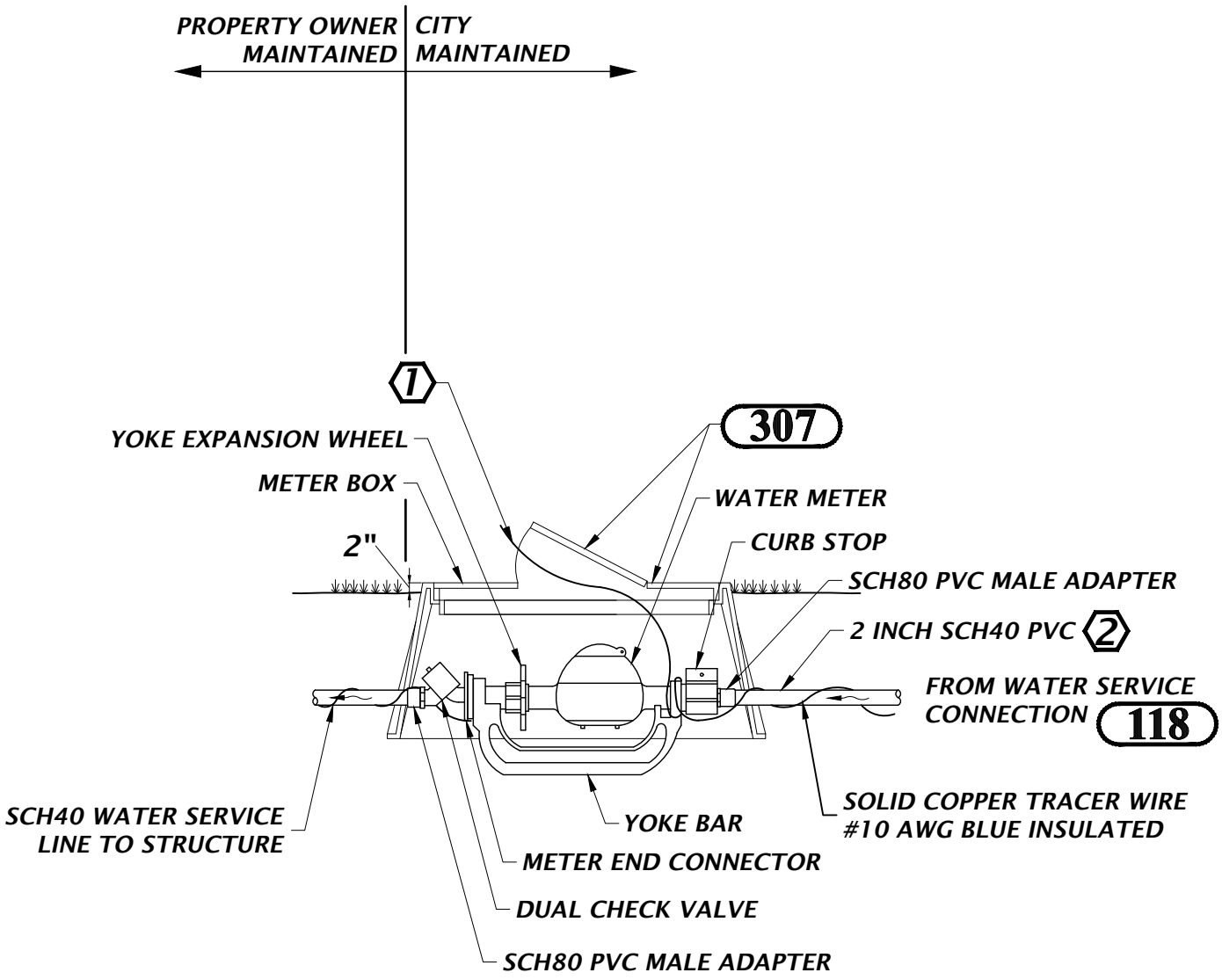
Project title: TOBIAS VETERNARY SERVICES CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: DJM
Drawn: LBD/MAB
Checked: TAR
Date: 10/28/2021

Sheet No.: C400

e:\projects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\C400 Util. - UTIL - 10/28/2021 11:54:53 AM, engineer3



GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. *PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.*

2. *PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.*

115

3/4", 1", AND 2" WATER METER ASSEMBLY

NTS

City of ALACHUA public services

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

November 15, 2021

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

Re: Tobias Veterinary Services

Dear Mr. Hall:

As you requested, we have reviewed the Tobias Veterinary Services submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

C100 – Cover Sheet

1. "Veterinary" is misspelled in the title of the sheet and in the title block.
2. Please add the survey, landscape and architectural plans to the drawing index.

C120 – Overall Development Plan

1. Label adjacent parcels with zoning and future land use information.

C130 – Tree Removal, Demolition, and Erosion Control Plan

1. Please add silt fence surrounding both mitered end sections in the City right of way.
2. Show outfall protection on proposed basins.
3. Will tree protection fencing be proposed anywhere on site?

C200 – Dimension Plan

1. Have construction activities within the Duke Energy easement been approved and permitted?
2. What is purpose of 0.39' offset from the duke energy easement on the maintenance path?
3. Concrete wheel-stops are not necessary in front of the handicap spaces. Suggest removing to avoid a trip hazard
4. Please label overhead doors on the building.
5. Provide dimensions on the sidewalk to the back door of the proposed building service area.
6. Provide radii on the dumpster pad.
7. The notes on this sheet reference GRU. Please confirm whether electric service will be provided by GRU or CoA.

C300 – Paving Grading and Drainage Plan

1. Suggest curbing the driveway entrance to the site.
2. The RCP under the driveway entrance is listed as WW. Please correct.
3. There is a low point at the 161.37 in the center of the pavement at the intersection near the tenant proposed building. Please correct to prevent ponding.
4. Lower the 161.80 spot on the edge of pavement to prevent ponding in the centerline of the parking lot.
5. Increase font size on top of basin contours to make it legible.
6. Label basins with top and bottom information as well as 100 year elevation.
7. Provide tie-in contours on the south end of the basin.
8. Water near the driveway entrance is currently being directed offsite rather than into the basins. Please revise grading around driveway to ensure that all impervious area within the site is directed to the stormwater basins.
9. Recommend showing the limits of the flush sidewalk. Currently the section of flush sidewalk to the north of the Tobias Service building has too steep of a cross slope as it is shown. Please provide additional spot elevations to show compliance.
10. The drop curb near the door to the north of the Tobias service area is a non-standard drop curb. Please label as such.
11. Revise grading on the northeast side of the site to ensure that all impervious area is directed to the basin.
12. Provide additional spots on the corners of the dumpster pad.
13. The top of S-1 does not match that of the detail on Sheet C320.

C310 – Paving Grading and Drainage Details and Notes

1. The CR-E and CR-F curb cut ramps are not used on this plan.
2. Suggest a thicker typical asphalt detail due to truck traffic on the site.

C320 – Basin Details

1. Revise callout of 6” sodded weir to 6’ sodded weir.
2. Basin cross section specifies curb in A-A and B-B. This is not shown in plan view.
3. The plan view does not show a constant 5’ berm around the basin. Please revise.
4. The plan view contours show that the back slope varies, however the cross section shows a constant slope of 4:1, please revise to say back slope varies, maximum 4:1.
5. Please specify the elevation of the bottom of the sump to clarify the invert elevation of the mitered end section.
6. The top elevation on Basin Outfall S-1 does not match that of the structure table on C300.
7. What is the reasoning for the 15” RCP invert being so low? It appears that the invert could be raised to prevent the need for a sump.

C400 – Utility Plan

1. Will Duke Energy allow the manhole in their easement?
2. Is the wastewater line heading north proposed? If so, show the full extents of the wastewater line.
3. What is the purpose of having two inverts to the manhole. Verify that this will work with the angle of the services.
4. Please show electric services on this sheet for coordination purposes.
5. Show wye connection at the change of directions in the wastewater service.

Sincerely,

Sincerely,



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

Zimbra **ad_hall@cityofalachua.org**

RE: Request for Review (PAT) - Tobias Veterinary Services Site Plan Application

From : Silver Ware <sware@alachuacounty.us> Mon, Nov 15, 2021 07:47 AM

Subject : RE: Request for Review (PAT) - Tobias Veterinary Services Site Plan Application 7 attachments

To : Adam Hall <ad_hall@cityofalachua.org>

Good morning,

Below are Plan Review Comments for the project listed above. All comments can be found in the Florida Fire Prevention Code 7th Edition;

1. Insure roadway and access to buildings are designed to accommodate ACFR Apparatus NFPA 1 Chapter 18.2.3.5 ACFR Apparatus design;

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

2. Fire Hydrant(s) that can supply the Needed Fire Flow shall be provided within 400 feet of the buildings and the maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1 Chapter 18.5.3. Indicate on Master Utility Plan location/detail of Hydrant location(s) that comply with the City of Alachua Utility Department and NFPA 1 Chapter 18.5.3

Thank you

Chip

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 3, 2021

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Conditional Application Acceptance for Tobias Veterinary Services Site Plan

Dear Ms Vega:

On October 28, 2021 the City of Alachua received your site plan application for the Tobias Veterinary Services project, which proposes the construction of two buildings totaling ±9,125 square feet on a ±1.72 acre subject property (portion of Parcel No.05949-011-006).

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, subject to the submission of the following information by 5 PM on Monday, November 8, 2021.

1. Please submit available fire flow information in form of recent hydrant test or water modeling results from the City of Alachua Public Services Department.
2. Please clarify cover letter. The letter states that the property is primarily undeveloped with three existing homes to be demolished. Staff was unable to identify homes on subject property.

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

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 8, 2020

Carey Bailey
Tobias Veterinary Holdings LLC
6504 NW 132nd Street
Gainesville, FL 32653

Also delivered electronically to: tobiasveterinary@gmail.com

RE: LDR Administrator Interpretation/Use Determination Request
Tobias Veterinary Parcel 05949-011-006)

Dear Ms Bailey:

On November 25, 2020 the City of Alachua Planning & Community Development Department received your application and materials for an Interpretation of the Land Development Regulation (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. This application specifically requests an interpretation by the LDR Administrator concerning the uses proposed to be located on the subject property [i.e., *whether the proposed use falls within a use classification, use category, or use type allowed in the zoning district* – ILW (Light and Warehouse Industrial)], as set forth in Sections 2.4.19(A) and 4.2.1(D) of the City's LDRs.

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

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

Interpretation of Request

Table 1.1-1, Table of Allowed Uses sets forth the uses allowed in each zoning district. Uses are divided into general use categories and more specific use types within each use category. In addition to this Table, Section 4.3 provides Use Specific Standards that apply to certain uses.

The proposed use which would include the storage of vehicles for a mobile veterinary service and accessory storage of materials and supportive office space is not clearly identified within the City's Land Development Regulations. According to the applicant, other than the occasional client picking up prescription medicine for their pet(s) and deliveries of materials related to the veterinary

practice, there would be no outside visitors to the property. No treatment of animals would take place at the site. The use would initially include storage for four (4) mobile veterinary trucks, indoor storage of veterinary supplies to keep the vehicles stocked, administrative offices, and a break room/ conference room. The vehicles would be stored inside.

Section 4.2.5 (C)(1) provides a description of the characteristics of industrial *services:*

> "The industrial services use category is characterized by businesses that are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products or byproducts. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage".

Section 4.2.5 (I)(2) provides examples of the types of uses included under the industrial services *use category.*

> "Example use types include machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; heavy equipment sales, rental, repair, or storage; heavy equipment servicing and repair; building, heating, plumbing or electrical contractors; fuel oil distributors; and laundry, dry cleaning and carpet cleaning plants".

Section 4.2.5 (I)(3) provides exceptions to the definitions of *the* industrial services *use category* (emphasis added).

> "Exceptions. Contractors and others who perform services off site are included in the offices category, if major equipment and materials are not stored at the site and fabrication or similar work is not carried out at the site. **If major equipment and materials are stored at the site, or fabrication or similar work is carried out on the site, then such uses are included in the warehouse and freight movement use category**".

Based on the above Section, it would appear that the use would be classified in the warehouse in freight movement use category as the proposed use includes in the indoor storage of major equipment, an undefined term. There are six (6) use types allowed in the ILW zoning district, with the closest use being "Warehouse (storage)" use. Article 10 defines Warehouse (storage) as "a use engaged in storage of manufactured products, supplies and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive". While this incidentally would occur at the property, this would not be the principal use. Further, Section 4.3.4(L)(1) outlines use-specific standards for the "Warehouse (storage)" use, which are found below:

> (1)Parcel services; truck or freight terminal; warehouse (distribution or storage). Parcel services, truck or freight terminals or warehouses (distribution or storage) shall comply with the following standards:
> (a)Minimum separation. Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

(b)Displays outside setbacks and buffers. Not locate storage areas within a required setback or buffer.
(c)Landscaping. Landscape front building setback areas to provide a buffer between the right-of-way and storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way. Landscaping shall be provided in accordance with Section 6.2.2, Landscaping standards.
(d)Screening. Screen all outside storage areas that abut a public right-of-way with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.
(e)Public address systems. Have no outdoor speaker or public address system which is audible from single-family lands.
(f)On-site circulation. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
(g)Access. Have direct access onto an arterial or major collector road.

Based on a review of these standards, the LDRs in this case would appear to consider more intensive distribution and large scale storage than what is being considered under the proposed use.

Therefore, Staff has proposed a new unlisted use to be included under the "Warehouse and Freight Movement" use category that would capture the proposed use. This use would be allowed within the ILW zoning district as "Off-site professional and industrial services".

Use Specific Standards
The following would be the use specific standards for this use:

1. The use shall not include any outdoor storage of any materials, supplies, or equipment.
2. The use shall not generate routine large scale deliveries or trips by vehicles with a weight rating larger than 14,000 lbs or by any vehicles with a trailer. Normal deliveries or pickups made through a standard parcel delivery service (USPS, FedEx, UPS, etc) shall not apply to this condition.
3. The use shall not generate routine visits to the site by customers or clients.

Conclusion
Based on the above information, the proposed use of "off-site professional and industrial services" is a permitted use within the ILW (Light and Warehouse Industrial) Zoning classification, subject to the above use specific standards.

Other Approvals Required
Other permits and approvals are needed to establish the use at the subject property. These include, but are not limited to the following:

- Approved site plan
- Building Permit Applications
- Local Business Tax Receipt Application
- Any applicable state licensing

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

Sincerely,

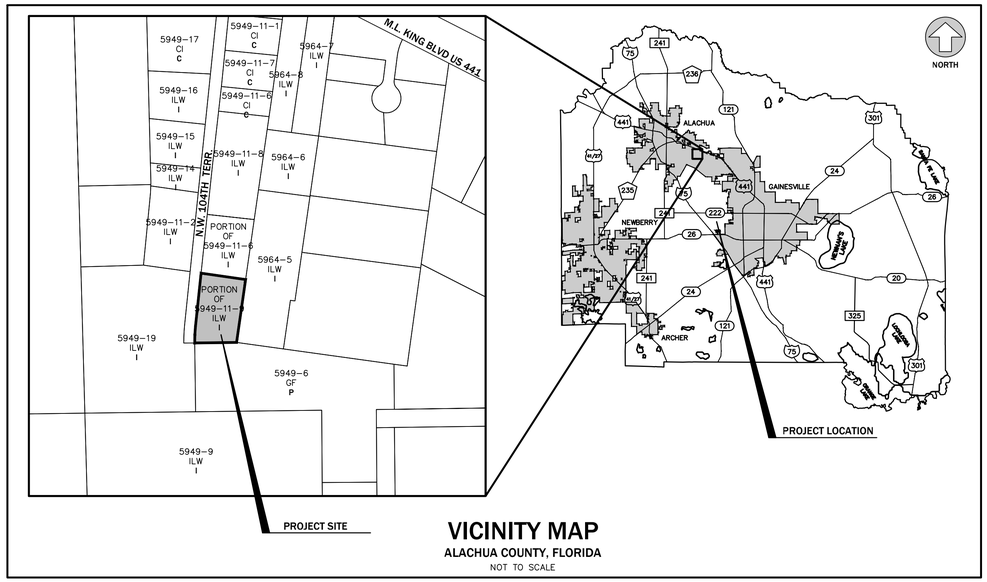
Adam Boukari
City Manager / LDR Administrator

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

TOBIAS VETERINARY SERVICES SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	TOBIAS VETERINARY HOLDINGS, LLC 6504 NW 132ND ST GAINESVILLE, FL 32653
2.	NAME OF PROJECT:	TOBIAS VETERINARY SERVICES SITE PLAN
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF A VETERINARY OFFICE AND SECOND TENANT BUILDING WITH ASSOCIATED DRAINAGE AND UTILITY IMPROVEMENTS
4.	PROJECT ADDRESS:	13000 BLOCK OF NW 104TH TERRACE ALACHUA, FLORIDA
5.	TAX PARCEL NUMBER:	A PORTION OF 05949-011-009
6.	SECTION/TOWNSHIP/RANGE:	SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	LIGHT WAREHOUSE INDUSTRIAL (ILW)
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (I)
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS.	
11.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND ALACHUA COUNTY. (SRWMD PERMIT NO. 205218-1)	
12.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
13.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
14.	TRASH AND RECYCLING FACILITIES SHALL BE PROVIDED ON SITE.	
15.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
16.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- GF – GOVERNMENT FACILITIES

FUTURE LAND USE:
- C – COMMERCIAL
- I – INDUSTRIAL
- P – PUBLIC

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 610.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	75,011	1.72	100%
2.	PROPOSED BUILDING COVERAGE:	9,224	0.21	12.16
3.	PAVEMENT AND SIDEWALK AREA:	21,294	0.49	28.39
4.	TOTAL IMPERVIOUS AREA:	30,419	0.70	40.55
5.	OPEN AREA:	44,493	1.02	59.44

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	1 SPACE PER 200 S.F. OF VET OFFICE	2350/200 = 12 SPACES	19 INCLUDING 2 HANDICAP SPACES
		1 SPACE PER 350 S.F. OF OFFICE	900/350 = 3 SPACES	
		1 SPACE PER 1000 S.F. OF OTHER FLOOR AREAS	5974/1000 = 6 SPACES	
		TOTAL	21 REQUIRED SPACES	
2.	BICYCLE PARKING	N/A	N/A	N/A
3.	MOTORCYCLE PARKING	N/A	N/A	N/A

BUILDING INFORMATION	
BUILDING HEIGHT:	30'
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	IIB
NUMBER OF STORIES:	1
GROSS FLOOR AREA:	9,224 S.F.
BUILDING AREA:	9,224 S.F

TRIP GENERATION

PROPOSED: VETERINARY OFFICE
ITE LAND USE: 640 ANIMAL HOSPITAL/VETERINARY CLINIC

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	3.73	2.35	8.77	53%	47%	4.65	4.12
PM	3.83	2.35	9.00	52%	48%	4.68	4.32
AVG	21.50	2.35	50.53	50%	50%	25.26	25.26

SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 102-106

PROPOSED: OFFICE SPACE
ITE LAND USE: 710 GENERAL OFFICE BUILDING

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.47	2.28	3.34	0.65	0.35	2.17	1.17
PM	1.42	2.28	3.23	0.24	0.76	0.78	2.46
AVG	9.74	2.28	22.16	0.50	0.50	11.08	11.08

SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 1-7

PROPOSED: TENANT BUILDING
ITE LAND USE: 150 WAREHOUSING

				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.22	4.60	1.01	65%	35%	0.66	0.35
PM	0.24	4.60	1.10	24%	76%	0.26	0.84
AVG	1.74	4.60	8.00	50%	50%	4.00	4.00

SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 67-72

SUMMARY	AM	PM	AVG				
VETERINARY OFFICE	8.77	9.00	50.53				
TENANT BUILDING	1.01	1.10	8.00				
OFFICE	3.34	3.23	22.16				
TOTAL	13.12	13.33	80.69				

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND SYMBOLS AND NOTES
C120	OVERALL DEVELOPMENT PLAN
C130	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL
C200	DIMENSION PLAN
C300	PAVING, GRADING, AND DRAINAGE PLAN
C310	PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES
C320	BASIN DETAILS
C330	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	UTILITY DETAILS AND NOTES
A SERIES	ARCHITECTURAL PLANS
V-001	SURVEY
E-1	SITE PHOTOMETRIC PLAN
L SERIES	LANDSCAPE PLANS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C100

e:\3engprojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\G\C2110801.dwg, C100 - COVER, 2/3/2022 2:48:43 PM, engineer13

EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH	=	GUY ANCHOR
BO	=	WATER BLOW OFF
CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
■	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
❀	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
HH	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRIG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
❀	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
W	=	UNDERGROUND WATER LINE
BS 0.0	=	SPOT ELEVATION

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME
•	ba10.	=	10" BAY
•	ch11.	=	11" CHINABERRY
•	ce11.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	ch110.	=	10" CHINESE TALLOW
•	hi11.	=	11" HICKORY
•	laa12.	=	12" LAUREL OAK
•	li15.	=	15" LIVE OAK
•	mb12.	=	12" MULBERRY
•	mg18.	=	18" MAGNOLIA
•	pa18.	=	18" PALM
•	pi14.	=	14" PINE
•	po9.	=	9" POST OAK
•	sb11.	=	11" SUGARBERRY
•	sg17.	=	17" SWEETGUM
•	tk11.	=	11" TURKEY OAK
•	tree18.	=	18" UNIDENTIFIED TREE
•	wa14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.

    RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE DRC AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACT



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NORTH

SCALE: 1" = 40'

0 20 40 80

GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

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CITY OF ALACHUA, FLORIDA

Sheet title:
OVERALL DEVELOPMENT PLAN

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
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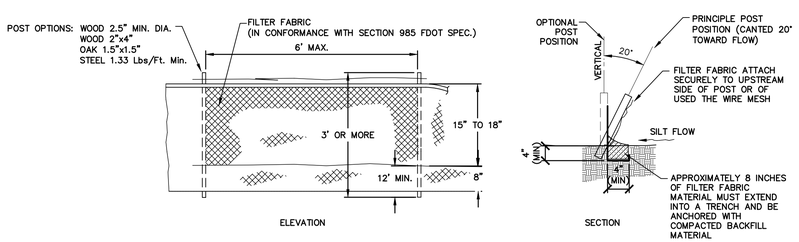
DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pi20 — EXISTING TREE TO BE REMOVED



TYPE III SILT FENCE DETAIL
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www.edafl.com mail@edafl.com

NORTH
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0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C130

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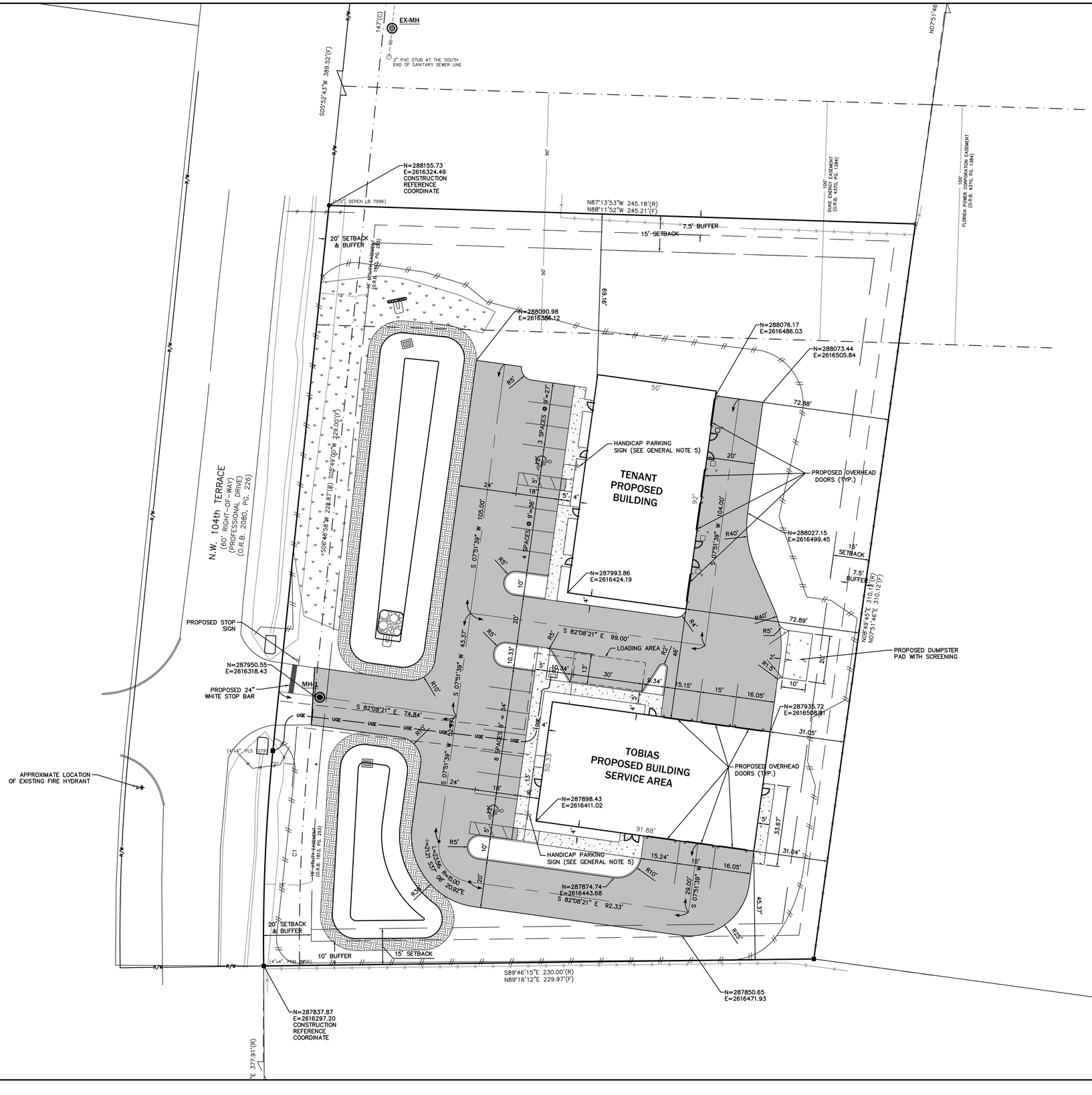

GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.
5. HANDICAP PARKING SPACES SHALL HAVE VAN ACCESSIBLE PARKING SIGNS.

LEGEND

- SILT FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALKS
- PEGGED SOD

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51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C200

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STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=161.00 N 15" INV.=157.50	425-052
S-3 TYPE-C INLET	TOP EL.=160.77 N 15" INV.=159.00	425-052

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-2	15" INV.=157.26	430-021
S-4	15" INV.=158.00	430-021

LEGEND

- SILT FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALKS
- PEGGED SOD

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51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C300

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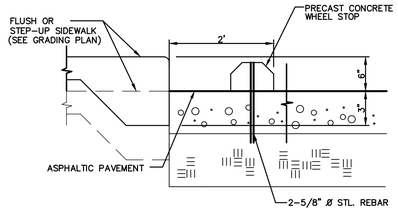

SIDEWALK W/ PREFAB WHEEL STOP

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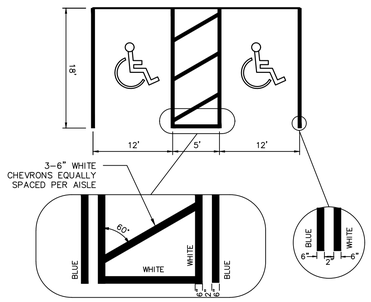
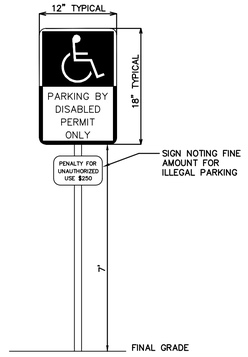


HANDICAP STRIPING DETAIL

N.T.S.



SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

HANDICAP PARKING SIGN DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).

   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.

   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.

   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.

   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.

4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.

5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.

6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.

7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

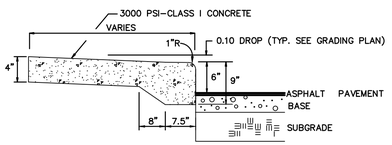
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING -RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.

10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.

11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.

12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.

13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.



TYPICAL STEPUP SIDEWALK

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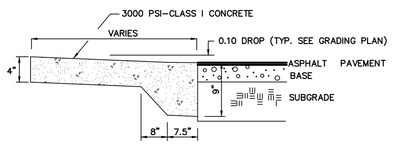

TYPICAL FLUSH SIDEWALK DETAIL

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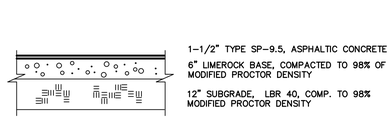

TYPICAL ASPHALT PAVEMENT DETAIL

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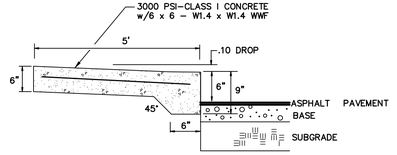

CONCRETE DUMPSTER PAD DETAIL

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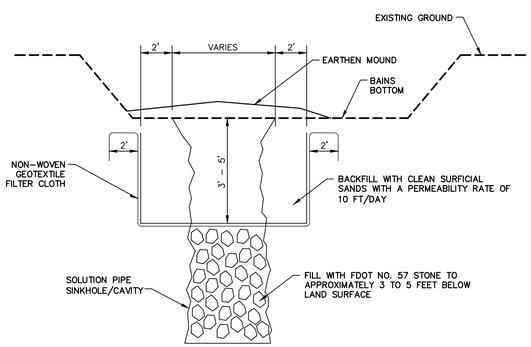

IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

SOLUTION PIPE/CHIMNEY REPAIR DETAIL

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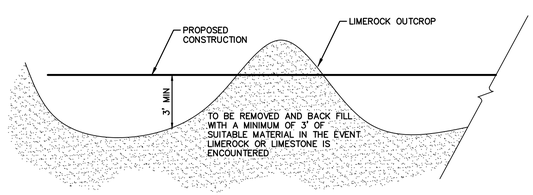

NOTES:

1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.

2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY SUWANNEE RIVER WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

LIMEROCK OUTCROP REMOVAL DETAIL

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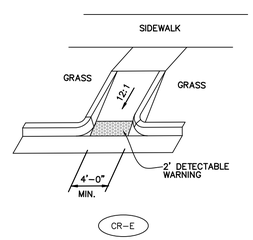

SIDEWALK CURB RAMPS-FDOT INDEX 522-002

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Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C310

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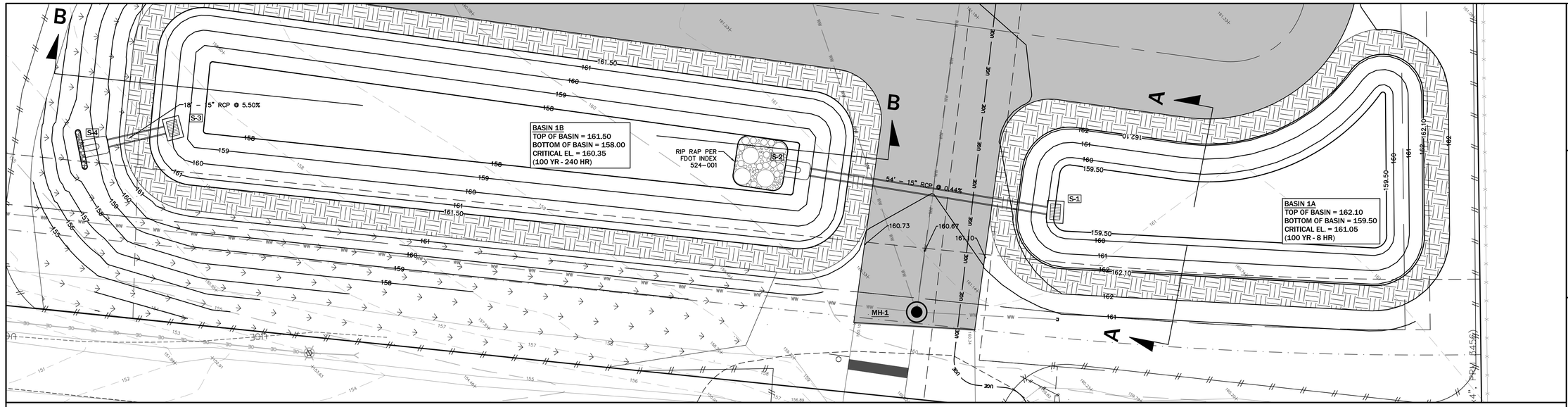
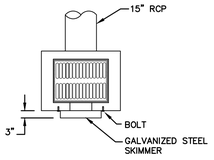
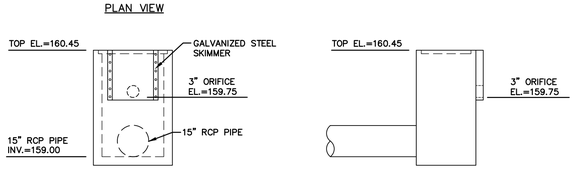




PLAN VIEW



PROFILE VIEW

BASIN OUTFALL S-3 DETAIL

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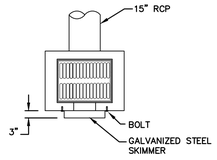
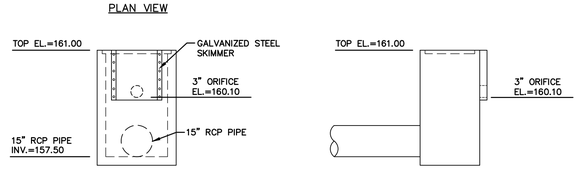


PLAN VIEW



PROFILE VIEW

BASIN OUTFALL S-1 DETAIL

N.T.S.

MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   TOBIAS VETERINARY HOLDINGS, LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN:

   A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.

   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.

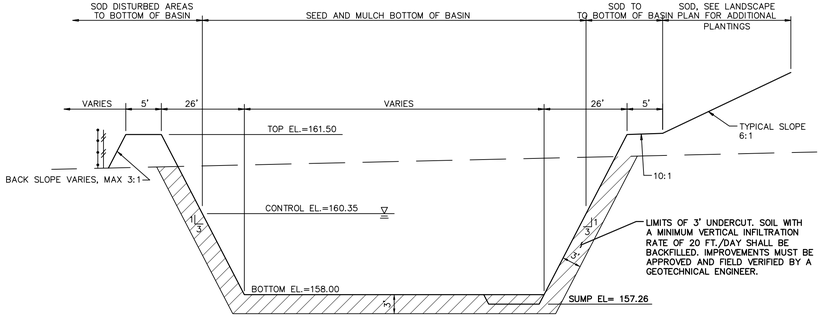
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).

   D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.

   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

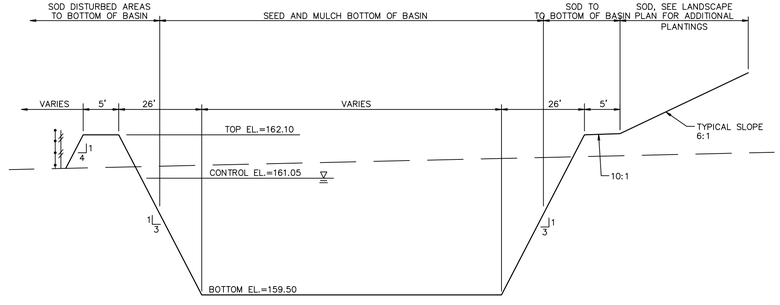
STORMWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=161.00 N 15" INV.=157.50	425-052
S-2 MES	S 15" INV.=157.26	272
S-3 TYPE-C INLET	TOP EL.=160.77 N 15" INV.=159.00	425-052
S-4 MES	S 15" INV.=158.00	272



BASIN TYPICAL SECTION B-B

N.T.S.



BASIN TYPICAL SECTION A-A

N.T.S.

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 10'

0 5 10 20

GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: BASIN DETAILS

Designed: DJM	Sheet No.: C320
Drawn: LBO/MAB	
Checked: TAR	
Date: 1/20/2022	

er3\engprojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\G211080.1.dwg, C320 - BASIN DETAILS, 2/3/2022 2:49:18 PM, engineer13

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: TOBIAS VETERINARY SERVICES SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S19 , T08 SOUTH, R19 EAST
COUNTY PARCEL NO.: 05949-011-006
LATITUDE AND LONGITUDE:29°46'33.7"N 82°27'27.9"W
STREET ADDRESS: 13000 BLOCK OF NW 104TH TERRACE
PROJECT AREA:1.74 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION:
0.74 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A VETERINARY OFFICE AND SECOND TENANT BUILDING WITH ASSOCIATED DRAINAGE AND UTILITY IMPROVEMENTS WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.

   THE PROPOSED STORMWATER SYSTEM IS A CLOSED SYSTEM WHICH PROVIDES WATER QUALITY, AND FLOOD CONTROL FOR THE PROPOSED PROJECT.

2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF TWO DRAINAGE AREAS. AREA 1: 0.047 ACRES OF RUNOFF WILL BE CONTAINED IN BASIN No. 1: AREA 2: 0.08 ACRES OF RUNOFF WILL BE CONTAINED IN BASIN No. 2. BASIN No. 1 WILL HAVE AN INLET INSTALLED TO CONNECT TO BASIN No. 2 TO DISTRIBUTE AND CONTROL RUNOFF VOLUME.

3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.

4. SEQUENCE OF CONSTRUCTION:

   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.

   B. THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.

   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.

   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)

   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.

   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

   H. (EXISTING) STORMWATER BASIN(S) WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.

   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASIN WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN SYSTEM HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
3. AREA 1 WILL HAVE A DRY RETENTION BASIN THAT IS CONNECTED TO AREA 2 VIA AN INLET. AREA 2 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES OFFSITE TO THE NORTHWEST AS IN EXISTING CONDITIONS.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE.

IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE: _____

FAX: _____

PROJECT NAME: TOBIAS VETERINARY SERVICES SITE PLAN

PROJECT ADDRESS: 13000 BLOCK OF NW 104TH TERRACE

ALACHUA, FLORIDA

NAME: _____ SIGNATURE: _____

DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: **TOBIAS VETERINARY SERVICES SITE PLAN** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

CONTROL TYPE CODES

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

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No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

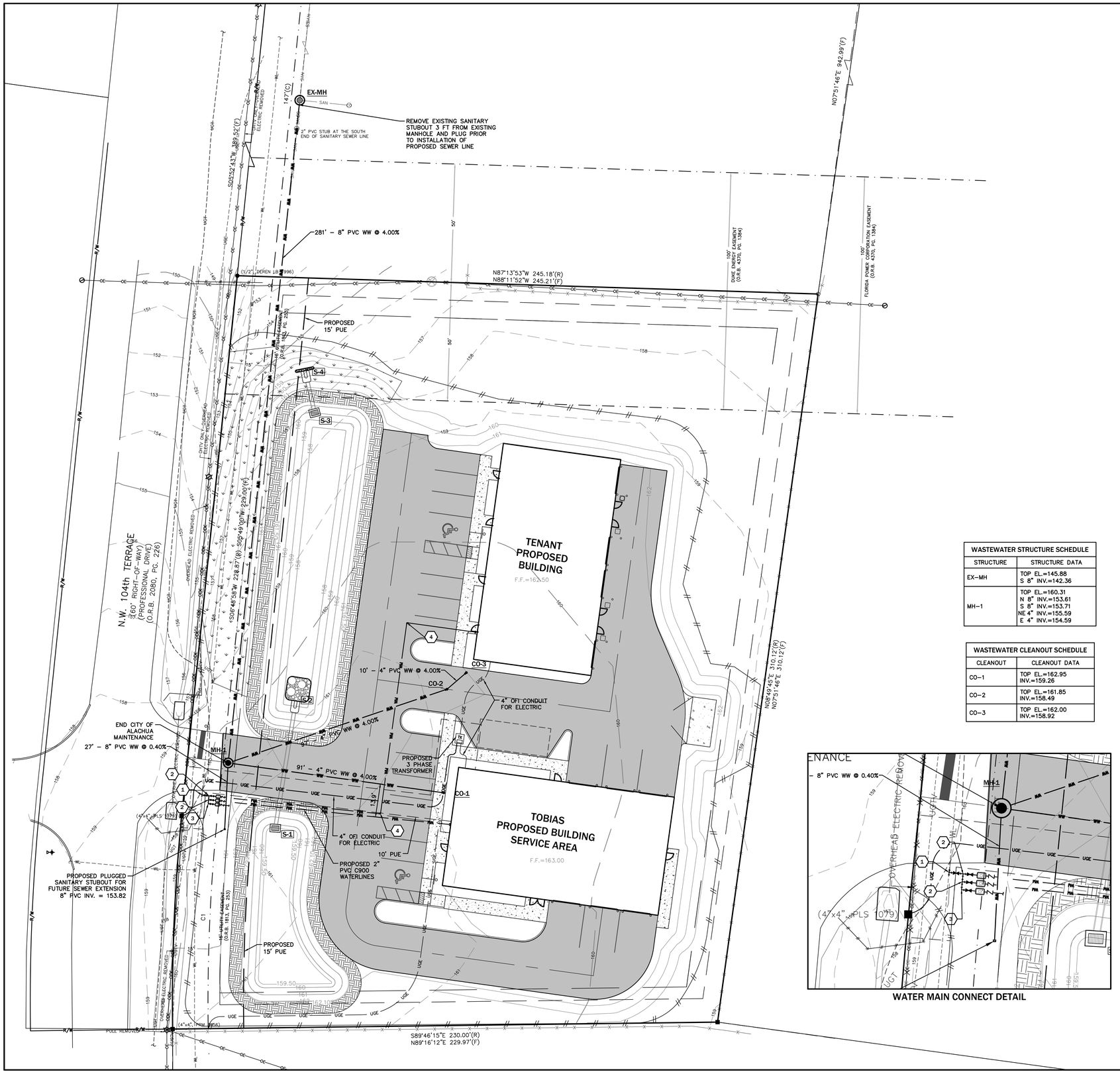
Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C330

er3\engrojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\C2110801.dwg, C330 - SPPP, 2/3/2022 2:49:23 PM, engineer13



WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
EX-MH	TOP EL.=145.88 S 8" INV.=142.36
MH-1	TOP EL.=160.31 N 8" INV.=153.61 S 8" INV.=153.71 NE 4" INV.=155.59 E 4" INV.=154.59

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=162.95 INV.=159.26
CO-2	TOP EL.=161.85 INV.=158.49
CO-3	TOP EL.=162.00 INV.=158.92

WATER MAIN CONNECT DETAIL

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 118 (SEE DETAIL SHEET C420)
16. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
17. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THIS EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS, AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
9. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.
10. ALL SANITARY SEWER CLEANOUTS SHALL HAVE HS-20 TRAFFIC RATED COVERS.

WATER FITTING SCHEDULE	
KEY	ASSEMBLY
1	CONNECT PROPOSED 4" WATERMAIN TO EXISTING 16" PVC WATER MAIN PER COA DETAIL 149 1 – 4"X16" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR) 1 – 4" GATE VALVE AND BOX 4" DIP C900 WATER MAIN WITH FLANGED FITTINGS
2	1 – 4" DI TEE 1 – 4" GATE VALVE AND BOX 1 – 3/4" WATER METER (END COA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PVC C900 WATER LINE
3	1 – 4"X2" DI REDUCER 1 – 2" 90° PVC ELBOW 1 – 2" GATE VALVE AND BOX 1 – 5/8" IRRIGATION WATER METER (END COA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
4	1 – 2" 90° PVC BEND

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

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Engineer Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C400

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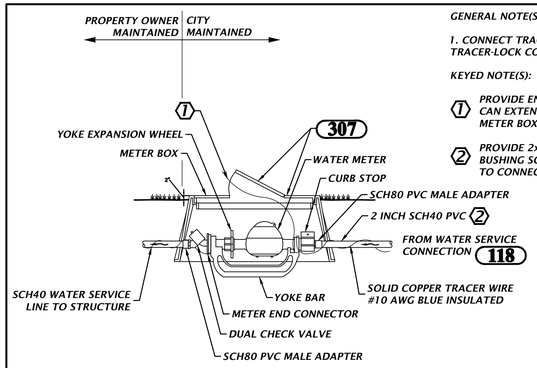


GENERAL NOTE(S):

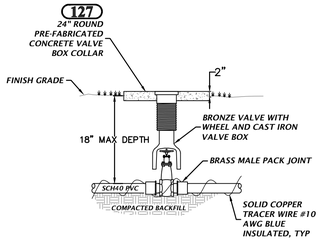
1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

115 3/4" AND 1" WATER METER ASSEMBLY

NTS



GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 BRONZE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 2" OR SMALLER

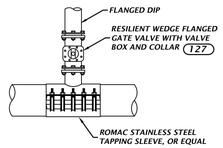
NTS

GENERAL NOTE(S)

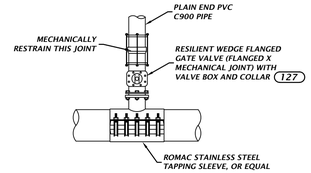
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

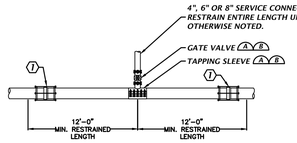
1. RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



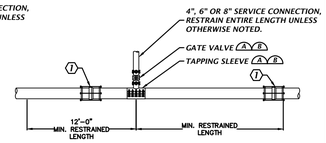
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"

NTS

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
3. ELECTRIC SERVICE TO BE COORDINATED WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

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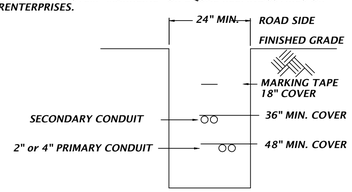
WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTE: CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

506 TYPICAL CONDUIT TRENCH

NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION –PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

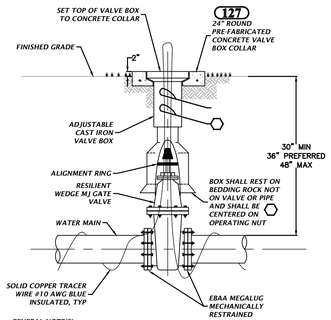
KRYLON SPAY PAINT
FUSION ALL-IN-ONE
PAINT PLUS PRIMER

COLORS

POTABLE WATER – GLOSS PATRIOTIC BLUE
WASTEWATER – GLOSSY SPRING GRASS
RECLAIMED – GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5

NTS



GENERAL NOTE(S):

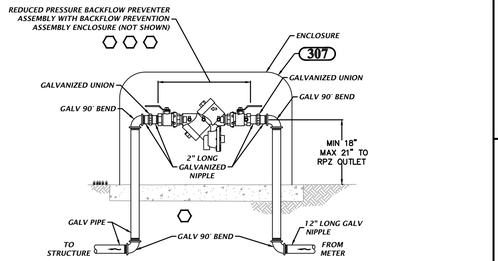
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

- WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
- VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER

NTS



KEYED NOTE(S):

- PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
- ENCLOSURE VENDOR AND FEATURES:
  - MARINE GRADE ALUMINUM
  - 1.5 INCH INSULATION, 9.0 R VALUE
  - MEANS TO ACCESS ASSEMBLY
  - LOCKABLE
  - MOUNTING HARDWARE
  - COLOR: TAN, UNLESS OTHERWISE NOTED.
  - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.

- PROVIDE SLEEVES AROUND PIPING

BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE

NTS

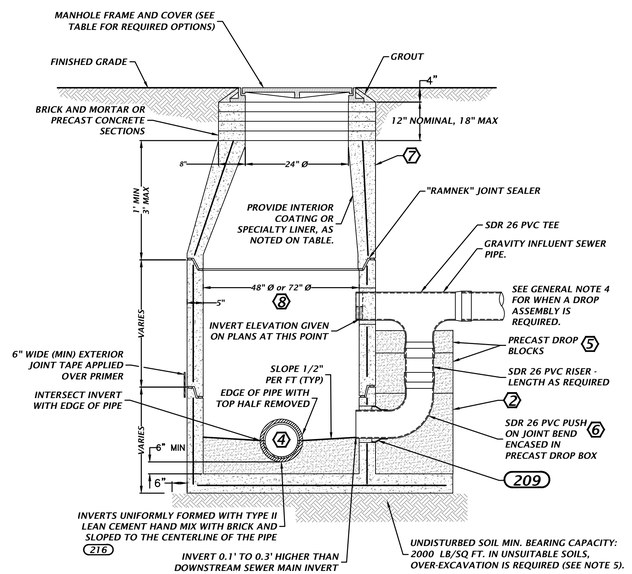
TABLE – MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

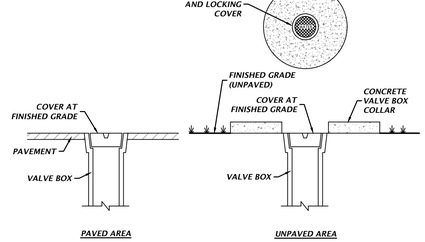
KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER 216
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



215 STANDARD MANHOLE AND DROP, AS REQUIRED

NTS

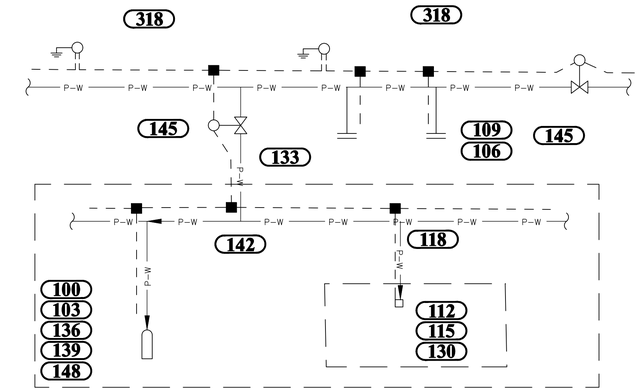


KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER

NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION

NTS

SCALES:
AS SHOWN

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CONSTRUCTION PLANS

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS AND NOTES

Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/20/2022

Sheet No.: C410

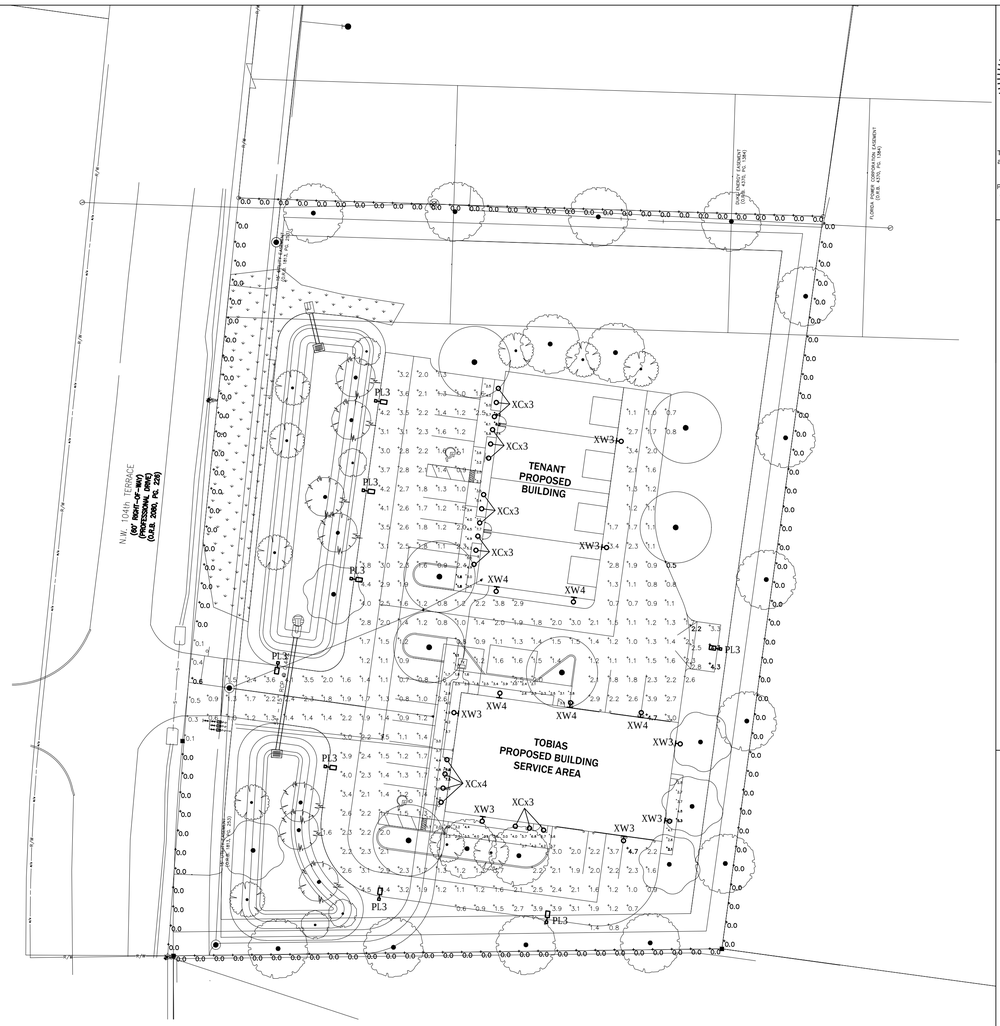
er3\engprojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\C2108D1.dwg, C410 UTIL DETAILS, 2/3/2022 2:49:33 PM, engineer13

Fixture Schedule for Photometrics

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	XC	19	TGS	ThinTek Mini RW Bin 10W 3000K		1	941	0.81	9.8	CEILING
○I	XW3	7	STONCO	LPW-16-20-WW-G3-3-2021	LPW16, 16 LED's, 3000K CCT, TYPE 3 OPTIC,	1	2456	0.81	22.3	10
○I	XW4	5	STONCO	LPW-16-20-WW-G3-4-2021	LPW16, 16 LED's, 3000K CCT, TYPE 4 OPTIC,	1	2425	0.81	22.3	10
□▭	PL3	8	PHILIPS GARDCO	ECF-S-32L-530-WW-G2-BLC	EcoForm Area LED ECF – Small, 32 LED's, 3000K CCT, TYPE BLC OPTIC,	1	5005	0.81	54.9	15

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DUMPSTER	+	3.2 fc	4.3 fc	2.2 fc	2.0:1	1.5:1
PARKING AREA	+	1.9 fc	4.7 fc	0.5 fc	9.4:1	3.8:1
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
TENANT BUILDING ENTRY	+	4.7 fc	8.3 fc	1.6 fc	5.2:1	2.9:1
TOBIAS BLDG ENTRY	+	3.6 fc	7.5 fc	1.1 fc	6.8:1	3.3:1
TOBIAS BLDG REAR ENTRY	+	3.7 fc	5.3 fc	2.1 fc	2.5:1	1.8:1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE. POLE & POLE BASE SHALL BE COORDINATED SO THAT FIXTURE HEIGHT DOES NOT EXCEED 15FT.

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 12/7/21 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HUNTER DESIGN AND CONSULTING, INC.
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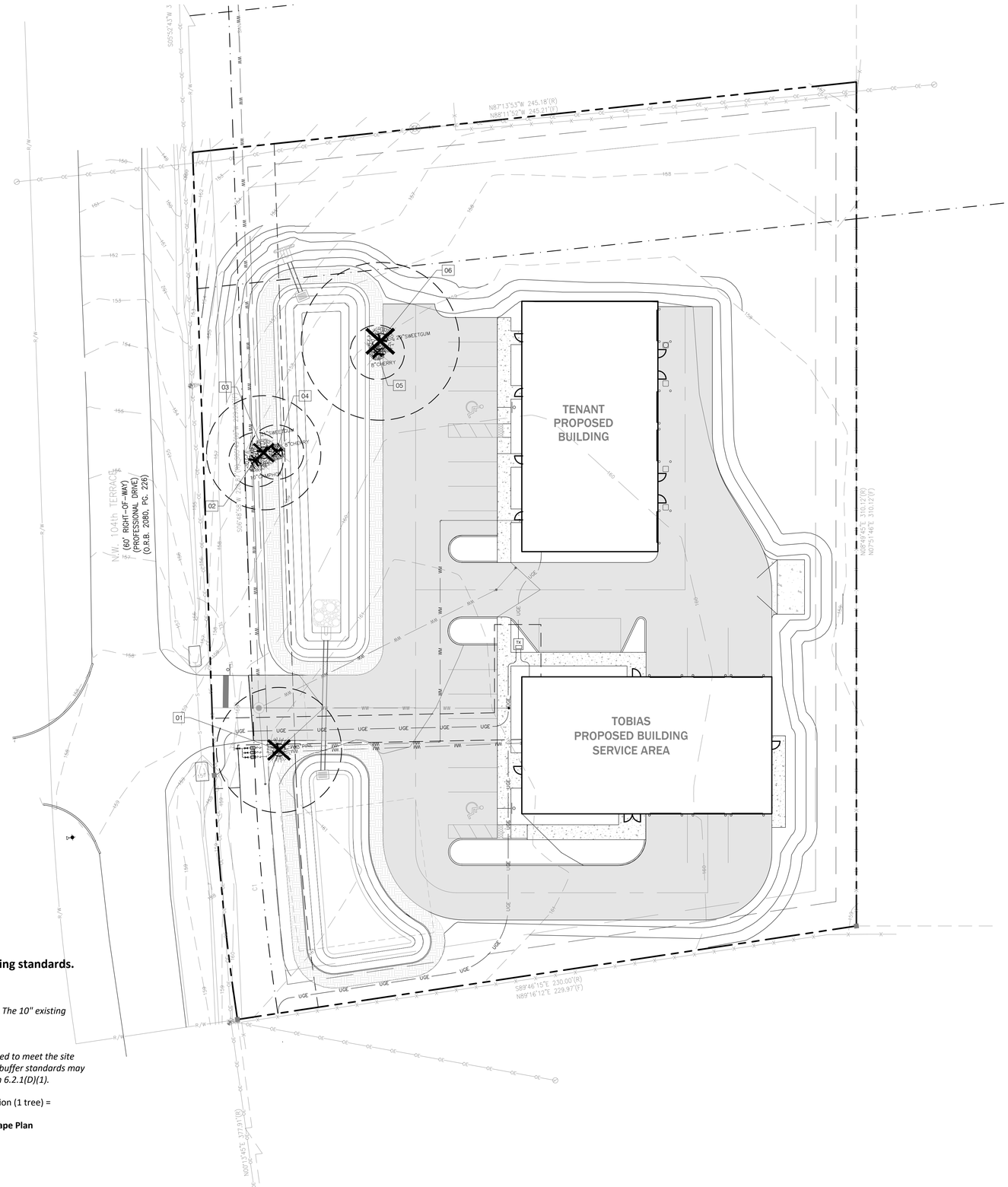
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

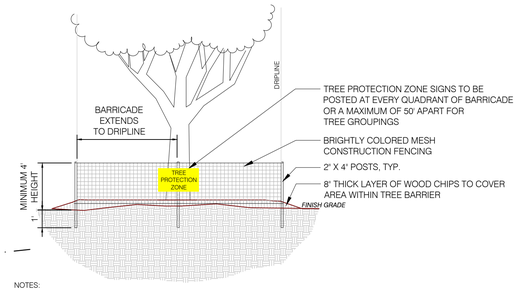
TOBIAS VETERINARY SITE
SITE PHOTOMETRIC PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	21078
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	12/07/21
REVISIONS	

SHEET NUMBER

E-1





NOTES:

1. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES, OR GROUPS OF TREES, WITHIN THE CONSTRUCTION AREA WHICH AMRE TO BE PRESERVED.
2. THE CLEANING OF CONSTRUCTION EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
3. THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
4. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
5. IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TREE(S) DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3.5-INCH CALIPER.

1 TREE PROTECTION

SCALE: NTS P-ED-MAR-01

TREE CHART

No.	Tree Species	DBH
1	Pine	23
2	Camphor (*invasive*)	10
3	Sweetgum	21
4	Cherry	8
5	Cherry	8
6	Sweetgum	29

LEGEND

Tree to be removed

Sec. 6.2. Tree protection and landscaping standards.

Regulated Trees to be Removed: 2

Note: Camphor is an invasive and nuisance species. The 10" existing Camphor tree is not included in these calculations.

Mitigation to be provided on an one-for-one basis.
Per 6.2(D)(4)(b) up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

2 mitigation trees required * 25% = 0.5 tree reduction (1 tree) =
1 Mitigation Tree Required
Mitigation tree is labeled with (M) on the Landscape Plan

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floravie design
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kaley@floraviedesign.com

PREPARED FOR:
TOBIAS VETERINARY SERVICES
CONTACT: eda consultants
PHONE: (352) 373-3541

NORTH

0 20 40 feet
1" = 20'

No.	Date	Comment
1	12/07/2021	PER COMMENTS
2	01/05/2022	PER CITY COMMENTS
3	02/07/2022	UPDATED BACKGROUNDS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT
KALEY M. DUNLAP
LA 6667256
STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 21-0015
Project Phase: RE-SUBMITTAL
Project Title: TOBIAS VETERINARY SERVICES CITY OF ALACHUA, FLORIDA
Sheet Title: TREE MITIGATION

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	10/28/21

Sheet No.: L100

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

PLANT MATERIAL QUALITY: PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.

5. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 6.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

7. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED. SEE SHEET L202

8. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS, USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

9. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

   - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
   - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
   - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
   - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
   - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
   - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
   - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

13. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

811 Know what's **below.** **Call** before you dig.

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***Site plan layout does not permit for the preservation of existing vegetation.***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and can thus be irrigated accordingly.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided.***

Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the commercial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Where possible, plants are a minimum of 2' from all building facades to reduce maintenance concerns. A variety of deciduous, flowering, and evergreen trees are provided that will provide seasonal visual interest as well as support local and migratory birds.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

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ORLANDO, FL 32804
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kaley@floraviedesign.com

PREPARED FOR:
TOBIAS VETERINARY SERVICES
CONTACT: eda consultants
PHONE: (352) 373-3541

NORTH

No.	Date	Comment
1	12/07/2021	PER COMMENTS
2	01/05/2022	PER CITY COMMENTS
3	02/07/2022	UPDATED BACKGROUNDS

Professional Landscape Architect of Record:
REGISTERED LANDSCAPE ARCHITECT · KALEY M. DUNLAP · LA 6667256 · STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 21-0015

Project Phase: RE-SUBMITTAL

Project Title:
TOBIAS VETERINARY SERVICES
CITY OF ALACHUA, FLORIDA

Sheet Title:
LANDSCAPE CALCULATIONS, NOTES, AND DETAILS

Designed:	KMD	Sheet No.: L200
Drawn:	ZRR	
Checked:	KMD	
Date:	10/28/21	

(d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(d)(i) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories. This site is less than three acres therefore per 6.2.2.D.(1)(c)(v) a 25% reduction is allowed.

PRIMARY/STREET FACING SIDE OF THE PRIMARY STRUCTURE: (1) canopy tree per acre
*1.72 x 1 trees = 1.72 trees * 25% = .043 reduction = 1.29 trees*
1 canopy trees required.

SIDES (NORTH AND SOUTH) OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
*1.72 acres x 2 trees = 3.44 trees * 25% = .086 reduction = 2.58 trees*
3 canopy trees required per side

REAR OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
*1.72 acres x 2 trees = 3.44 trees * 25% = .086 reduction = 2.58 trees*
3 canopy trees required.

BUILDING FACADE: additional (1) canopy trees for each 150 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
50 *LF of facade / 150 LF = 0.33*
*0.33 * canopy tree = 0.33 trees*
1 canopy trees required

PROVIDED

CANOPY

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	***2 canopy trees required***	2 CANOPY TREES
SIDE FACADE (NORTH)	***3 canopy trees required***	3 CANOPY TREES
REAR FACADE (EAST)	***3 canopy trees required***	3 CANOPY TREES
SIDE FACADE (SOUTH)	***3 canopy trees required***	3 CANOPY TREES

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(d)(ii) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories. This site is less than three acres therefore per 6.2.2.D.(1)(c)(v) a 25% reduction is allowed.

(6) ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
6 trees x 1.72 acres = ***10.32 trees * 25% = 2.58 reduction = 7.74 ornamental/understory trees required***
Front: 50% = 3.87 trees = ***4 ornamental/understory trees required***
Side: 25% = 1.9 trees = ***2 ornamental/understory tree required***
Side: 25% = 1.9 trees = ***2 ornamental/understory tree required***

PROVIDED

UNDERSTORY

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	***4 understory trees required***	4 UNDERSTORY TREES
SIDE - x (25%)	***2 understory trees required***	2 UNDERSTORY TREES
SIDE - x (25%)	***2 understory trees required***	2 UNDERSTORY TREES

SHRUB REQUIREMENTS

6.2.2.D.(1)(c)(iii): A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

GRASSING REQUIREMENTS

6.2.2.D.(1)(c)(iv) **A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.**

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.
Per 6.2.2(D)(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
19,254 sq. ft. / 1,800 sq. ft. = ***10.70***
1 trees x 10.7 = ***10.7 trees***
11 trees required

b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
4 landscaped islands x 10 shrubs = ***40 shrubs required***

PARKING LOT AREA	REQUIREMENT	PROVIDED
19,254 SQ. FT 4 landscaped islands	1 tree / 1,800 sq. ft = *19,254 sq. ft. / 1,800 sq. ft =* ***10.7*** ***1 trees x 10.7 = 10.7 trees*** ***11 trees required*** 10 shrubs / island = *10 shrubs x 4 islands =* ***40 shrubs required***	***11 trees, 40 shrubs***

PARKING LOT BUFFER Per 6.2.2.D.(2)(b) Parking Lot Buffer
Per 6.2.2.D.(2)(b)(iii), The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.

Per 6.2.2.D.(2)(b)(v), Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

Per 6.2.2.D.(2)(b)(iv)d., Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

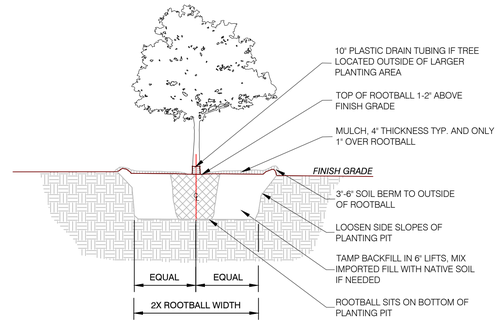
PARKING PERIMETER LENGTH	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
195 LINEAL FEET	*195 lineal feet / 100 lineal feet* = 1.95 *1.95 x 4 canopy trees* ***= 8 (7.8) canopy trees required*** *1.95 x 2 understory trees* ***= 4 (3.9) understory trees required*** ***Continuous opaque screen of shrub material required***	***8 canopy trees; 4 understory trees;*** ***Continuous opaque screen of shrub material provided***

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers: *Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.*

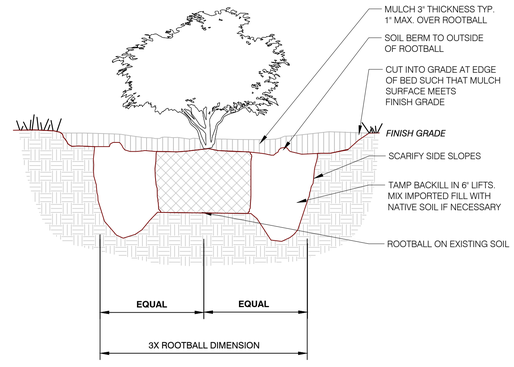
Per 6.2.2.D.(3)(d)(i) *Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land*

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
SIDE/NORTH	Project area, a portion of tax parcel no. 05949-011-006 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the north is zoned ILW/Light and Warehouse Industrial (**vacant**). Type 'B' buffer required with 50% reduction Option 2: One canopy tree / 40 LF plus continuous hedge. 245 LF / 40 = 6.13 * 50% = 3.06 = 3 ***trees required***	3 CANOPY TREES
SIDE/SOUTH	Project area, a portion of tax parcel no. 05949-011-006 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the south is zoned GF/Government Facility. Type 'C' buffer required. Option 1: One canopy tree / 30 LF plus continuous hedge. 229 LF / 30 = 7.63 trees = ***8 trees required***	4 CANOPY TREES
REAR/EAST	Project area, a portion of tax parcel no. 05949-011-006 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the east is zoned ILW/Light and Warehouse Industrial (**vacant**). Type 'B' buffer required with 50% reduction One canopy tree / 40 LF plus continuous hedge. 310 LF / 40 = 7.75 * 50% = 3.87 = ***4 trees required***	4 CANOPY TREES
FRONT/WEST	Project area, a portion of tax parcel no. 05949-011-006 is zoned ILW/Light and Warehouse Industrial. Adjacent parcel to the west is zoned ILW/Light and Warehouse Industrial. Type 'C' buffer required. Option 1: One canopy tree / 30 LF plus continuous hedge. 268 LF (excluding Duke Energy Easement) / 30 = 8.93 trees = ***9 trees required***	9 CANOPY TREES



NOTES:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

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NORTH

No.	Date	Comment
1	12/07/2021	PER COMMENTS
2	01/05/2022	PER CITY COMMENTS
3	02/07/2022	UPDATED BACKGROUNDS

Professional Landscape Architect of Record:
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Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 21-0015

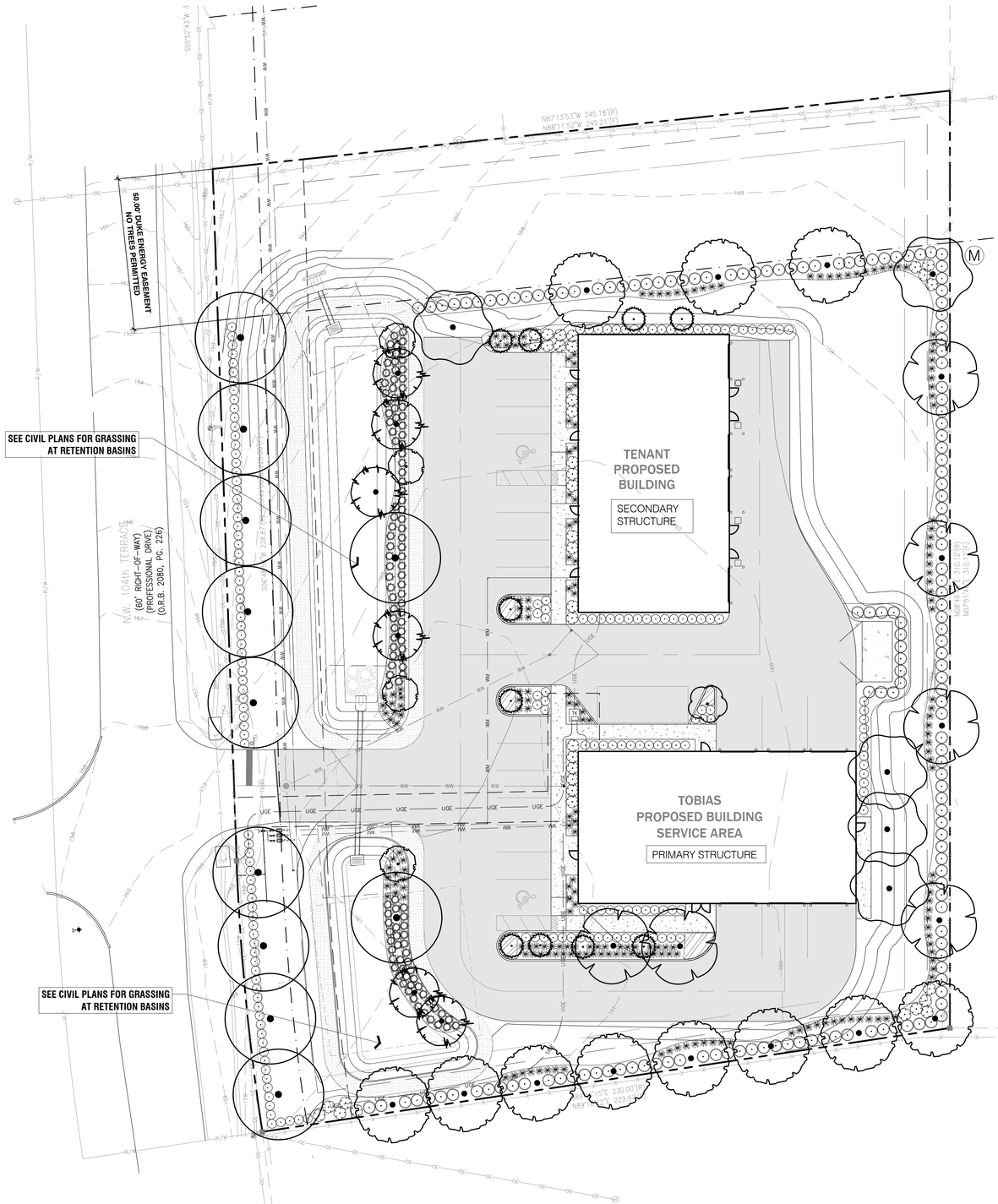
Project Phase: RE-SUBMITTAL

Project Title:
TOBIAS VETERINARY SERVICES
CITY OF ALACHUA, FLORIDA

Sheet Title:
LANDSCAPE CALCULATIONS, NOTES, AND DETAILS

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	10/28/21

Sheet No.: L201



PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	AF	5	Acer floridanum / Southern Sugar Maple	2" Cal.	8` Ht.
	MG	11	Magnolia grandiflora / Southern Magnolia	2" Cal.	8` Ht.
	QV	11	Quercus virginiana 'Cathedral' / Cathedral Southern Live Oak	2" Cal.	8` Ht.
	TD	6	Taxodium distichum / Bald Cypress	2" Cal.	8` Ht.
	UF	6	Ulmus floridana / Florida Elm	2" Cal.	8` Ht.

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	IC	4	Ilex cassine / Dahoon Holly	1.5" Cal.	8` Ht.
	LR	1	Lagerstroemia x 'Natchez' / White Natchez Crape Myrtle	1.5" Cal. Standard	8` Ht.
	ML	10	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	1.5" Cal.	8` Ht.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES	SPACING
	HP	37	Hamelia patens `Firefly` / Firefly Firebush	3 gal.	18" ht. min.	48" o.c.
	IP	157	Illicium floridanum / Florida Anise	3 gal.	18" ht. min.	48" o.c.
	MC	215	Muhlenbergia capillaris / Pink Muhly Grass	3 gal.	Full and lush	30" o.c.
	TF	121	Tripsacum dactyloides / Fakahatchee Grass	3 gal.	Full and lush	36" o.c.
	VM	194	Viburnum obovatum 'Mrs. Schillers Delight' / Mrs. Schillers Delight Walter's Viburnum	3 gal.	18" ht. min.	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES	SPACING
	EG	226	Evolvulus glomeratus / Blue Daze	1 gal.	Full	12" o.c.

NOTE:
- ALL AREAS NOT SHOWN AS SHRUB OR GROUNDCOVER SHALL BE ZOYSIA OR BAHIA SOD.
- CONTRACTOR TO PROVIDE 5' DIAMETER MULCH RING AROUND ALL STAND-ALONE TREES.
- 3" MINIMUM MULCH THICKNESS.

PREPARED BY:

floravie design

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PREPARED FOR:

TOBIAS VETERINARY SERVICES

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NORTH

0 20 40 feet

1" = 20'

No.	Date	Comment
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Professional Landscape Architect of Record:

REGISTERED LANDSCAPE ARCHITECT
KALEY M. DUNLAP
LA 6667256
STATE OF FLORIDA

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No.: 21-0015

Project Phase: RE-SUBMITTAL

Project Title: TOBIAS VETERINARY SERVICES CITY OF ALACHUA, FLORIDA

Sheet Title: LANDSCAPE PLAN

Designed:	KMD
Drawn:	ZRR
Checked:	KMD
Date:	10/28/21

Sheet No.: L202

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF PARCEL ID 05949-011-006

SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST
S.D. FERNANDEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

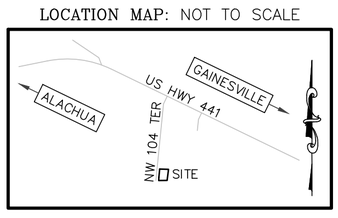
LAND DESCRIPTION: (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 610.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LOCATION MAP: NOT TO SCALE



LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	COMPUTED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
MES	MITERED END SECTION
CONC	CONCRETE
INV	INVERT
ELEV	ELEVATION
△	CALCULATED CORNER
■	(CMF) CONCRETE MONUMENT FOUND
●	(RCF) REBAR & CAP FOUND
○	(RCS) REBAR & CAP SET
	WOOD LIGHT POLE
	WOOD POWER POLE
	UNDERGROUND WATER MARKER
	WATER VALVE
	WATER METER
	HYDRANT
	(MSS) SANITARY SEWER MANHOLE
	(CO) CLEAN OUT
	PIN FLAG FOUND
	GUY ANCHOR
OE	OVERHEAD ELECTRIC LINE
X	FENCE LINE
G	GATE
S	UNDERGROUND STORM WATER LINE
UGW	UNDERGROUND WATER LINE
SAN	UNDERGROUND SANITARY SEWER LINE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	92.18'(R) 92.18'(F)	790.02'(R) 790.02'(F)	06°41'08"(R) 06°41'08"(F)	46.14'(F)	S03°27'00"W 92.13'(F)

DATE OF FIELD WORK: 03-24-2020; 01-07-2021
DATE OF ADDITIONAL FIELD WORK: 02-03-2021
DATE OF REVISION (TITLE COMMITMENT): 02-04-2021

SURVEYOR'S NOTES:
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AS PER (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM).
2. HORIZONTAL DATUM BASED ON NAD83 (NORTH AMERICAN DATUM OF 1983) AS ESTABLISHED BY TRIMBLE VRS NOW GPS SURVEY NETWORK.
3. VERTICAL DATUM IS BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) AS ESTABLISHED BY TRIMBLE VRS NOW GPS SURVEY NETWORK.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

SCALE: 1" = 20'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

CERTIFY SURVEY TO:
TOBIAS VETERINARY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HOLDEN, CARPENTER & ROSCOW, PL

SCALE: 1" = 20'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1
DATE: 02-04-2021
DRAWN BY: JAT
FIELD BOOK: 368/27-28; 415/23; 416/52
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DAVID M. DEREN LICENSE NO. 6946 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21005
ACAD FILE: 21005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

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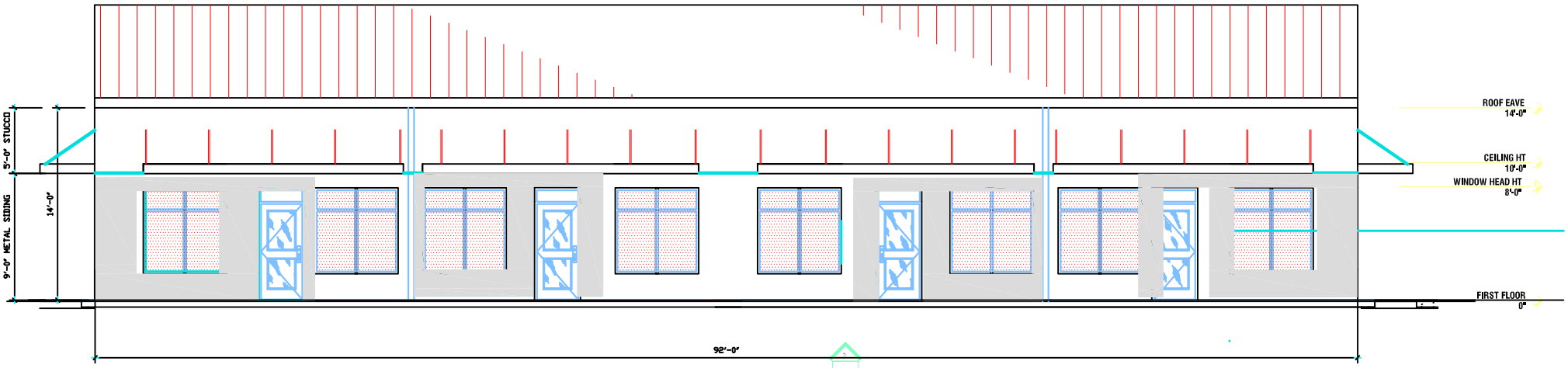
DERENLANDSURVEYING.COM

DEREN LAND SURVEYING



CALCULATED GLAZING AREA:
34 S.F. EACH x 8 WNDOWS = 272 S.F.
21.1% OF TOTAL FACADE AREA

ACCENT METAL SIDING TO ADDRESS FACADE MASSING OFFSET ALTERNATIVES PER (b) (ii) (a) & (c)

CALCULATED FACADE AREA: 14' x 92' = 1,288 S.F.
REQ'D GLAZING AREA = 1,288 x .20 = 258 S.F.

TOTAL FACADE AREA: 1,288 S.F.
TOTAL GLAZING AREA: 272 S.F.
TOTAL DOOR AREA: 109 S.F.
VISIBLE FACADE AREA: 907 S.F.

907 S.F. x .50 = 454 S. F. MAX AREA OF METAL SIDING.

TOTAL STUCCO AREA: 460 S. F. (5'X 92')
907 S.F. - 460 S.F. = 447.S.F. = TOTAL METAL SIDING AREA. 447<454 = OK PER 6.8.2(A)(2)(d).

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Tobias Veterinary Services
2. Pre-Application Conference Date: 8/4/21
3. Neighborhood Meeting Date: 9/23/21
4. Address of Subject Property: 13000 Block of NW 104th Terrace
5. Parcel ID Number(s): ~~Portion of 05949-011-006~~ 05949-011-009
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Industrial (I)
8. Zoning Designation: Light Warehouse Industrial (ILW)
9. Acreage: 1.72 +/-
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: 9,125
13. Total New Impervious Area Proposed (not including building area): 21,294

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, PE Title: Director of Engineering
   Company (if applicable): eda consultants inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tobias Veterinary Holdings, LLC
   Mailing Address: 6504 NW 132nd Street
   City: Gainesville State: FL ZIP: 32653

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:
   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Claudia Vega
Signature of Applicant

Claudia Vega
Typed or printed name *and title* of applicant

—
Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28th day of October, 2021, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Audra Burrell
Signature of Notary

AUDRA BURRELL
Print Name:

Notary Public, State of Florida

My Commission Expires: 12/1/23

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

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Southern end of NW 104th Terrace

Parcel ID Number(s): Portion of 05949-011-006

Acreage: 1.72 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carey Bailey Title: Managing Member

Company (if applicable): Tobias Veterinary Holdings, LLC

Mailing Address: 6504 NW 132nd Street

City: Gainesville State: FL ZIP: 32653

Telephone: 3526722358 FAX: e-mail: tobiasvetholdingsc@gmail.com

C. AUTHORIZED AGENT

Name: Title:

Company (if applicable): eda consultants, inc

Mailing address: 720 SW 2nd Ave South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352 373 3541 FAX: e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Site Plan

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

Signature of Applicant

Signature of Co-applicant

Carey R. Bailey, MGMR

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 21st day of September 2021 by Carey Bailey

, who is/are personally known to me, or who has/have produced FDL B460116077660 as identification.

Signature of Notary Public, State of FL

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

JESSICA SMILEY
MY COMMISSION # GG 284691
EXPIRES: December 17, 2022
Bonded Thru Notary Public Underwriters

February 21, 2022

Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Project Assistance Team (PAT) Comments for Tobias Veterinary Services Site Plan

Dear Mr. Hall:

The applicant's responses to the insufficiency comments issued on February 16, 2022 are below.

Public Services Comments
10. C400

- From submitted load calcs, the required transformer appears to be single-phase not 3-phase. Please change descriptor.
  RESPONSE: The label has been revised on sheet C400.

- There appears to be a UGE line that is an artifact from a previous location. Please delete.
  RESPONSE: This UGE line has been deleted.

- See attached markup.
  RESPONSE: Noted.

JBPro Comments

C320 – Basin Details
1. The basin 3 outfall structure detail on C320 shows a top elevation of 160.45. The structure table on C320 and C300 show a top elevation of 160.77. Please reconcile.
RESPONSE: The top elevation of the outfall structure has been reconciled.

2. Please revise the maintenance path callout on the Basin Typical Sections. The typical section shows a slope of 10:1 on the maintenance paths, this would not allow flow from the parking lot over the path into the basin. Additionally the contours around each basin do not indicate a 10:1 slope. Please revise for consistency to avoid confusion in the field.
RESPONSE: The detail has been revised to state that the slope of the maintenance path varies.

Tobias Veterinary Services

Statement of Proposed Uses

The proposed project is comprised of two buildings - a mobile veterinarian's office and a second tenant building with office/warehouse uses – a total of 9,125 SF.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: The proposed development will serve the intent of the Industrial future land use designation, as it will provide additional space for companies looking to relocate to the City of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include 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 either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The primary building provides a "home base" for a mobile veterinary clinic and the tenant building will include office uses with supporting warehouse space for an additional companies to locate on the site.

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;*

   Consistency: Loading areas and dumpsters are located at the rear of the site to avoid conflicts with pedestrians and vehicles.

2. *Buffering from adjacent existing/potential uses;*

   Consistency: All required buffers and setbacks are shown on plans.

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

<u>Consistency</u>: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

   <u>Consistency:</u> This project will connect to a master stormwater system designed for the industrial park and provides basins on site for the addition proposed impervious area.

5. *Placement of signage;*

   <u>Consistency:</u> The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

   <u>Consistency:</u> The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

   <u>Consistency:</u> Loading docks and dumpsters are located at the rear of the site to avoid conflicts with pedestrians and vehicles.

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

   <u>Consistency</u>: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

   <u>Consistency:</u> There are no significant environmental resources on this site.

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

    <u>Consistency</u>: None are proposed.

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 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.*

    <u>Consistency:</u> The industrial use on site has less than a 0.50 floor area ratio.

Concurrency Impact Analysis
Tobias Veterinary Services

The proposed development will provide two buildings- a mobile veterinarian's office and second tenant building totaling 9,224 SF

Stormwater:

This project will connect to a master stormwater system designed for the industrial park and have basins on the site for additional impervious area.

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.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Veterinary Clinic – Per Practitioner	250	2	practitioner	500
Office Building - Per 100 SF of floor space	15	45	100 SF	675
TOTAL DEMAND				1175

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Tobias Veterinary Office	1,190
Reserved Capacity[2]	172,094
Residual Capacity	**826,481**
Percentage of Permitted Design Capacity Utilized	**64.01%**

Sanitary Sewer:

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

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

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Veterinary Clinic – Per Practitioner	250	2	practitioner	500
Office Building - Per 100 SF of floor space	15	46	100 SF	690
TOTAL DEMAND				1190

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Tobias Veterinary Office	1,190
Reserved Capacity[2]	153,133
Residual Capacity	**668,692**
Percentage of Permitted Design Capacity Utilized	**55.34%**

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 110.7 pounds of solid waste will be generated per day 9,224 SF / 1,000 SF x 12 = 110.7 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity	8,115.19	1,481.02
New River Solid Waste Facility Capacity	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element

Traffic:

The proposed use of the project site as a veterinary and office/warehouse use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Hwy 441).

TABLE 1 – PROJECT TRIP GENERATION

TOTAL

	AM	PM	AVG
VETERINARY OFFICE	8.77	9.00	50.53
TENANT BUILDING	0.99	1.08	7.83
OFFICE	1.32	1.28	8.77
TOTAL	11.08	11.36	67.12

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
From CR 25A East Intersection to SR 235	100%	67

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

					Projected	
Segment ID:		LOS-D	Existing	Res'vd	Trips	Available
From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,430	67	19,768
	PM Peak Hour	4,110	1,941	447	11	1,711

Source: City of Alachua Planning Department as of July 2020

December 8, 2021

City of Alachua Planning and
Community Development
15100 NW 142nd Terrace
(386) 418-6100

Re: Tobias Veterinary Services
Development Plan Application

The proposed project is comprised of the construction of a veterinary office and second tenant building with associated drainage and utility improvements. The project is located in the 13000 Block of NW 104th Terrace in Alachua, FL on Tax Parcel No. 05949-011-009. The project site is located on approximately 1.72 (+/-) acres and is primarily undeveloped with three existing homes to be demolished.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 •
www.edafl.com

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3315242 4 PG(S)
2/5/2021 3:43 PM
BOOK 4857 PAGE 581
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 994725
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $584.50
Intang. Tax: $0.00

Prepared by and return to:
JOHN F. ROSCOW, IV
HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: **20-1241.sb**
$83,472.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **February, 2021** between **Donald E. Wallace, a married person, and Ronald C. Chambers, a married person,** whose post office address is **Post Office Box 2151, Lake City, FL 32056,** grantor, and **TOBIAS VETERINARY HOLDINGS, LLC, a Florida limited liability company,** whose post office address is **6504 NW 132nd Street, Gainesville, FL 32653,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel Number: A portion of 04549-011-003

SUBJECT TO easements, restrictions, reser vations and limitations of record, if any.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE , NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

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, 2020.**

Prepared by and return to:
JOHN F. ROSCOW, IV
HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: **20-1241.sb**
$83,472.00

Recorded Electronically
ID: BOOK 4857, pg. 581
County: Alachua
Date: 2.5.21 Time: 3:43 PM
CSC eRecording 888-200-1150

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **February, 2021** between **Donald E. Wallace, a married person, and Ronald C. Chambers, a married person,** whose post office address is **Post Office Box 2151, Lake City, FL 32056,** grantor, and **TOBIAS VETERINARY HOLDINGS, LLC, a Florida limited liability company,** whose post office address is **6504 NW 132nd Street, Gainesville, FL 32653,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel Number: A portion of 04549-011-003

SUBJECT TO easements, restrictions, reser vations and limitations of record, if any.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE , NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

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, 2020.**

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: RITA D. WORLEY

Witness Name: SUZANNE BALDWIN

RONALD C. CHAMBERS (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29th day of JANUARY, 2021 by RONALD C. CHAMBERS, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: SUZANNE BALDWIN

My Commission Expires: _____

SUZANNE BALDWIN
Notary Public - State of Florida
Commission # HH 056731
My Comm. Expires Jan 29, 2025
Bonded through National Notary Assn.

DoubleTime®

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: RITA D. WORLEY

Witness Name: SUZANNE BALDWIN

DONALD E. WALLACE (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 3 day of February, 2021, by DONALD E. WALLACE, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

SUZANNE BALDWIN
Notary Public - State of Florida
Commission # HH 056731
My Comm. Expires Jan 29, 2025
Bonded through National Notary Assn.

Printed Name: SUZANNE BALDWIN

My Commission Expires: _____

DoubleTime®

EXHIBIT "A"

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 89°45'36" EAST, ALONG THE NORTH LINE OF PARCEL "C" OF A CITY OF ALACHUA EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2261 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 610.03 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1813, PAGE 256 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°13'45" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 377.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°46'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 230.00 FEET TO A CORNER THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 377 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08°49'45" EAST, ALONG A BOUNDARY OF SAID TRACT OF LAND, A DISTANCE OF 310.12 FEET; THENCE RUN NORTH 87°13'53" WEST, A DISTANCE OF 245.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF 104th TERRACE (60' RIGHT-OF-WAY); THENCE RUN SOUTH 06°48'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, WITH SAID CURVE HAVING A RADIUS OF 790.02 FEET AND A CENTRAL ANGLE OF 06°41'08", AN ARC DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING.

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:**	**1/5/2022**
Project:	Tobias Veterinary Services	**Engineer:**	**DJM**
		Checked By:	**CSV**
Location:	13000 Block of NW 104th Terrace		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 9224 **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) : 9,224 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1382.99987**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **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:** **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:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1500 x 0.85 x [1 + (0 + 0)

NFF= 1275 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.

LEGAL DESCRIPTION

For: Parcel ID 05949-011-009

LAND DESCRIPTION: (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 1008194; COMMITMENT DATE: JANUARY 24, 2021 @ 11:00 PM)

A PORTION OF LAND SITUATED IN SECTION 19, TOWNSHIP 08 SOUTH, RANGE 19 EAST, AND S.D. FERNANDEZ GRANT, TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; ALSO BEING THAT PART OF A PARCEL DESCRIBED AS BLOCK "A" IN OFFICIAL RECORDS BOOK 2080, PAGE 191, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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consultants inc.

Worksheet for Needed Fire Flow

Project Name: Tobias Veterinary Services
Owner/Developer: Tobias Veterinary Holdings, LLC
Property Address: 13000 Block of NW 104th Terrace

NFPA Calculation - Building 1

Fire Flow Area (SF)	=	4,564	
Occupancy Class	=	B	
Construction Type	=	II (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	

REQUIRED Needed Fire Flow	**1,500**	**gpm**

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Tobias Veterinary Services
Owner/Developer: Tobias Veterinary Holdings, LLC
Property Address: 13000 Block of NW 104th Terrace

NFPA Calculation - Building 2

Fire Flow Area (SF)	=	4,600	
Occupancy Class	=	B	
Construction Type	=	II (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	

REQUIRED Needed Fire Flow	**1,500**	**gpm**

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed commercial development plan comprising 2 buildings of approximately 4,500 square feet each on a portion of tax parcel 05949-011-006 in the Alachua Professional Center located at NW 104th Terrace. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

The meeting will be held at 5:00 pm on Thursday, September 23, 2021 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes, P.E. of eda consultants inc.
Phone: (352) 373-3541 **E-mail:** sreyes@edafl.com

eda consultants · inc.

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Eda Consultants Inc
Eda Consultants Inc
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

The Gainesville Sun, a newspaper printed and published in the city of Gainesville, and of general circulation in the County of Alachua, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

09/09/2021

and that the fees charged are legal.
Sworn to and subscribed before on 09/09/2021

Legal Clerk

Notary, State of WI, County of Brown

5.15.23

My commision expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NEIGHBORHOOD WORKSHOP NOTICE

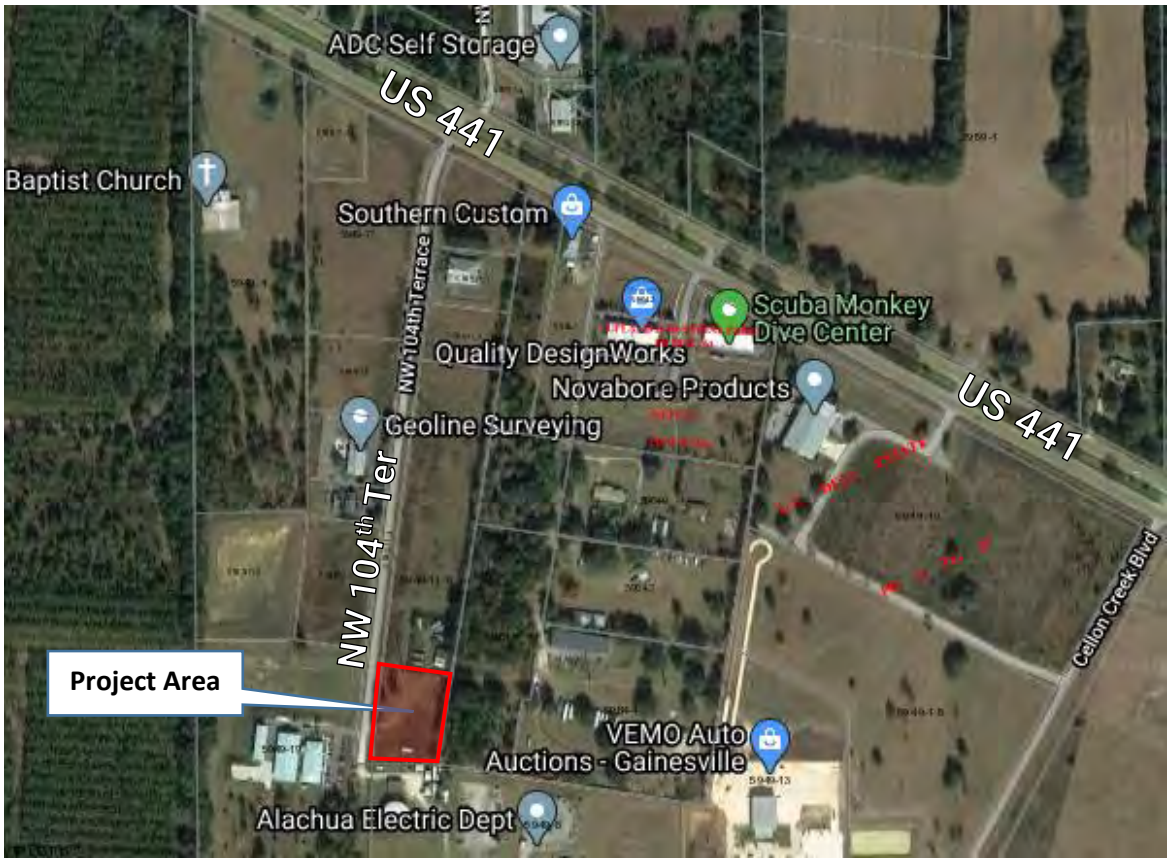
Date: Thursday, September 23, 2021

Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed commercial development plan comprising 2 buildings of approximately 4,500 square feet each on a portion of tax parcel 05949-011-006 in the Alachua Professional Center located at NW 104th Terrace. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:
Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-011-002
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-007
CHAMBERS RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615-5608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-004-000
MOTORY GROUP LLC
13723 NW US HWY 441
ALACHU, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05949-016-000
JOHNSON BRIAN B
19215 NW 72ND AVE
ALACHUA, FL 32615-7719

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05949-011-001
ROUHANI & BRANTLY ASSOCIATES LLC
2475 NW 138TH TER
GAINESVILLE, FL 32606

05949-009-000
STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-008
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-002
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-004-000
CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
PO BOX 1227
ALACHUA, FL 32616-1227

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-011-004
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

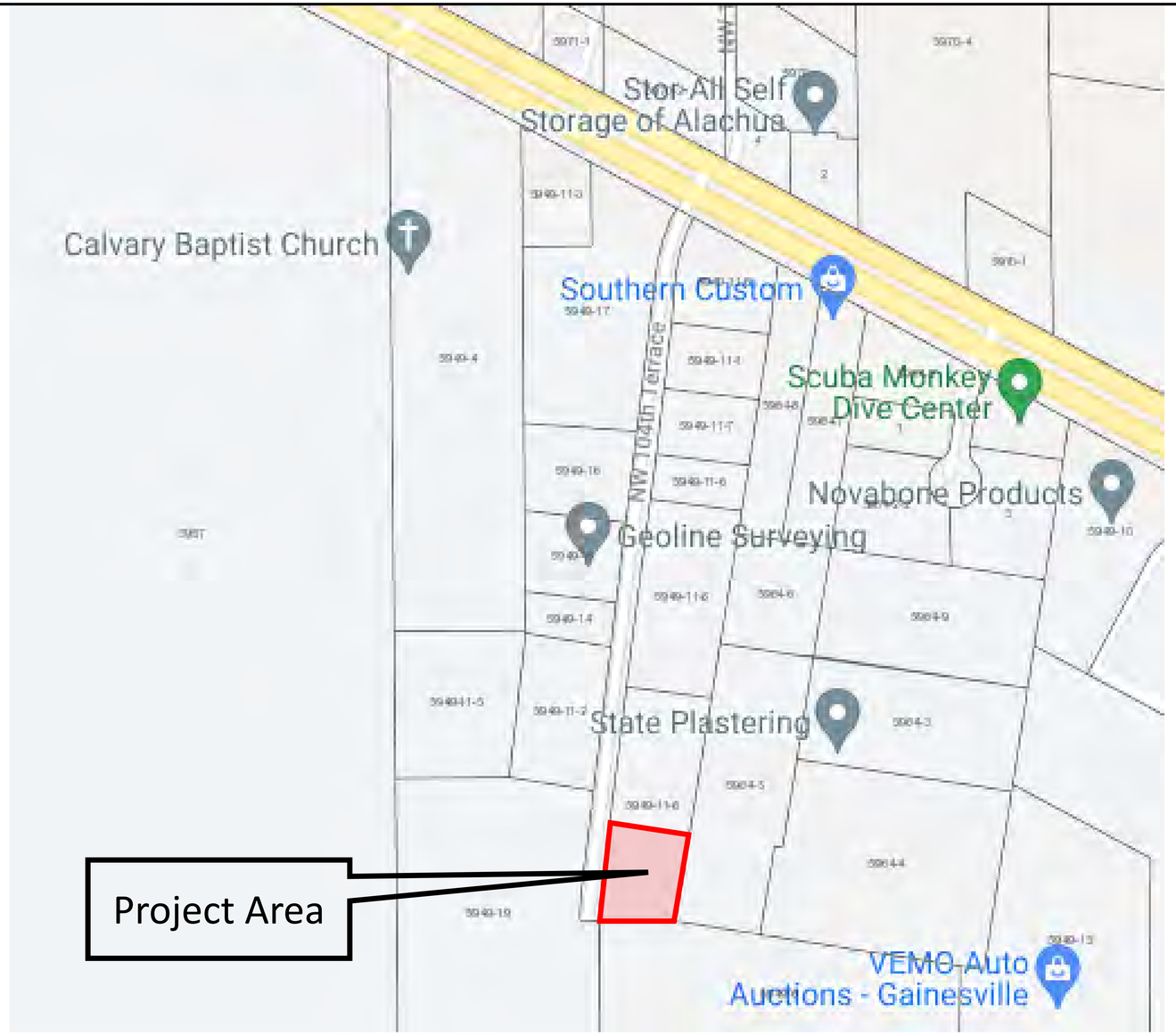
Notice of Online Neighborhood Workshop

Date: Thurs., Sep. 23, 2021 Time: 6:00 pm

<u>Property Address/Location of Project:</u>
A portion of tax parcel 05949-011-006 in the Alachua Professional Center located at NW 104th Terrace

<u>Action Proposed:</u> 2 commercial buildings of approximately 4,500 square feet each and associated site improvements

The Meeting will be held digitally on Zoom.
URL: https://us02web.zoom.us/j/5733319527
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656



Please call **eda** at (352) 373-3541 with any questions or email sreyes@edafl.com for more information.

Neighborhood Meeting Minutes

Project: Proposed Site Plan – Tobias Veterinary Office

Meeting Date & Time: September 23, 2021 at 5:00 p.m.

Community Participants: 2 participants in total (see attached sign in sheet)

Project Representatives: Claudia Vega, eda
Stephanie Sutton, eda

Meeting Minutes:

Claudia Vega introduced the project and showed a copy of the aerial of the site and the proposed site plan to inform the participants of the project and then opened up the floor for questions afterwards. The site will have two proposed buildings – one for the mobile veterinary office and one will be tenant space (office and warehouse) – no tenants are determined yet. Located at the end of NW 140th Terrace near the City of Alachua Public Services compound.

Q. When will this project be completed?
A. We will submit plans to the City in October, likely will get approval in February and start construction after that next year.

An additional meeting for the project was held via Zoom at 6pm – there were no attendees.

Name	Email	Phone
Richard Walker	walkes6697@sbcglobal.net	440 487 7288
Karen Walker	rwalker@pressuretechnology.com	4404870146

Account Summary

Real Estate Account #05949 011 006

Print this page

Owner:
CHAMBERS & WALLACE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2020** for **$5,837.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2020 Annual Bill	$0.00	**Paid** $5,837.33	11/30/2020	**Receipt** #20-0048639	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $6,012.54	11/20/2019	**Receipt** #19-0027749	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $5,941.89	11/29/2018	**Receipt** #18-0039199	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $6,164.17	12/27/2017	**Receipt** #17-0070750	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $6,415.08	11/23/2016	**Receipt** #16-0031938	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $6,611.36	12/23/2015	**Receipt** #15-0059274	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $6,465.02	11/25/2014	**Receipt** #14-0029959	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $6,537.55	12/23/2013	**Receipt** #13-0057332	Print (PDF)
2012					
2012 Annual Bill	$0.00	**Paid** $8,046.76	11/30/2012	**Receipt** #12-0045802	Print (PDF)
Refund		**Processed** $1,823.61	01/28/2013	**To** CHAMBERS CONTRACTING CO INC	
		Paid $8,046.76			
2011 Annual Bill	$0.00	**Paid** $5,663.59	11/23/2011	**Receipt** #2011-3012051	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $7,206.08	11/30/2010	**Receipt** #2010-3014260	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $7,175.84	11/24/2009	**Receipt** #2009-1012645	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $6,501.27	11/30/2008	**Receipt** #2008-9019031	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $6,548.39	01/02/2008	**Receipt** #2007-7010301	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $7,127.69	11/22/2006	**Receipt** #2006-9083360	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $7,502.17	01/25/2006	**Receipt** #2005-9060628	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $2,038.52	05/05/2005	**Receipt** #2004-4031645	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,938.66	11/30/2003	**Receipt** #2003-3038951	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,966.27	11/30/2002	**Receipt** #2002-0223726	Print (PDF)
Total Amount Due	**$0.00**				

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Suwannee River Water Management District
ePermit
ASCANNELLA

Suwannee River WMD

Payment Confirmation

Thank You! Your payment has been received.

Transaction number : **1202**

Confirmation number : **283478**

Payment amount : **$490.00**

Project number : **241289-1**

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.

Print Application

Document Management

Select "**Print Application**" to create an application report with the data supplied in the application.

If you have any questions about our Internet Permitting services or your submission, please check our FAQs area to find answer to our most common inquiries. We can also be reached by email at Regulatory-Support@srwmd.org.

If you have an account related question, please call us at (386) 362-1001 from 8:00 a.m. to 5:00 p.m EST.

At SRWMD, we've made a commitment to service. If we're not living up to your expectations, we hope you'll let us know.

Sincerely,
SRWMD Permitting Online Services

Continue

Countywide Stormwater Code Affidavit of Compliance.

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E. Phone Number: 352-373-3541
Company Name: eda consultants inc. Email Address: cvega@edafl.com
Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Part 2. Project Location Information

Project Name: Tobias Veterinary Services Tax Parcel: 05949-011-009
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

Part 3. Stormwater Discharge Information

Watershed Name:
Waterbody ID Number (WBID#):

Stormwater Discharge Locations Please Check all That Apply
☒ Project Discharges Offsite as Surface Flow
☐ Project Discharges Directly to Outstanding Florida Water
☐ Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
☒ Project Infiltrates to Groundwater
☒ Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

The project proposes the construction of 2 dry retention basins to attenuate the additional impervious area proposed over the amount allocated for in the existing master stormwater system.

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

(f) off-site compensating treatment facilities permitted and constructed prior to January 1, 2019

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: Paul deVegvar Date: 12/7/21

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: Paul deVegvar Date: 12/7/21

Florida Registration Number: No. 51532



eda consultants inc.

DRAINAGE DESIGN NOTES

for

Tobias Veterinary Services



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
DJ McGrath, EI

Submitted to:
City of Alachua, FL
Suwannee River Water Management District

Submitted:
January 5, 2022

DRAINAGE DESIGN NOTES

Prepared for

Tobias Veterinary Services

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

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Attachment B	Aerial Photograph
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Attachment D	Soils Map
Attachment E	Quad Map
Attachment F	FEMA Map
Attachment G	Pre- and Post-Development ICPR Model
Attachment H	WQTV Recovery Analysis
Attachment I	Recovery Analysis
Attachment J	Recovery Analysis - Alternative Compliance
Attachment K	Existing Master Stormwater System (ERP 95-0127 Wallace Construction Office Park)

EXECUTIVE SUMMARY

Tobias Veterinary Services proposes the construction of a veterinary office and second tenant building with associated drainage and utility improvements. Two new dry retention ponds are proposed to serve the proposed improvements.

An existing master stormwater management facility was previously approved and constructed under ERP 205218-1. This master stormwater basin allocated a portion of the proposed project site as impervious area to accommodate future development. The permitted design included a runoff coefficient of 0.40 for the proposed project site. The two proposed dry retention basins are design to attenuate the additional impervious area over the amount included in the approved master system design. The allowable and proposed calculations can be found in Section H2 in the following pages.

INTRODUCTION

Tobias Veterinary Services proposes the construction of a veterinary office and second tenant building with associated drainage and utility improvements. Two new dry retention ponds are proposed to serve the proposed improvements.

The proposed project is located in the City of Alachua on tax parcel 05949-011-006. The address of the project site is 13000 NW 104th Terrace Alachua, FL 32615 and the Section, Township, and Range of the project are S19, T8S, R19E. Figure 1 - Tax Parcel Map by Alachua County Property Appraiser shows the two tax parcels. Figure 2, on the next page, shows an Aerial of the project site. For FEMA information, please refer to Appendix G.

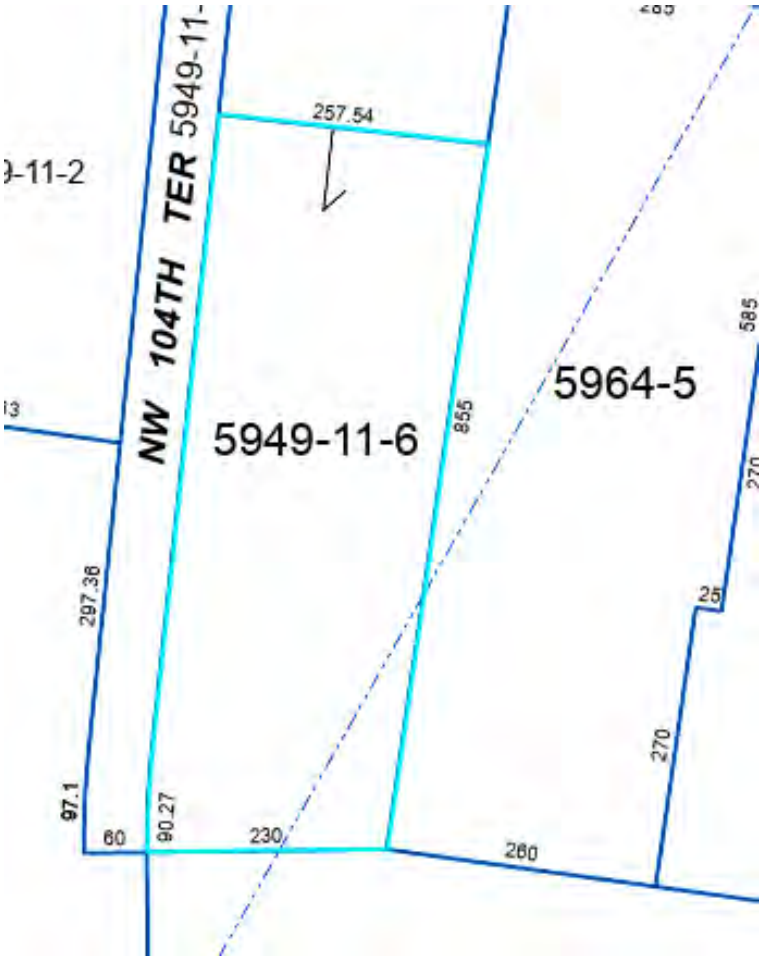

Figure 1 - Tax Parcel Map from Alachua County Property Appraiser



Figure 2 - Aerial of Project Site

The map shows that the project site is relatively flat. This lack of variation in elevation was confirmed by a topographic survey and has been modeled to show no impacts.

DRAINAGE DESIGN NOTES

A. PROJECT NAME Tobias Veterinary Services
Gainesville, Florida

B. PROJECT LOCATION

County: Alachua
Sections: 19 Township: 08 South Range: 19 East
General Location: 4000 SW 37th Boulevard
Gainesville, FL 32608

C. GENERAL PROJECT INFORMATION

The proposed development consists of the construction of a veterinary office and a tenant building

D. DRAINAGE AND DESIGN CRITERIA

1. Suwannee River Water Management District (SRWMD)
   Meet requirements of 40C-42.

2. City of Alachua, Florida
   Meet requirements of Engineering Design Manual

E. SITE SOILS INFORMATION

Universal Engineering Sciences, Inc. conducted a subsurface investigation on the site and summarized their findings in the report No. 1830858v2 dated August 25, 2021. A copy of the report is provided in Attachment A.

F. EXISTING SITE CONDITIONS

The existing site is primarily undeveloped with three existing homes to be demolished. The undeveloped portion is lightly wooded.

G. DRAINAGE DESCRIPTION

1. Pre-development Conditions
   The site has a topography ranging from an elevation of 161 ft to 151 ft and has positive flow in the northwest direction towards an existing stormwater basin and road side swale.

2. Post-development Conditions
   The proposed stormwater conveyance system consists of two above ground dry retention basins that will provide water quality treatment, recovery, and attenuation as required by the Suwannee River Water Management District and the City of Alachua, Florida.

   Pre and Post-development conditions have been met as required by the Suwannee River Water Management District and the City of Alachua, Florida.

H. DRAINAGE DESIGN TOBIAS VETERINARY

1) PRE DEVELOPMENT DRAINAGE AREA

PRE DRAINAGE AREA-1	Area (sf)	Area (ac)	Curve CN	Runoff C
Existing Impervious	0	0.00	98.0	0.90
Open	75,012	1.72	40.0	0.20
TOTALS	**75,012**	**1.72**	**40.0**	**0.200**

2) POST DEVELOPMENT DRAINAGE AREAS

POST DEVELOPMENT MAX RUNOFF C= 0.4 PER ERP 205218-1

CONTROL (ALLOWABLE)	Area (sf)	Area (ac)	Curve CN	Runoff C
Impervious	21,485	0.49	98.0	0.90
Open	53,527	1.23	39.0	0.20
Basin	0	0.00	100.0	1.00
TOTALS	**75,012**	**1.72**	**55.9**	**0.400**

FULL BUILDOUT*	Area (sf)	Area (ac)	Curve CN	Runoff C
Impervious	31,282	0.72	98.0	0.90
Open	43,730	1.00	39.0	0.20
Basin*	0	0.00	100.0	1.00
TOTALS	**75,012**	**1.72**	**63.6**	**0.492**

ADDITIONAL IMPERVIOUS AREA TO BE ACCOUNTED FOR (SF) = 9,797

*The full buildout calculation is for the purposes of determining how much additional impervious area is proposed that needs to be attenuated via the proposed on site basins, therefore the basin area is not included in this calculation.

POST DRAINAGE AREA-1a	Area (sf)	Area (ac)	Curve CN
Impervious	5,494	0.13	98.0
Open	2,833	0.07	39.0
Basin	1,862	0.04	100.0
TOTALS	**10,188**	**0.23**	**82.0**

POST DRAINAGE AREA-1b	Area (sf)	Area (ac)	Curve CN
Impervious	4,303	0.10	98.0
Open	1,645	0.04	39.0
Basin	3,396	0.08	100.0
TOTALS	**9,344**	**0.21**	**88.3**

POST DRAINAGE AREA-2	Area (sf)	Area (ac)	Curve CN
Impervious	21,485	0.49	98.0
Open	33,995	0.78	39.0
Basin	0	0.00	100.0
TOTALS	**55,480**	**1.27**	**61.8**

3) POST DEVELOPMENT BASIN STORAGE DATA

Basin 1a

Stage (MSL)	Area (sf)	Area (ac)	Volume (cf)	Volume (ac-ft)	
159.50	997	0.023	0	0.00	
160.00	1,272	0.029	567	0.01	
160.10	1,331	0.031	697	0.02	Provided WQTV
160.98	1,850	0.042	2,097	0.05	
161.00	1,862	0.043	2,134	0.05	Required Freeboard Level
162.10	2,508	0.058	4,538	0.10	

Basin 1b

Stage (MSL)	Area (sf)	Area (ac)	Volume (cf)	Volume (ac-ft)	
158.00	1,463	0.034	0	0.00	
158.97	2,255	0.052	1,803	0.04	
159.00	2,279	0.052	1,871	0.04	
159.35	2,585	0.059	2,722	0.06	Required WQTV
159.75	2,935	0.067	3,826	0.09	Provided WQTV
160.00	3,154	0.072	4,588	0.11	
160.25	3,396	0.078	5,406	0.12	Required Freeboard Level
161.00	4,086	0.094	8,212	0.19	
161.50	4,573	0.105	10,377	0.24	

4) WATER QUALITY TREATMENT VOLUME

Basins 1 and 2 provide water quality treatment volume per SRWMD criteria for dry retention basins.
This criteria requires 2.0" over the total drainage area for online dry retention systems:

Volume V1 = 2.00 inches over the total area

Drainage Area	Treat. Vol Required (cf)	Treat. Vol Provided (cf)
DA 1	1,698	697
DA 2	1,557	3,826
TOTAL	**3,255**	**4,524**

5) SUBSURFACE INVESTIGATION INFORMATION

Soil Report No. 1830858V2			Undercut Design*	
	Basin 1a	**Basin 1b**	**Fill Material**	**Design 1b**
Soil Boring	S-1, S-2	S-3, S-4	-	-
Average Ground El.	158.25	160.85	-	160.85
Depth Confined layer (ft)	8.00	12.50	-	12.50
Depth of groundwater (ft)	3.50	3.50	-	3.50
Vertical Infiltration Rate (ft/d)	0.50	0.50	20.00	20.00
Safety Factor	2.00	2.00	2.00	2.00
Design Vertical Rate (ft/d)	0.25	0.25	10.00	**10.00**
Horizontal Infiltration Rate (ft/d)	0.90	0.90	20.00	10.45
Safety Factor	2.00	2.00	2.00	2.00
Design Horizontal Rate (ft/d)	0.45	0.45	10.00	**5.23**
Fillable porosity (%)	20.00	20.00	25.00	**22.50**

The parameters displayed in the undercut design column are the final soil design criteria to be used in the design of Basin 1b within the proposed stormwater system. These parameters were obtained based on the standard design parameters of archer sand, but to be more conservative in our approach we have used an average of the parameters for archer sand and the existing on-site soils in the vicinity of Basin 1b for the fillable porosity and horizontal infiltration rates.

6) BASIN UNDERCUT REQUIREMENTS

Due to the limited percolation provided by the existing soils, we are proposing to undercut the proposed Basin 1b and backfill with archer sand or an equivalent material meeting a minimum percolation rate of 20 ft/day. Full details regarding the required undercut of the basin can be found in the table below. In addition, details can be found on the basin cross section detail on sheet C300 of the plans.

DESCRIPTION	Basin-1
Elevation of Basin Bottom	158.00
Depth of Undercut below Bottom of Basin	3.50
Elevation of Bottom of Undercut	154.50
Minimum Percolation Rate of Backfill Material*	20.00

7) STRUCTURE INFORMATION

The stormwater management facilities will have a structures for discharge as follows:

CONTROL STRUCTURE	BASIN 1a
Orifice Elevation (MSL)	160.10
Orifice Diameter (in)	3.00

CONTROL STRUCTURE	BASIN 1b
Orifice Elevation (MSL)	159.75
Orifice Diameter (in)	3.00

8) RECOVERY OF TREATMENT VOLUME FOR DRY RETENTION SYSTEM

The criteria for the recovery of the system is the recovery of the required water quality volume within 72 hours following the critical storm event. Per SRWMD recommendations the WQTV recovery was modeled as a slug load.

Total Recovery	
Total WQTV (ac-ft):	0.07
Recovery Time (hrs):	64.25

9) RECOVERY FOR DRY RETENTION SYSTEM

The criteria for the recovery of the system is the recovery of one half of the total volume within 7 days following the storm event, and the total volume within 30 days following the storm event. The volume recovery analysis can be found in Attachment J.

The stages found in the 'Back to Back Required' column indicate the stage of the basin at the exact time of the end of the first storm (1hr for the 100YR-001HR storm, 2hr for the 100YR-002HR storm, etc).

Basin 1a - One Half of Volume within Seven Days Recovery

Storm Event	1/2 Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	160.24	0.10	No	161.10
100YR-002HR	160.29	0.09	No	161.09
100YR-004HR	160.35	0.07	No	161.05
100YR-008HR	160.35	0.03	No	161.06
100YR-024HR	160.17	0.05	No	160.76
100YR-072HR	160.12	0.17	No	160.61
100YR-168HR	160.04	1.83	No	160.46
100YR-240HR	160.12	0.17	No	160.64

Basin 1a - Total Volume within Thirty Days Recovery

Storm Event	Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	159.50	0.58	Yes (160.85)	161.10
100YR-002HR	159.50	0.97	Yes (160.92)	161.09
100YR-004HR	159.50	1.63	Yes (160.86)	161.05
100YR-008HR	159.50	3.76	Yes (160.48)	161.06
100YR-024HR	159.50	5.94	Yes (160.23)	160.76
100YR-072HR	159.50	8.05	Yes (160.19)	160.61
100YR-168HR	159.50	10.63	Yes (160.21)	160.46
100YR-240HR	159.50	12.39	Yes (160.16)	160.64

Basin 1b - One Half of Volume within Seven Days Recovery

Storm Event	1/2 Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	158.67	0.16	No	160.10
100YR-002HR	158.74	0.47	No	160.22
100YR-004HR	158.98	0.84	No	160.49
100YR-008HR	159.15	0.98	No	160.50
100YR-024HR	159.27	1.02	No	160.46
100YR-072HR	159.28	1.06	No	160.35
100YR-168HR	159.28	1.09	No	160.29
100YR-240HR	159.32	0.54	No	160.38

Basin 1b - Total Volume within Thirty Days Recovery

Storm Event	Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	158.00	0.86	No (159.04)	160.10
100YR-002HR	158.00	1.74	No (159.20)	160.22
100YR-004HR	158.00	2.89	No (159.59)	160.49
100YR-008HR	158.00	1.36	Yes (160.02)	160.50
100YR-024HR	158.00	1.74	Yes (159.99)	160.46
100YR-072HR	158.00	1.70	Yes (159.86)	160.35
100YR-168HR	158.00	1.71	Yes (159.87)	160.29
100YR-240HR	158.00	0.84	Yes (159.60)	160.38

Below are the discharge rates and volumes for the back to back storm events for pre- and post-conditions to demonstrate that the pre-post criteria are being met even in the event of a back to back storm event.

Storm	Rates		Volumes	
Event	Pre (cfs)	Post (cfs)	Allowable (ac-ft)	Post (ac-ft)
100YR-001HR	3.51	3.50	0.11	0.11
100YR-002HR	3.20	3.13	0.18	0.20
100YR-004HR	2.50	2.31	0.29	0.35
100YR-008HR	3.08	2.82	0.41	0.50
100YR-024HR	1.11	1.07	0.74	0.82
100YR-072HR	0.95	0.91	1.07	1.09
100YR-168HR	0.71	0.70	1.34	1.24
100YR-240HR	0.92	0.88	1.59	1.44

As shown in the table above, all back to back discharge rates have been reduced with the proposed design. Several of the storm events produce some additional volume over the pre-development discharge volume but all increases are negligible. It is also our professional opinion that back-to-back storm events with no time between them is extremely unlikely, almost unheard of, therefore the slight increase in discharge volume shown above is highly unlikely to ever occur.

9) STORM ROUTING RESULTS

The computer program ICPR was used to route the critical design storms, the input data and results can be seen in Attachment C. The 'Runoff Area' is analyzed to compare the proposed improvements to the allowable runoff rates and volumes from the previously approved permit. Discharge rate and volume are reduced with the proposed design.

Storm	Basin 1a		Basin 1b	
Event	Stage	Freeboard (ft)	Stage	Freeboard (ft)
100YR-001HR	160.85	1.25	159.05	2.45
100YR-002HR	160.94	1.16	159.20	2.30
100YR-004HR	161.04	1.06	159.68	1.82
100YR-008HR	161.05	1.05	160.02	1.48
100YR-024HR	160.71	1.39	160.25	1.25
100YR-072HR	160.60	1.50	160.28	1.22
100YR-168HR	160.45	1.65	160.28	1.22
100YR-240HR	160.61	1.49	160.35	1.15

Storm	Rates		Volumes	
Event	Allowable (cfs)	Post (cfs)	Allowable (ac-ft)	Post (ac-ft)
100YR-001HR	3.51	3.50	0.11	0.11
100YR-002HR	3.20	3.12	0.18	0.17
100YR-004HR	2.50	2.17	0.29	0.27
100YR-008HR	3.08	2.65	0.41	0.39
100YR-024HR	1.11	0.94	0.74	0.74
100YR-072HR	0.95	0.90	1.07	1.03
100YR-168HR	0.71	0.69	1.34	1.22
100YR-240HR	0.92	0.87	1.59	1.43

Note: The nodes being compared for pre-post demonstration are the runoff rates and volumes into the "CONTROL" node for pre-development and the rates and volumes into the "EXISTING SWALE" node for post-development. The "EXISTING SWALE" node represents the existing roadside swale that the site sheet flows to in existing and proposed conditions.

Attachment A

Geotechnical Report by Universal Engineering Sciences

UNIVERSAL
ENGINEERING SCIENCES

REPORT OF GEOTECHNICAL CONSULTING SERVICES

Proposed Commercial Buildings, Lot 6
NW 104th Terrace
Alachua, Alachua County, Florida

UES Project No. 0230.2000160.0000
UES Report No. 1830858v2

Prepared for:

Tobias Veterinary Holdings, LLC
6504 NW 132nd Street
Gainesville, FL 32653

Prepared by:

Universal Engineering Sciences
4475 Southwest 35th Terrace
Gainesville, Florida 32608
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September 8, 2021

UNIVERSAL
ENGINEERING SCIENCES
Consultants in: Geotechnical Engineering • Environmental Engineering
Construction Materials Testing • Threshold Inspection • Private Provider Inspection

LOCATIONS:
Atlanta
Daytona Beach
Fort Myers
Fort Pierce
Gainesville
Jacksonville
Kissimmee
Leesburg
Miami
Ocala
Orlando (Headquarters)
Palm Coast
Panama City
Pensacola
Rockledge
Sarasota
Tampa
West Palm Beach

January 15, 2021 (Revised September 8, 2021)

Tobias Veterinary Holdings, LLC
6504 NW 132nd Street
Gainesville, FL 32653

Attention: Ms. Carey Bailey
Managing Member

Reference: **Report of Geotechnical Consulting Services**
Proposed Commercial Buildings, Lot 6
NW 104th Terrace
Alachua, Alachua County Florida
UES Project No. 0230.2000160.0000
UES Report No. 1830858v2

Ms. Bailey:

Universal Engineering Sciences (UES) has completed the geotechnical engineering services for the subject project in Alachua, Alachua County, Florida. This geotechnical Report is submitted in satisfaction of the contracted scope of services, as summarized in UES Proposal No. 1888283V2, dated July 30, 2021.

This Report presents the results of our additional field subsurface exploration and laboratory soil testing programs, and recommendations for geotechnical site preparation, foundation design and construction, and stormwater design parameters.

We appreciate the opportunity to have assisted you on this project and look forward to a continued association. Please do not hesitate to contact our office if you should have any questions, or to assist your office with the remaining phases of project design and construction.

Respectfully submitted,
UNIVERSAL ENGINEERING SCIENCES
Florida Registry No. 549

DN: c=US, o=UNIVERSAL ENGINEERING SCIENCES INC., ou=A01410D00000177 402A3F400000198B, cn=Keith L Butts
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1.0 INTRODUCTION

1.1 GENERAL

In this report, we present the results of the additional subsurface exploration of the site for a proposed Commercial Buildings located in Alachua, Alachua County, Florida. UES previously submitted a geotechnical report on January 15, 2021 for a single commercial building only. It is to our understanding that the site plan has changed since our previous exploration. We have divided this report into the following sections:

- SCOPE OF SERVICES - Defines what we did
- FINDINGS - Describes what we encountered
- RECOMMENDATIONS - Describes what we encourage you to do
- LIMITATIONS - Describes the restrictions inherent in this report
- APPENDICES - Presents support materials referenced in this report

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

The project parcel is located on Lot 6 at NW 104th Terrace in Alachua, Alachua County, Florida. UES previously submitted a geotechnical report on January 15, 2021 for a single commercial building only. It is to our understanding that the site plan has changed since our previous exploration. We understand that the project now includes the construction of two (2) single-story commercial building. In addition, the project consists of the development of two (2) stormwater management ponds/swales. Our office was provided with the updated “Tobias Veterinary Services -Alachua Professional Center Conceptual Plan V6” prepared by EDA Consultants, Inc. which showed the locations of the proposed buildings and stormwater management system.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Structural loading information for the proposed structures was not available at the time of this report. Based on experience with similar construction, we have assumed that structural loads for the proposed buildings will be carried by exterior load bearing walls (maximum loading of 3 klf) and isolated interior columns (maximum loading of 40 kips/column).

We understand the building areas will require little to no cut or fill. If our understandings and assumptions of project issues are incorrect our conclusions and recommendations will not be considered valid until we have had the opportunity to review all pertinent issues. The above constitutes all of the project information provided to our office at the time of this Report preparation.

We note that, our authorized scope of services and this Report do not address any other specific project elements, such as earth retaining walls, sidewalks, or slope stability issues that may be part of the overall project site plan. Since other site improvements could have detrimental effects on the performance of a foundation system at this site, UES, or another qualified geotechnical consultant, should be consulted to review the entire site development plan and conduct additional services as required to minimize any impact of associated improvements on foundation performance.

Our recommendations have been based upon the above considerations. If any of this information is incorrect, or if you anticipate any changes, please inform UES so that we may review our recommendations.

2.2 PURPOSE

The purposes of this geotechnical exploration were:

- Perform a subsurface exploration to gather information concerning the near-surface soil conditions,
- To perform a series of laboratory tests on selected subsurface soil specimens, recovered from the field exploration program to assist with engineering soil classifications,
- To classify and stratify the various soil strata encountered in the soil test borings,
- To evaluate the groundwater level in the area of exploration and make appropriate recommendations,
- To discuss and present foundation design and construction recommendations,
- To discuss and provide subsurface drainage characteristic values for the design of the on-site stormwater management system.

This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition. UES would be pleased to perform this service, if you desire.

Our exploration was confined to the zone of soil likely to be stressed by the proposed construction. Our work did not address the potential for surface expression of deep geological conditions such as sinkholes. This evaluation requires a more extensive range of field services than performed in this study. We will be pleased to conduct an investigation to evaluate the probable effect of the regional geology upon the proposed construction, if you desire.

2.3 FIELD EXPLORATION

Previously, on January 8, 2021, UES started and completed all field geotechnical testing activities. The field tests previously performed for the geotechnical study included five (5) soil test borings to depths of 15 feet within the limits of the original proposed structure. The additional field geotechnical testing activities began on August 12, 2021 and were completed on August 13, 2021. The additional field tests for the geotechnical study included eleven (11) soil test borings to depths of 15 feet within the limits of the proposed structures and stormwater management system. The actual test locations shown are approximate and were staked in the field by UES personnel. All boreholes were backfilled upon field work completion. The soil test boring locations have been presented in the attached Boring Location Plan.

Representative portions of the subsurface soil samples recovered were transported to our soils laboratory. The soil samples were visually classified by an experienced geotechnical engineer. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only.

2.3.1 Standard Penetration Test (SPT) Borings

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involved driving a 1.4-inch I.D. split-tube sampler into the soil profile in six-inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments has been designated as the N-value and provides an indication of in-place soil strength, density, and consistency.

2.4 LABORATORY TESTING

2.4.1 Visual Classification

The soil samples recovered from the soil test borings were returned to our laboratory where a geotechnical engineer visually reviewed the field descriptions in accordance with ASTM D-2488. Using the results of the laboratory tests, our visual examination, and our review of the field boring logs we classified the soil borings in accordance with the current Unified Soil Classification System (USCS). We then selected representative soil samples for laboratory testing.

2.4.2 Index Testing

Laboratory testing was performed on selected samples of the soils encountered in the field exploration to better define soil composition and properties. Testing was performed in accordance with ASTM procedures and included Percent passing No. 200 Sieve (ASTM D-1140), Natural Moisture Content (ASTM D-2216), Permeability Testing (ASTM D-2434) and Atterberg Limits (ASTM D-4318). The test results have been presented on the attached Boring Logs in Appendix A.

3.0 FINDINGS

3.1 GENERAL AREA SOIL INFORMATION

The United States Department of Agriculture (USDA) *Soil Survey of Alachua County*, *Florida* describes the near-surface soil profile in the project parcel is Kendrick sand, 2 to 5 percent slopes, Arredondo fine sand and Norfolk loamy fine sand. Relevant engineering index properties for Kendrick sand have been summarized in Tables 1, 2 and 3.

Table 1 – Relevant Engineering Index Properties of Kendrick Sand					
Depth, Inches	Texture	Classification	% Passing #200 Sieve	Plasticity Index	Shrink-swell Potential
0-26	Sand	SP-SM	5-12	NP	Low
26-31	Sandy clay loam, fine sandy loam, sandy loam	SC, SM-SC	25-35	4-18	Low
31-73	Sandy clay loam, sandy clay	SC	25-45	11-20	Low
73-90	Sandy clay loam, sandy loam	SC, SM-SC	25-35	4-18	Low

Table 2 – Relevant Engineering Index Properties of Arredondo Fine Sand					
Depth, Inches	Texture	Classification	% Passing #200 Sieve	Plasticity Index	Shrink-swell Potential
0-65	Fine sand	SP-SM, SM	5-15	NP	Low
65-88	Sandy loam, fine sandy loam, sandy clay loam	SC, SM-SC	20-40	NP-20	Low

Table 3 – Relevant Engineering Index Properties of Norfolk Loamy Fine Sand					
Depth, Inches	Texture	Classification	% Passing #200 Sieve	Plasticity Index	Shrink-swell Potential
0-11	Loamy fine sand	SM	<20	NP	Low
11-46	Sandy loam, sandy clay loam, clay loam	SC, SM-SC, CL, CL-ML	20-38	4-15	Low
46-75	Sandy clay loam, clay loam, sandy clay	SC, SM-SC, SC, SM-SC, CL, CL-ML	20-52	4-23	Low

3.2 SURFACE CONDITIONS

UES personnel visited the project site prior to and during the performance of the field portion of this geotechnical study. Our on-site observations have been summarized as follows. At the time of our exploration, the project parcel was undeveloped. Surface organic soils, surface debris, unusual ground depressions, or rock outcroppings were not observed on the project site.

3.3 GENERALIZED SOIL PROFILE

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels, have been presented on the boring logs included in Appendix A. The Key to Boring Logs, Soil Classification Chart has also been included in Appendix A. The soil profiles were prepared from field logs after the recovered soil samples were examined by a geotechnical engineer. The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. Generalized profiles of the soils encountered at our boring locations have been presented in Table 4. For detailed soil profiles, please refer to the attached boring logs.

TABLE 4
GENERALIZED SOIL PROFILE

Typical Depth (feet, bls)		Soil Description	Range of SPT "N" Values (blows/ft)
From	To		
Surface	4	Very loose to medium dense sand to clayey fine SAND with varying fines content and amounts of grass, root, and limerock fragments [SP-SM, SM, SC, SC-SM] It should be noted that boring designated as B-6 encountered clayey SAND to sandy CLAY [SC/CL] from 2.5 to 4 feet BEG	WOH to 15
4	15*	Loose to medium dense clayey SAND [SC] to soft to very stiff CLAY with varying amounts of root fragments [CL/CH] It should be noted that boring designated as S-4 encountered sandy SILT to sandy CLAY [ML/CL] from 7 to 8.5 feet BEG	3 to 29

* denotes maximum termination depth of the borings

3.4 GROUNDWATER DEPTH

Groundwater was not encountered in the test borings at the time of the previous field activities. During our recent exploration, the groundwater level was only encountered in borings B-6, B-9, B-12, S-2, and S-4 at approximate depths of 9.5, 5, 5.5, 12 and 13.5 feet BEG, respectfully. Also, perched groundwater conditions were encountered in borings B-8, B-10, B-11, B-12, and S-4 at approximate depths of 13, 4, 4, 5.5, and 4 feet BEG, respectfully. The groundwater level was not encountered at the other boring locations at the time of our exploration. Fluctuations of a perched groundwater level condition should be expected to occur seasonally above the silty clayey sand and clayey sand (SC-SM, SC) layers on this project parcel as a result of rainfall, surface runoff, and nearby construction activities.

3.5 LABORATORY TESTING

The soil samples recovered from the field exploration program were placed in containers and returned to our soils laboratory, where the Geotechnical Engineer visually examined and classified the samples. Laboratory soil tests were performed to aid in the classification of the soils, and to help in the evaluation of engineering characteristics of the soils. Representative soil samples were selected for moisture content, percent fines determination, Atterberg Limits, and permeability. The test results have been presented on the attached Boring Logs have been provided in Appendix A.

3.5.1 Percent Passing No. 200 Sieve

Certain recovered soil samples were selected to determine the percentage of fines. In these tests the soil samples were dried and washed over a U.S. No. 200 mesh sieve. The percent of soil by weight passing the sieve was the percentage of fines or portion of the sample in the silt and clay size range. These tests were conducted in accordance with ASTM Procedure D-1140, *Standard Test Methods for Amount of Material in Soils Finer than the No. 200 Sieve.*

3.5.2 Moisture Content

Certain recovered soil samples were selected to determine their moisture content. The moisture content was the ratio expressed as a percentage of the weight of water in a given mass of soil to the weight of the solid particles. These tests were conducted in accordance with ASTM Procedure D-2216, *Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock.*

3.5.3 Atterberg Limits

Certain recovered soil samples were selected for Atterberg Limits testing to evaluate the soil plasticity characteristics. The soil's Plasticity Index (PI) is the range of moisture content over which the soil deforms as a plastic material. It is bracketed by the Liquid Limit (LL) and the Plastic Limit (PL). The LL is the moisture content at which the soil will flow as a heavy viscous fluid. The PL is the lowest moisture content at which the soil is sufficiently plastic so as to be manually rolled into a 1/8-inch diameter thread. These tests were conducted in accordance with *ASTM Procedure D-4318, Standard Test Methods for LL, PL and Plasticity Index of Soils.*

3.5.4 Permeability Testing

Representative soil samples were selected to determine the permeability rate of the near surface sandy soils. A constant head permeability test was performed on the sample. These tests were conducted following the concepts outlined in ASTM D-2434, *Standard Test Method for Permeability of Granular Soils (Constant Head)*.

4.0 RECOMMENDATIONS

4.1 GENERAL

In this section of the report, we have presented our recommendations for groundwater control, building addition foundations, site preparation, and construction related services. The following recommendations have been based upon a review of the attached soil test data, our limited understanding of the proposed construction, and experience with similar projects and subsurface conditions.

4.2 GEOTECHNICAL CONSIDERATIONS

Recommendations for foundation design are dependent, among other factors, on the amount of total settlement and more importantly differential settlement between various structural elements that can be safely tolerated by the individual structures. If the anticipated total and differential settlements estimated herein exceed the tolerable limits as set forth by the Structural Engineer, we should be so advised so that we may consider other foundation system alternatives.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed structure is the presence of potentially expansive clay soils and the laterally discontinuous nature of the soil strata.

Our local experience has found that clay layers are often laterally discontinuous, which makes it more difficult to ascertain their presence on a given project parcel. Near-surface active clay soils which change volume; i.e., shrink and swell, with variations in moisture content have the potential to impact foundation performance. As such, both natural variations, such as rainfall, man-made variations, landscape details, and irrigation habits, can affect the upward and downward movement of these clays and consequent emulation of this movement by ground supported improvements. Where encountered, these shallow deposits of clay soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundations. In Florida, the problem is usually complicated by the fact that the above contributory factors may vary over short distances and the overlying improvements are subjected to non-uniform movements.

Traditionally, potentially expansive soils have been addressed by over-excavating the soils to provide a 4-foot separation between the potentially expansive soils and the bottom of the footings/slabs and replacing them with engineered fill or raising the site grades to provide the referenced separation.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability engineered fill material shall consist of poorly draining, silty sand or clayey sand [SM, SC-SM, SC] with between 15% to 25% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15 and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications.

The clayey soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sand, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended within 2 feet of the clayey soils due to the potential for disturbance and pumping of the near surface clayey soils. The sandy soils within 2 feet of the clayey soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

4.3 GROUNDWATER CONSIDERATIONS

The groundwater level will fluctuate seasonally depending upon local rainfall. The rainy seasons in North Central Florida are normally between June and September and December and February. Based upon our review of regional hydrogeology and the Alachua County Soil Survey, we estimate the normal seasonal high groundwater level will occur as a perched condition at 2 to 4 feet below the ground surface in the general area of the project site. The perched groundwater will be a transient condition, directly related to rainfall, irrigation and site grading. The potential for transient perched groundwater levels must be considered during the design of the site grades and during construction.

It should be noted that the normal estimated seasonal high-water levels do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might once again exceed our seasonal high estimates. We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

4.4 BUILDING FOUNDATION SYSTEM EVALUATION

Based on the results of our exploration, we considered the subsurface conditions at the site adaptable for support of the proposed structure when constructed on a properly designed shallow foundation system.

A conventional shallow foundation system may be used for support of the proposed building construction on this project with the understanding that some aesthetic cracking and other minor architectural type nuisance issues may occur during the useful life of the structure. Our recommendations provide for prudent geotechnical site preparation and foundation construction methods in light of the above conditions. Provided the site preparation and earthwork construction recommendations outlined in Section 4.5 of this report are performed, the following parameters may be used for foundation design.

4.4.1 Bearing Pressure

The net maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,000 psf. Net bearing pressure is defined as the soil bearing pressure at the foundation bearing level in excess of the natural overburden pressure at that level. The foundations should be designed based on the maximum load which could be imposed by all loading conditions.

4.4.2 Foundation Size

The minimum widths recommended for any isolated column footings and continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these width recommendations should control the minimum size of the foundations.

4.4.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings.

4.4.4 Bearing Material

The foundations may bear in either the compacted suitable existing soils or compacted structural fill. The bearing level soils, after compaction, should exhibit densities equivalent to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) to a depth of at least one **foot** below the foundation bearing level.

4.4.5 Settlement Estimates

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the use of site preparation/earthwork construction techniques as recommended in Section 4.5 of this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structure.

Using the recommended allowable bearing pressure, the assumed maximum structural loads and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structures could be on the order of one inch or less. Differential settlement result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We estimate the differential settlement for the structures on site to be on the order of ½ inch.

4.4.6 Ground Floor Slab

The floor slab can be constructed as a slab-on-grade member using a modulus of subgrade reaction (K) of 100 pci provided the subgrade materials are compacted as outlined in Section 4.5. It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 10-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

4.5 SITE PREPARATION

We recommend good practice dry weather site preparation procedures. These procedures include: stripping the site of existing vegetation and topsoil, undercutting potentially expansive very clayey sand to sandy clay, compacting the subgrade and placing necessary fill or backfill to grade with engineered fill. We recommend sufficient auger borings be performed in the proposed footing excavations and building pad areas to determine the depths and extent of undercutting of the clayey material that will be needed. A more detailed synopsis of this work is as follows:

1. Prior to construction, the location of any existing underground utility lines within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of the overlying structure.

2. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

3. Strip the proposed construction limits of all grass, roots, topsoil, and other deleterious materials within 5 feet beyond the perimeter of the proposed structure areas. Expect typical stripping at this site to depths of 6 to 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas/trees.

4. Excavate the site to the proposed grades. Stockpile the surficial sandy soils for later use as fill. Perform hand auger borings to depths of 4 feet below the slab and foundation bearing levels in the building area to investigate for clayey soils. If potentially expansive soils are encountered within a depth of 4 feet or less below the slab and foundations bearing levels, the potentially expansive soils should be removed to provide a separation of 4 feet between the slab and foundation bearing levels and the top of the potentially expansive soils. The over-excavated clays should be backfilled with a compacted, low permeability, non-plastic engineered fill material. Fill material should consist of poorly draining, silty sand or clayey sand [SM, SC-SM, SC] with between 15% to 25% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended. Crushed limerock base material may be used as low permeability fill material if availability is an issue.

5. Following site clearing, grubbing, and grading, the same project areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

6. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site and replaced with granular fill soils. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. Granular soils used for this purpose should meet the material and placement specifications outlined below.

7. Proof-rolling operations should be followed by surface compaction operation. Compaction operations should be implemented with a compactor of appropriate size. Surface compaction should be performed until an in-place soil density of 95 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of 2 feet below the final subgrade, or foundation bearing elevations, whichever is greater. If the density requirement is not able to be achieved, the building footprint plus 5 feet in each direction should be undercut 2 feet, the excavated subgrade compacted and tested, and then the excavation backfilled in accordance with this report.

8. Compaction operations should extend to the limits of the cleared/grubbed project areas. Compaction of the existing, near-surface sandy soils will provide for uniformity of foundation/slab settlements and improve the soils' bearing capacity conditions. Typically, the soils should exhibit moisture contents within ± 2 percent of the modified Proctor optimum moisture content during compaction.

9. Should the bearing level soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated and (1) the disturbed soils removed and backfilled with dry structural fill soils which are then compacted, or (2) the excess pore pressures within the disturbed soils allowed to dissipate before recompacting.

10. Care should be exercised to avoid damaging the adjacent structure while the compaction operation is underway. Compaction should cease if deemed detrimental to adjacent structures. UES can provide vibration monitoring services to help document and evaluate the effects of the surface compaction operation on existing structures. We recommend the use of static rolling operations only in the building addition area, and within 100 feet of the existing structure for other improvements.

11. Test the subgrade for compaction at a frequency of not less than one test per 2,500 square feet in the building area, or a minimum of three test locations, whichever is greater.

12. Place fill material, as required. Offsite fill material should contain less than 10 percent passing the No. 200 sieve unless low permeability fill is required as detailed earlier. Place backfill and fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the modified Proctor maximum dry density. Verification testing should be performed prior to the next lift being placed.

13. Additionally, we recommend that density testing be performed at every other column footing, and one test per every 50 lineal feet of wall footing. Footings should be visually inspected and probed with a static cone penetrometer to verify stability.

4.6 STORMWATER MANAGEMENT SYSTEM

We performed five (5) borings in the area of the planned stormwater facility and performed laboratory testing of the near surface silty/clayey soils (SM/SM-SC/SC) to provide parameters needed for the stormwater facility design. Each of the stormwater parameters have been discussed in the following paragraphs.

4.6.1 Base Elevation of Mobilized Aquifer

A very loose to loose clayey fine sand to sandy clay layer was encountered in the stormwater borings of the planned stormwater facility at an average depth of depth of about 4 feet below the existing ground surface. Due to the fines content and relative density of the clayey sand to sandy clay, this layer will act as a restrictive/confining layer. Therefore, the base elevation of the effective or mobilized aquifer will be 4 feet below the existing ground surface.

4.6.2 Normal Seasonal High Groundwater Level

Groundwater was encountered in the two (2) borings (S-2 and S-4) performed in the stormwater management area at a depth of 12 and 13.5 feet BEG at the time of our field activities, respectfully. Additionally, a perched groundwater condition was encountered in boring S-4 at a depth of 4 feet BEG. Due to the relatively shallow restrictive layer, we anticipate a perched groundwater level to exist at a depth of 3.5 feet BEG during the wet periods. We recommend that a seasonal high groundwater level of 3.5 feet below the existing ground surface be used for modeling purposes.

4.6.3 Hydraulic Conductivity and Unsaturated Infiltration

Based on the results of laboratory testing on remolded samples obtained from the site, anticipated bottom of the system at 4 feet below the existing grade, we estimate the weighted horizontal hydraulic conductivity to be on the order of 0.9 feet per day, and the weighted unsaturated infiltration rate to be on the order of 0.5 feet per day for the silty clayey sand (SM-SC). These values have not had any factors of safety applied.

4.6.4 Porosity

Based on the results of the SPT values from the borings in the proposed stormwater facility area, we estimate the fillable porosity in the upper 4 feet to be on the order of 20%.

4.7 STORMWATER MANAGEMENT SYSTEM FILL SUITABILITY

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***guidelines*** for the use of on-site soils, such as those excavated from the proposed retention pond, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty or clayey fine sands [SM/SC], with typically 12% to 25% fines and PI of 15 or less, may also be considered suitable for use as utility trench backfill, as well as building pad structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as silty or clayey sand (with fines content greater than 25%), silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath buildings or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

4.8 EXCAVATIONS

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with OSHA regulations. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the Contractor.

5.0 REPORT LIMITATIONS

This Report has been prepared for the exclusive use of Tobias Veterinary Holdings, LLC, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report have been based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations and/or additional testing during the construction period and noting the characteristics of the variations.

Any use of this report without the guidance of the Geotechnical Engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

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LEGEND

PREVIOUS BORING PERFORMED JANUARY 2021

BORING PERFORMED AUGUST 2021

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

N

UNIVERSAL
ENGINEERING SCIENCES

COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING LOCATION PLAN

DRAWN BY:	KD	DATE:	8/4/21	CHECKED BY:	KLB	DATE:	8/4/21
SCALE:	1"=60'	PROJECT NO:	0230.2000160.0000	REPORT NO:	1830858	PAGE NO:	A - 1

0230.2000160-A

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-2

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-1** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 1/8/21

DATE FINISHED: 1/8/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown clayey SAND [SC]						
1						Loose brown and orange clayey SAND [SC], with trace of rock fragments						
2		4-2-3	5									
3												
4		2-2-2	4				23	25				
5						Loose to medium dense light green and tan very clayey SAND [SC], with cemented sand						
6		3-4-6	10									
7		5-6-9	15									
8												
9		9-8-7	15			Very stiff green and orange CLAY [CH], with trace of sand						
10		6-7-8	15									
11												
12												
13												
14						Very stiff green and orange sandy CLAY [CL]						
15		13-13-16	29			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-3

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-2** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: NA
EST. WSWT (ft):

DATE STARTED: 1/8/21
DATE FINISHED: 1/8/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown silty SAND [SM]						
1						Loose brown and orange clayey SAND [SC], with sandstone						
2		3-3-3	6			Firm brown and orange sandy CLAY [CH]	21	21				
3						Stiff light green and orange sandy CLAY [CH]						
4		4-4-5	9			Stiff green and orange CLAY [CH], with trace of sand	67	46	70	41		
5		5-7-8	15			Medium dense to dense green and orange very clayey SAND [SC]	44	25	48	28		
6												
7		8-14-16	30			Hard green, gray and orange sandy CLAY [CH]						
8		12-16-15	31			Dense to medium dense light green and orange very clayey SAND [SC]						
9												
10		5-7-11	18									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		3-4-5	9			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-4

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-3** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: NA
EST. WSWT (ft):

DATE STARTED: 1/8/21
DATE FINISHED: 1/8/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Limerock						
1						Loose dark brown silty SAND [SM]						
2		3-3-2	5			Loose brown silty clayey SAND [SC-SM], with sandstone						
3												
4		2-4-3	7			Loose light brown and gray clayey SAND [SC], with trace of cemented sand						
5		3-5-5	10			Medium dense light green and orange very clayey SAND [SC]						
6												
7		5-6-7	13			Stiff to very stiff green and orange CLAY [CH]						
8		6-7-8	15									
9						Stiff light green and orange sandy CLAY [CH]						
10		1-3-5	8									
11												
12						Light green and orange very clayey SAND [SC]						
13												
14												
15		5-7-9	16			Very stiff light green and orange sandy CLAY [CL]						
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
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PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-4** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 1/8/21

DATE FINISHED: 1/8/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Loose brown and orange silty clayey SAND [SC-SM], with rock fragments						
1												
2		3-4-5	9									
3						Medium dense to loose tan and orange clayey SAND [SC]						
4		7-6-5	11									
5							25	17	31	12		
		6-4-5	9									
6						Very stiff light green, gray and orange CLAY [CH], with trace of sand						
7		6-7-8	15									
8												
		9-10-9	19									
9						Stiff green and orange CLAY [CH]						
10		2-3-5	8									
11												
12						Very stiff light green and orange sandy CLAY [CL]						
13												
14												
15		5-8-10	18									
						Boring Terminated at 15'						

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BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-6

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-5** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: NA
EST. WSWT (ft):

DATE STARTED: 1/8/21
DATE FINISHED: 1/8/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Medium dense brown and orange SAND, with silt [SP-SM]						
2		2-5-5	10			Medium dense brown and orange silty clayey SAND [SC-SM], with cemented sand and rock fragments						
3						Medium dense tan and orange silty clayey SAND [SC-SM], with trace of cemented sand						
4		5-5-5	10			Medium dense tan and orange clayey SAND [SC]						
5		5-4-6	10			Medium dense gray and orange very clayey SAND [SC], with cemented sands	39	24	42	23		
7		2-2-3	5			Firm green and orange CLAY [CH], with trace of sand						
8		5-4-6	10			Stiff green, gray and orange CLAY [CH]						
10		3-3-5	8									
11						Stiff green sandy CLAY [CL]						
15		3-6-8	14									
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
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PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-6** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):

WATER TABLE (ft): 9.5

DATE OF READING: 8/12/2021

EST. WSWT (ft):

DATE STARTED: 8/12/21

DATE FINISHED: 8/12/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Very loose dark brown SAND, with trace of clay [SP-SC]						
1												
2		2-2-1	3									
3						Loose brown and orange clayey SAND to sandy CLAY [SC/CL]						
4		2-2-2	4			Firm to stiff light Gray, green and orange CLAY [CH], with trace of grass fragments	54	39	69	39		
5		1-2-3	5									
6												
7		2-3-5	8									
8		3-4-6	10									
9				▼		Loose tan very clayey SAND, with trace cemented sand [SC]						
10		4-3-4	7									
11												
12												
13												
14						Loose light green and orange clayey SAND [SC]						
15		7-5-4	9			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
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PAGE:	A-8

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-7** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 8/12/21

DATE FINISHED: 8/12/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Very loose light brown, dark brown and orange SAND, with silt [SP-SM] and limerock fragments						
1												
2		1-1-1	2									
3						Loose light brown and orange clayey SAND [SC], with cemented sand						
4		3-3-2	5									
5		2-2-3	5			Firm to stiff green, orange and gray CLAY [CH], with root fragments						
6												
7		4-5-8	13				50	26	60	40		
8												
9		2-3-5	8									
10		2-5-5	10									
11												
12												
13						Medium dense tan clayey SAND [SC]						
14												
15		7-10-9	19			Boring Terminated at 15'						

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PROJECT NO.:	0230.2000160.0000
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PAGE:	A-9

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-8** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: PERCHED WATER TABLE AT 13'

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 8/12/21

DATE FINISHED: 8/12/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Loose dark brown, brown and orange SAND, with trace of silt [SP-SM]						
1												
2		3-2-2	4									
3						Very loose light brown and orange very clayey SAND [SC]						
4		1-2-1	3			Firm to stiff orange, gray and green CLAY [CH]						
5		1-3-3	6				59	34	69	48		
6												
7		2-4-6	10			Medium dense tan very clayey SAND [SC], with trace of cemented sand						
8												
9		4-6-9	15									
10		5-7-6	13									
11												
12						Firm green sandy CLAY [CL]						
13												
14												
15		2-3-3	6			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

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PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-9** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): 5
DATE OF READING: 8/12/2021
EST. WSWT (ft):

DATE STARTED: 8/12/21
DATE FINISHED: 8/12/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Very loose brown and orange SAND, with silt [SP-SM], limerock and root fragments						
1												
2		1-1-1	2									
3						Loose brown and orange silty SAND [SM]						
4		1-2-4	6				13	47				
5				▼		Loose silty clayey SAND [SM-SC], with limerock fragments						
		5-3-3	6									
6						Loose orange and light gray clayey SAND [SC], with trace of limerock fragments						
7		3-4-5	9									
8		2-3-4	7									
9						Stiff orange and gray CLAY [CH]						
10		2-4-5	9									
11												
12												
13						Loose tan very clayey SAND [SC], with pockets of clay						
14												
15		1-2-2	4									
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
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PAGE:	A-11

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-10** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: PERCHED WATER TABLE AT 4'

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 8/12/21

DATE FINISHED: 8/12/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Very loose brown and orange SAND, with trace of silt [SP-SM] and limerock fragments						
1												
2		2-1-1	2									
3												
4		1-1-1	2			Loose brown and orange silty clayey SAND [SM-SC], with limerock fragments						
5												
		2-2-3	5			Stiff gray and orange CLAY [CH]						
6												
7		3-4-6	10			Loose green, gray and orange clayey SAND [SC], with roots fragments						
8		2-4-6	10			Stiff green, gray and orange CLAY [CH]						
9												
10		3-5-6	11									
11												
12												
13												
14						Medium dense gray and green clayey SAND [SC]						
15		5-5-6	11			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-12

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-11** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: PERCHED WATER TABLE AT 4'

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: NA

EST. WSWT (ft):

DATE STARTED: 8/13/21

DATE FINISHED: 8/13/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Loose dark brown, brown and orange SAND, with silt [SP-SM] and trace of limerock fragments						
1												
2		2-2-3	5									
3						Loose tan and orange very silty clayey SAND [SM-SC], with limerock fragments						
4		2-2-2	4				25	38				
5												
		2-3-4	7									
6						Loose tan and orange clayey SAND [SC], with cemented sand and limerock fragments						
7		3-5-6	11									
8												
		3-5-5	10									
9												
10		2-3-5	8									
						Stiff orange and green CLAY [CH]						
11												
12												
13						Loose light green clayey SAND [SC]						
14												
15		3-3-5	8									
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
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PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **B-12** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: PERCHED WATER TABLE AT 5.5'

GS ELEVATION(ft):

WATER TABLE (ft): 5.5

DATE OF READING: 8/13/2021

EST. WSWT (ft):

DATE STARTED: 8/13/21

DATE FINISHED: 8/13/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown SAND, with trace of silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM], with trace of limerock fragments						
2		2-1/12"	2									
3						Very loose brown and orange silty clayey SAND [SM-SC]						
4		WOH	WOH			Loose brown and orange clayey SAND [SC], with limerock fragments						
5		1-2-4	6	▼								
6						Firm to stiff green and orange CLAY [CH], with trace of sand						
7		1-3-4	7									
8		2-2-4	6									
9												
10		3-4-6	10									
11												
12						Medium dense light green clayey SAND [SC]						
13												
14												
15		7-8-10	18			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-14

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **S-1** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: NA
EST. WSWT (ft):

DATE STARTED: 8/13/21
DATE FINISHED: 8/13/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown SAND, with trace of silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM], with limerock and root fragments	17	43			0.7	
2		2-1-2	3			Very loose to loose brown and orange silty clayey SAND [SM-SC], with limerock and root fragments						
3												
4		1-2-2	4			Firm green, gray and orange sandy CLAY [CH]						
5		2-2-3	5									
6												
7		1-3-3	6									
8		1-2-4	6									
9						Stiff green and orange sandy CLAY [CL/CH], with root fragments						
10		4-4-6	10									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		6-4-5	9			Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-15

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **S-2** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):

WATER TABLE (ft): 12

DATE OF READING: 8/13/2021

EST. WSWT (ft):

DATE STARTED: 8/13/21

DATE FINISHED: 8/13/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Loose dark brown, brown and orange silty clayey SAND [SM-SC], with limerock fragments						
1												
2		1-2-2	4									
3												
4		1-2-2	4				19	41			0.8	
						Soft to firm light brown, orange and gray CLAY [CH], with root fragments						
5		1-1-2	3									
6												
7		2-3-4	7									
						Loose to medium dense green and orange very clayey SAND [SC], with root fragments						
8		2-2-4	6									
9												
10		6-6-6	12									
11												
12				▼		Firm green and orange CLAY [CH], with trace of sand						
13												
14												
15		4-2-4	6									
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-16

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **S-3** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: NA
EST. WSWT (ft):

DATE STARTED: 8/13/21
DATE FINISHED: 8/13/21
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown SAND, with trace of silt [SP-SM]						
1						Loose brown and orange silty SAND [SM], with limerock and root fragments						
2		1-2-2	4									
3						Loose light brown and orange silty clayey SAND [SM-SC], with cemented sand						
4		4-3-4	7									
5						Loose orange and gray very clayey SAND [SC]	40	31			<0.1	
		1-2-3	5									
6						Stiff light green, gray and orange sandy CLAY [CL]						
7		3-6-7	13									
8						Stiff light green, gray and orange CLAY [CH]						
		4-4-6	10									
9						Loose light green, gray and orange very clayey SAND [SC]						
10		2-4-6	10									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		7-7-7	14									
						Boring Terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	0230.2000160.0000
REPORT NO.:	1830858
PAGE:	A-17

PROJECT: COMMERCIAL BUILDINGS, LOT NO. 6
NW 104TH TERRACE
ALACHUA, FLORIDA

BORING NO: **S-4** SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

CLIENT: TOBIAS VETERINARY HOLDINGS, LLC

LOCATION: SEE BORING LOCATION PLAN

REMARKS: PERCHED WATER TABLE AT 4'

GS ELEVATION(ft):

WATER TABLE (ft): 13.5

DATE OF READING: 8/13/2021

EST. WSWT (ft):

DATE STARTED: 8/13/21

DATE FINISHED: 8/13/21

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORGANIC CONTENT (%)
0						Dark brown SAND, with trace of silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM], with limerock and root fragments						
2		1-2-1	3									
3						Very loose light brown and orange silty clayey SAND [SM-SC], with limerock and root fragments						
4		1-2-1	3			Loose orange and tan clayey SAND [SC], with trace of cemented sand						
5		1-2-3	5									
6												
7		3-3-6	9			Stiff orange and light green sandy SILT to sandy CLAY [ML/CL]						
8		3-4-5	9				54	24				
9						Loose tan very clayey SAND [SC]						
10		4-4-5	9									
11												
12												
13				▼		Firm green and orange CLAY [CH]						
14												
15		4-2-4	6			Boring Terminated at 15'						

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ENGINEERING SCIENCES

KEY TO BORING LOGS

SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION
N-Value	No. of Blows of a 140-lb. Weight Falling 30 Inches Required to Drive a Standard Spoon 1 Foot
WOR	Weight of Drill Rods
WOH	Weight of Drill Rods and Hammer
	Sample from Auger Cuttings
	Standard Penetration Test Sample
	Thin-wall Shelby Tube Sample (Undisturbed Sampler Used)
RQD	Rock Quality Designation
	Stabilized Groundwater Level
	Seasonal High Groundwater Level (also referred to as the W.S.W.T.)
NE	Not Encountered
GNE	Groundwater Not Encountered
BT	Boring Terminated
-200 (%)	Fines Content or % Passing No. 200 Sieve
MC (%)	Moisture Content
LL	Liquid Limit (Atterberg Limits Test)
PI	Plasticity Index (Atterberg Limits Test)
NP	Non-Plastic (Atterberg Limits Test)
K	Coefficient of Permeability
Org. Cont.	Organic Content
G.S. Elevation	Ground Surface Elevation

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS More than 50% retained on the No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels and gravel-sand-silt mixtures
			GC	Clayey gravels and gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS 5% or less passing No. 200 sieve	SW**	Well-graded sands and gravelly sands, little or no fines
			SP**	Poorly graded sands and gravelly sands, little or no fines
		SANDS with 12% or more passing No. 200 sieve	SM**	Silty sands, sand-silt mixtures
			SC**	Clayey sands, sand-clay mixtures
FINE-GRAINED SIOLS 50% or more passes the No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diamicaceous fine sands or silts, elastic silts
			CH	Inorganic clays or clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
			PT	Peat, muck and other highly organic soils

*Based on the material passing the 3-inch (75 mm) sieve
** Use dual symbol (such as SP-SM and SP-SC) for soils with more than 5% but less than 12% passing the No. 200 sieve

RELATIVE DENSITY
(Sands and Gravels)
Very loose – Less than 4 Blow/Foot
Loose – 4 to 10 Blows/Foot
Medium Dense – 11 to 30 Blows/Foot
Dense – 31 to 50 Blows/Foot
Very Dense – More than 50 Blows/Foot

CONSISTENCY
(Silts and Clays)
Very Soft – Less than 2 Blows/Foot
Soft – 2 to 4 Blows/Foot
Firm – 5 to 8 Blows/Foot
Stiff – 9 to 15 Blows/Foot
Very Stiff – 16 to 30 Blows/Foot
Hard – More than 30 Blows/Foot

RELATIVE HARDNESS
(Limestone)
Soft – 100 Blows for more than 2 Inches
Hard – 100 Blows for less than 2 Inches

MODIFIERS

These modifiers Provide Our Estimate of the Amount of Minor Constituents (Silt or Clay Size Particles) in the Soil Sample
Trace – 5% or less
With Silt or With Clay – 6% to 11%
Silty or Clayey – 12% to 30%
Very Silty or Very Clayey – 31% to 50%

These Modifiers Provide Our Estimate of the Amount of Organic Components in the Soil Sample
Trace – Less than 3%
Few – 3% to 4%
Some – 5% to 8%
Many – Greater than 8%

These Modifiers Provide Our Estimate of the Amount of Other Components (Shell, Gravel, Etc.) in the Soil Sample
Trace – 5% or less
Few – 6% to 12%
Some – 13% to 30%
Many – 31% to 50%

APPENDIX B

UNIVERSAL
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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you —* should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

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Universal Engineering Sciences, LLC
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** *Universal Engineering Sciences, LLC*, and its subsidiaries and affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $400.00, whichever is greater. If Client prefers a $2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of $2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $800.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3**

To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILTY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Attachment B

Aerial Photograph



Attachment C

Pre- and Post-Development Drainage Maps

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	COMPUTED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
MES	MITERED END SECTION
CONC	CONCRETE
INV	INVERT
ELEV	ELEVATION
△	CALCULATED CORNER
■	(CMF) CONCRETE MONUMENT FOUND
●	(RCF) REBAR & CAP FOUND
○	(RCS) REBAR & CAP SET
	WOOD LIGHT POLE
	WOOD POWER POLE
	UNDERGROUND WATER MARKER
	WATER VALVE
	WATER METER
	HYDRANT
	(MSS) SANITARY SEWER MANHOLE
	(CO) CLEAN OUT
	PIN FLAG FOUND
	GUY ANCHOR
OE	OVERHEAD ELECTRIC LINE
X	FENCE LINE
G	GATE
S	UNDERGROUND STORM WATER LINE
UGW	UNDERGROUND WATER LINE
SAN	UNDERGROUND SANITARY SEWER LINE

277.59'(R) S84°09'41"E 277.24'(F)

N07°51'46"E 942.99'(F)

570.32'(R) S05°52'43"W 570.15'(F)

392'(F)

147'(C)

S05°52'43"W 389.52'(F)

S06°48'58"W 228.87'(R) S05°49'00"W 229.00'(F)

PRE DRAINAGE AREA

N89°16'12"E 229.97'(F)

N00°13'45"E 377.91'(R)

POINT OF COMMENCEMENT
NE CORNER OF
SE 1/4 OF SE 1/4 OF
S24-T08S-R18E

S89°45'36"E 610.03'(R)

NORTH LINE OF PARCEL "C"
OF A CITY OF ALACHUA EASEMENT
(O.R.B. 1659, PAGE 2261)

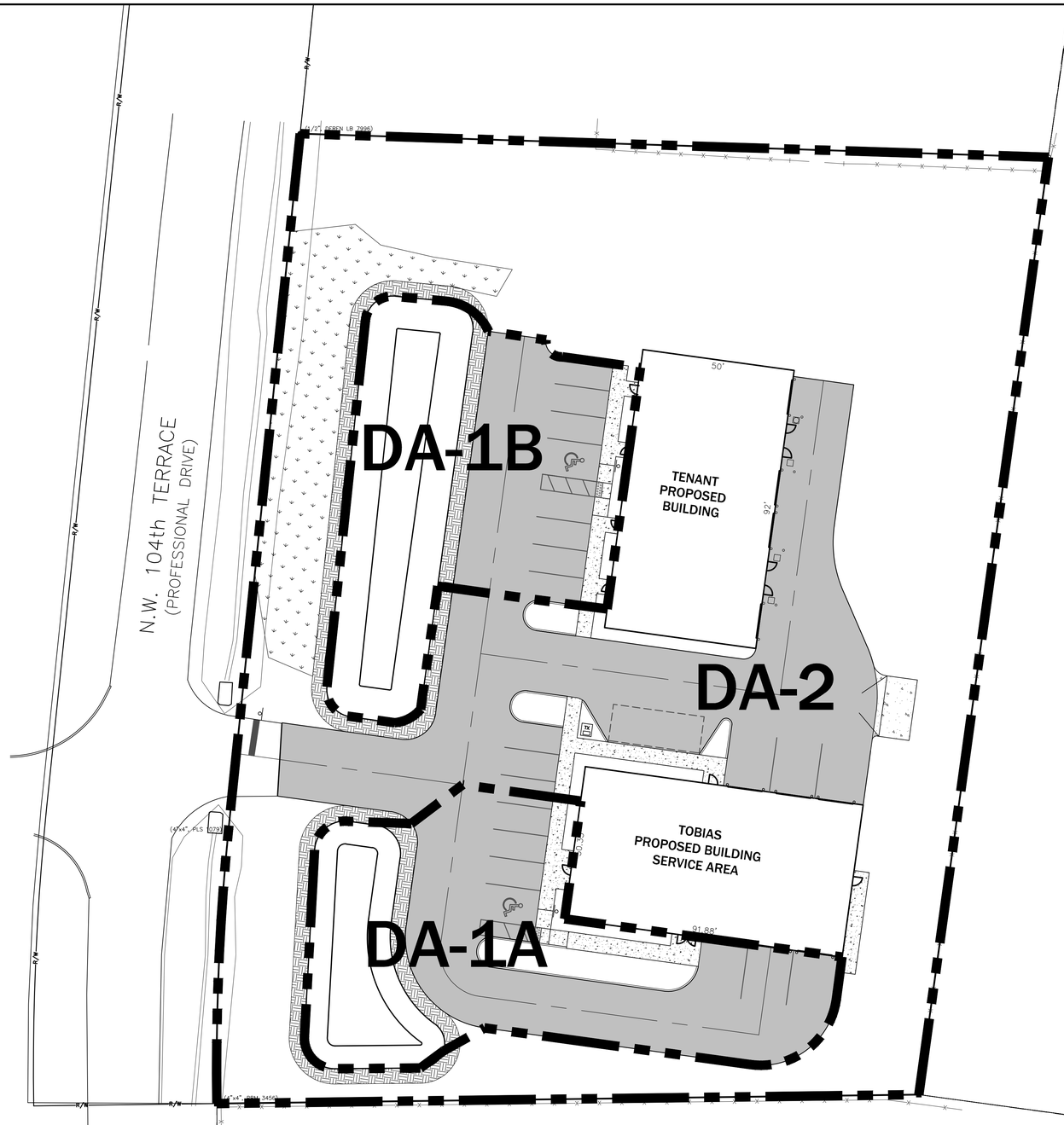
SCALE: 1" = 20'

DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

SCALE: 1" = 20'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 02-04-2021
JOB NO.	ACAD FILE:

PRE

\\server3\engprojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Design Reports\Drainage\Working DWG\Pre.dwg, 36x24, 11/23/2021 10:21:08 AM, engineer13



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-108

Project phase: CITY SUBMITTAL

Project title: TOBIAS VETERINARY SERVICES SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DRAINAGE AREA MAP

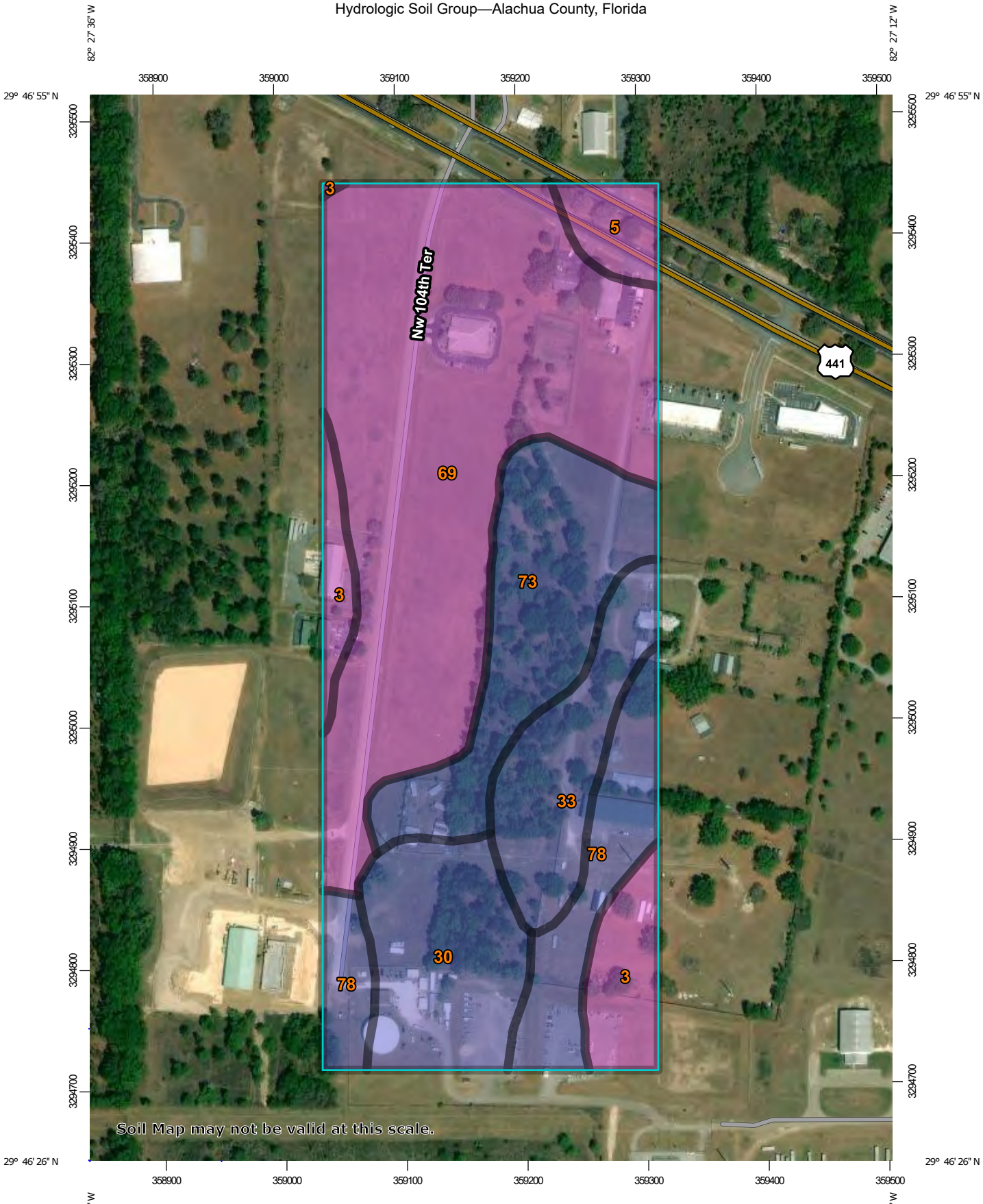
Designed: DJM
Drawn: LBO/MAB
Checked: TAR
Date: 1/05/2022

Sheet No.: POST

R:\engprojects\2021-0108 - Tobias Veterinary Services - Alachua Professional Center - Integrity Custom Solutions\Plans\Current DWG\G2110801-DA.dwg, C12D - DEV, 1/5/2022 2:55:28 PM, engineer13

Attachment D

Soils Map



Map Scale: 1:4,290 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 21, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	A	3.4	6.7%
5	Fort Meade fine sand, 0 to 5 percent slopes	A	1.4	2.8%
30	Kendrick sand, 2 to 5 percent slopes	B	5.7	11.3%
33	Norfolk loamy fine sand, 2 to 5 percent slopes	B	4.5	9.0%
69	Arredondo fine sand, 5 to 8 percent slopes	A	22.8	45.1%
73	Kendrick sand, 5 to 8 percent slopes	B	7.4	14.7%
78	Norfolk loamy fine sand, 5 to 8 percent slopes	B	5.2	10.4%
Totals for Area of Interest			**50.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

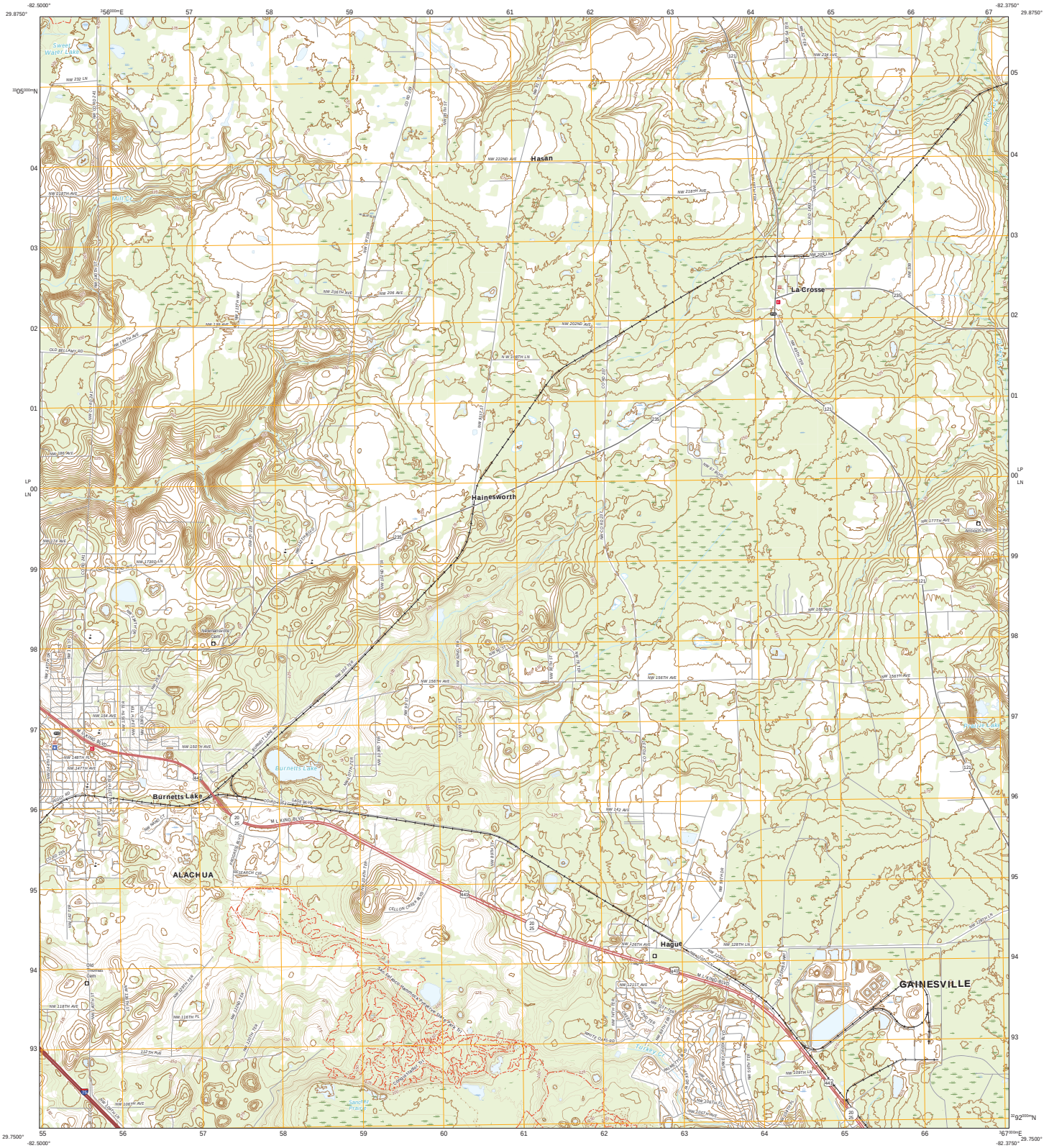
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment E

Quad Map


Sweetwater Lake
Hasan
Marsh
La Crosse
Haines Creek
Haines Creek Run
Haines Creek Run Trib
Haines Creek Trib
Haines Creek Trib 1
Haines Creek Trib 2
Haines Creek Trib 3
Haines Creek Trib 4
Haines Creek Trib 5
Haines Creek Trib 6
Haines Creek Trib 7
Haines Creek Trib 8
Haines Creek Trib 9
Haines Creek Trib 10
Haines Creek Trib

Attachment F

FEMA Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles, Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 17. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles (DOQs) produced at a scale of 1:12,000 from photography dated 1994 or later.

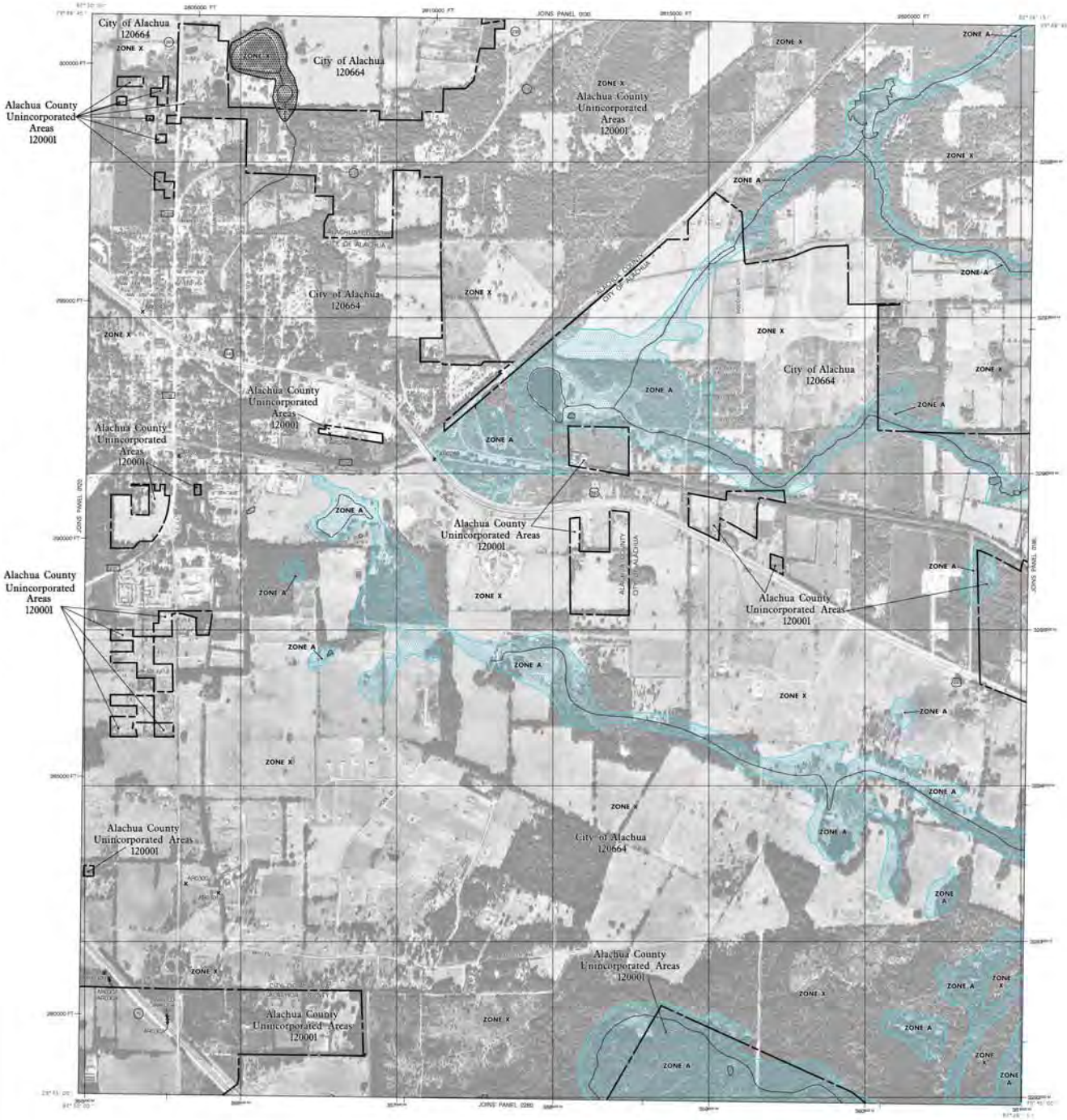
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at www.fema.gov/msc.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AR/A, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

(EL 987)* Base Flood Elevation line and value; elevation in feet*

(EL 987)* Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A Cross section line

23 — 23 Transect line

97°07'30", 30°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

4275000 mN 1000-meter Universal Transverse Mercator grid values, zone 17

600000 FT 5000-foot grid ticks: Florida State Plane coordinate system, north zone (FIPSZONE 0903), Lambert Conformal Conic projection

DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JUNE 16, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
0 1000 2000 FEET
0 500 1000 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0140D

FIRM
FLOOD INSURANCE RATE MAP
ALACHUA COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 140 OF 640

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALACHUA, CITY OF	120664	0140	D
ALACHUA COUNTY	120001	0140	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

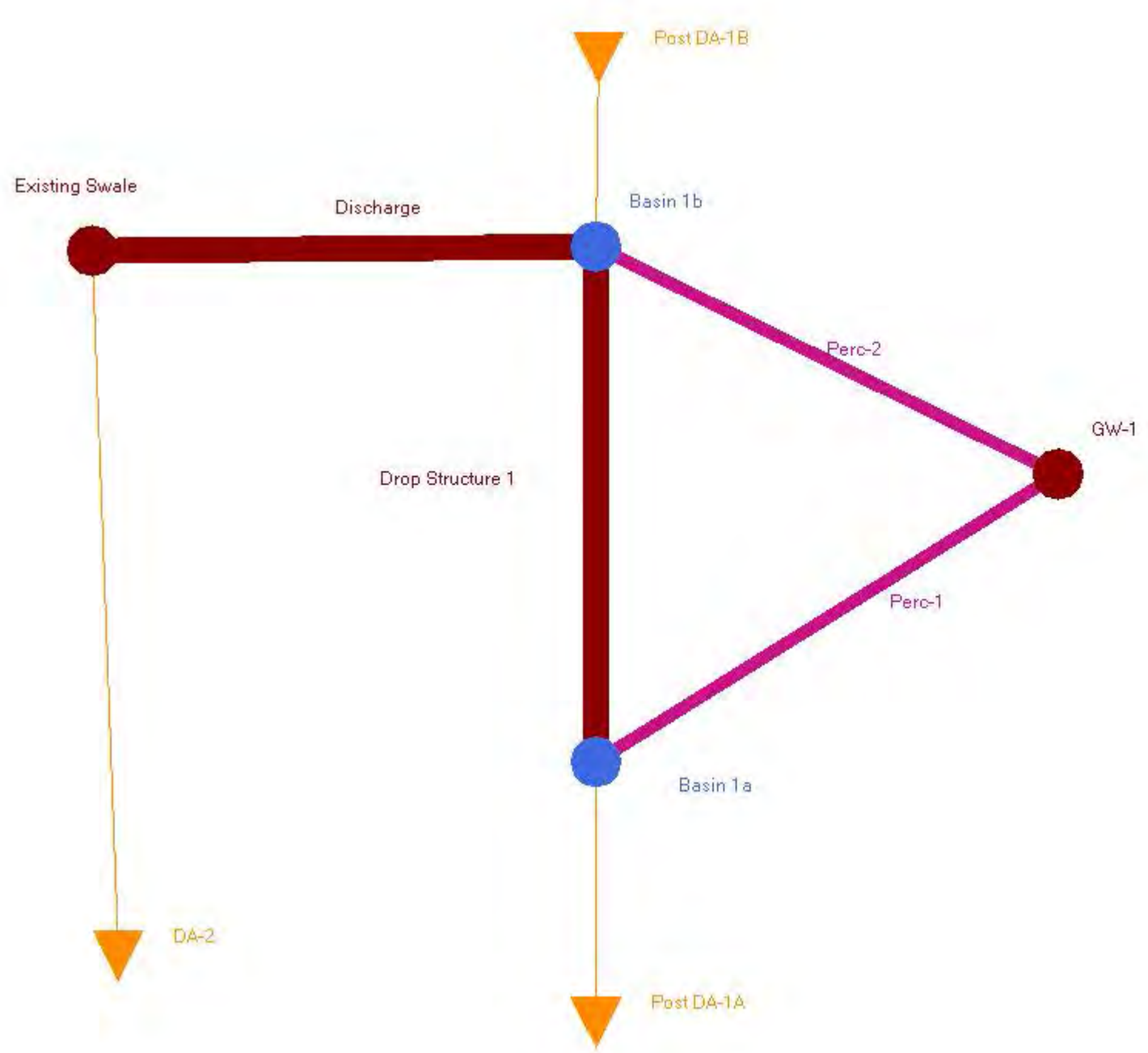
MAP NUMBER
12001C0140D

EFFECTIVE DATE
JUNE 16, 2006

Federal Emergency Management Agency

Attachment G

Pre- and Post-Development ICPR Model


Post DA-1B
Existing Swale
Discharge
Basin 1b
Perc-2
GW-1
Drop Structure 1
Perc-1
Basin 1a
DA-2
Post DA-1A


CONTROL
CONTROL

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	159.50 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 158.00 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Initial Stage:	0.00 ft
Warning Stage:	0.00 ft
Boundary Stage:	

Comment:

Drop Structure Link: Discharge		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	159.00 ft	Invert:	154.00 ft
From Node:	Basin 1b	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Existing Swale	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.33 ft	Max Depth:	1.33 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	195.54 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	159.75 ft	Op Table:	
Control Elevation:	159.75 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	

Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	160.45 ft
Control Elevation:	160.45 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Drop Structure 1	
Scenario:	Scenario1
From Node:	Basin 1a
To Node:	Basin 1b
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	48.00 ft
FHWA Code:	0
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe	
Invert:	157.50 ft
Manning's N:	0.0120

Geometry: Circular	
Max Depth:	1.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream Pipe	
Invert:	157.26 ft
Manning's N:	0.0120

Geometry: Circular	
Max Depth:	1.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	160.10 ft
Control Elevation:	160.10 ft
Max Depth:	0.25 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	161.00 ft	Ref Node:	
Control Elevation:	161.00 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Percolation Link: Perc-1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Basin 1a		
To Node:	GW-1	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	225.00 ft
Flow Direction:	Both	Perimeter 2:	256.00 ft
Aquifer Base Elevation:	157.00 ft	Perimeter 3:	320.00 ft
Water Table Elevation:	157.50 ft	Distance P1 to P2:	5.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	10.00 ft
Horizontal Conductivity:	0.450 fpd	# of Cells P1 to P2:	2
Vertical Conductivity:	0.250 fpd	# of Cells P2 to P3:	5
Fillable Porosity:	0.200		
Layer Thickness:	2.00 ft		

Comment:

Percolation Link: Perc-2

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Basin 1b		
To Node:	GW-1	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	329.00 ft
Flow Direction:	Both	Perimeter 2:	361.00 ft
Aquifer Base Elevation:	154.50 ft	Perimeter 3:	424.00 ft
Water Table Elevation:	155.00 ft	Distance P1 to P2:	5.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	10.00 ft
Horizontal Conductivity:	5.230 fpd	# of Cells P1 to P2:	2

Vertical Conductivity: 10.000 fpd
Fillable Porosity: 0.225
Layer Thickness: 3.00 ft

# of Cells P2 to P3: 5

Comment:

Simulation: 100YR - 001HR

Scenario: Scenario1
Run Date/Time: 12/7/2021 9:59:33 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	73.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:

Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.40 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 002HR

Scenario:	Scenario1
Run Date/Time:	12/7/2021 9:59:47 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	74.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 5.40 in
Storm Duration: 2.0000 hr

Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 004HR

Scenario: Scenario1
Run Date/Time: 12/7/2021 10:00:06 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	76.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	6.72 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 008HR

Scenario:	Scenario1
Run Date/Time:	12/7/2021 10:00:17 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	80.0000

Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]

Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	8.00 in

Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 024HR

Scenario: Scenario1
Run Date/Time: 12/7/2021 10:00:29 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	96.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.04 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 072HR

Scenario:	Scenario1
Run Date/Time:	12/7/2021 10:00:43 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	13.80 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 168HR

Scenario: Scenario1
Run Date/Time: 12/7/2021 10:01:05 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	
Reference ET Folder:	
Unit Hydrograph Folder:	

Lookup Tables

Boundary Stage Set:	
Extern Hydrograph Set:	
Curve Number Set:	
Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	
Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-168
		Rainfall Amount:	16.00 in
Edge Length Option:	Automatic	Storm Duration:	168.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR - 240HR

Scenario:	Scenario1
Run Date/Time:	12/7/2021 10:01:37 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	312.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global

		Opt:	
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-240
		Rainfall Amount:	18.00 in
Edge Length Option:	Automatic	Storm Duration:	240.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: WQTV

Scenario: Scenario1
Run Date/Time: 10/28/2021 10:34:58 AM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Sim	Basin Name	Maximum Flow Rate [cfs]
100YR - 001HR	CONTROL	3.51
100YR - 001HR	DA-2	3.50
100YR - 001HR	Post DA-1A	1.42
100YR - 001HR	Post DA-1B	1.54
100YR - 002HR	CONTROL	3.20
100YR - 002HR	DA-2	3.12
100YR - 002HR	Post DA-1A	1.14
100YR - 002HR	Post DA-1B	1.19
100YR - 004HR	CONTROL	2.50
100YR - 004HR	DA-2	2.17
100YR - 004HR	Post DA-1A	0.67
100YR - 004HR	Post DA-1B	0.68
100YR - 008HR	CONTROL	3.08
100YR - 008HR	DA-2	2.65
100YR - 008HR	Post DA-1A	0.70
100YR - 008HR	Post DA-1B	0.68
100YR - 024HR	CONTROL	1.11
100YR - 024HR	DA-2	0.94
100YR - 024HR	Post DA-1A	0.23
100YR - 024HR	Post DA-1B	0.23
100YR - 072HR	CONTROL	0.95
100YR - 072HR	DA-2	0.75
100YR - 072HR	Post DA-1A	0.15
100YR - 072HR	Post DA-1B	0.14
100YR - 168HR	CONTROL	0.71
100YR - 168HR	DA-2	0.54
100YR - 168HR	Post DA-1A	0.11
100YR - 168HR	Post DA-1B	0.10
100YR - 240HR	CONTROL	0.92
100YR - 240HR	DA-2	0.71
100YR - 240HR	Post DA-1A	0.14
100YR - 240HR	Post DA-1B	0.13

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 001HR	Basin 1a	160.85	1.42
100YR - 001HR	Basin 1b	159.05	1.56
100YR - 001HR	CONTROL	0.00	3.51
100YR - 001HR	Existing Swale	0.00	3.50
100YR - 002HR	Basin 1a	160.94	1.14
100YR - 002HR	Basin 1b	159.20	1.29
100YR - 002HR	CONTROL	0.00	3.20
100YR - 002HR	Existing Swale	0.00	3.12
100YR - 004HR	Basin 1a	161.04	0.67
100YR - 004HR	Basin 1b	159.68	0.92
100YR - 004HR	CONTROL	0.00	2.50
100YR - 004HR	Existing Swale	0.00	2.17
100YR - 008HR	Basin 1a	161.05	0.70
100YR - 008HR	Basin 1b	160.02	1.26
100YR - 008HR	CONTROL	0.00	3.08
100YR - 008HR	Existing Swale	0.00	2.65
100YR - 024HR	Basin 1a	160.71	0.23
100YR - 024HR	Basin 1b	160.25	0.39
100YR - 024HR	CONTROL	0.00	1.11
100YR - 024HR	Existing Swale	0.00	0.94
100YR - 072HR	Basin 1a	160.60	0.15
100YR - 072HR	Basin 1b	160.33	0.27
100YR - 072HR	CONTROL	0.00	0.95
100YR - 072HR	Existing Swale	0.00	0.90
100YR - 168HR	Basin 1a	160.45	0.11
100YR - 168HR	Basin 1b	160.28	0.20
100YR - 168HR	CONTROL	0.00	0.71
100YR - 168HR	Existing Swale	0.00	0.69
100YR - 240HR	Basin 1a	160.61	0.14
100YR - 240HR	Basin 1b	160.35	0.27
100YR - 240HR	CONTROL	0.00	0.92
100YR - 240HR	Existing Swale	0.00	0.87

Scenario	Sim	Link Name	Maximum Flow Rate [cfs]
Scenario1	100YR - 001HR	Discharge	0.00
Scenario1	100YR - 001HR	Drop Structure 1	0.19
Scenario1	100YR - 002HR	Discharge	0.00
Scenario1	100YR - 002HR	Drop Structure 1	0.20
Scenario1	100YR - 004HR	Discharge	0.00
Scenario1	100YR - 004HR	Drop Structure 1	0.45
Scenario1	100YR - 008HR	Discharge	0.09
Scenario1	100YR - 008HR	Drop Structure 1	0.62
Scenario1	100YR - 024HR	Discharge	0.14
Scenario1	100YR - 024HR	Drop Structure 1	0.17
Scenario1	100YR - 072HR	Discharge	0.16
Scenario1	100YR - 072HR	Drop Structure 1	0.13
Scenario1	100YR - 168HR	Discharge	0.15
Scenario1	100YR - 168HR	Drop Structure 1	0.10
Scenario1	100YR - 240HR	Discharge	0.16
Scenario1	100YR - 240HR	Drop Structure 1	0.14

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 001HR	CONTROL	0.0000	0.000
100YR - 001HR	CONTROL	0.2511	0.000
100YR - 001HR	CONTROL	0.5003	0.002
100YR - 001HR	CONTROL	0.7502	0.058
100YR - 001HR	CONTROL	1.0014	0.102
100YR - 001HR	CONTROL	1.2516	0.107
100YR - 001HR	CONTROL	1.5012	0.107
100YR - 001HR	CONTROL	1.7524	0.107
100YR - 001HR	CONTROL	2.0015	0.107
100YR - 001HR	CONTROL	2.2529	0.107
100YR - 001HR	CONTROL	2.5022	0.107
100YR - 001HR	CONTROL	2.7545	0.107
100YR - 001HR	CONTROL	3.0016	0.107
100YR - 001HR	CONTROL	3.2535	0.107
100YR - 001HR	CONTROL	3.5035	0.107
100YR - 001HR	CONTROL	3.7535	0.107
100YR - 001HR	CONTROL	4.0035	0.107
100YR - 001HR	CONTROL	4.2535	0.107
100YR - 001HR	CONTROL	4.5035	0.107
100YR - 001HR	CONTROL	4.7535	0.107
100YR - 001HR	CONTROL	5.0035	0.107
100YR - 001HR	CONTROL	5.2535	0.107
100YR - 001HR	CONTROL	5.5035	0.107
100YR - 001HR	CONTROL	5.7535	0.107
100YR - 001HR	CONTROL	6.0035	0.107
100YR - 001HR	CONTROL	6.2535	0.107
100YR - 001HR	CONTROL	6.5035	0.107
100YR - 001HR	CONTROL	6.7535	0.107
100YR - 001HR	CONTROL	7.0035	0.107
100YR - 001HR	CONTROL	7.2535	0.107
100YR - 001HR	CONTROL	7.5035	0.107
100YR - 001HR	CONTROL	7.7535	0.107
100YR - 001HR	CONTROL	8.0035	0.107
100YR - 001HR	CONTROL	8.2535	0.107
100YR - 001HR	CONTROL	8.5035	0.107
100YR - 001HR	CONTROL	8.7535	0.107
100YR - 001HR	CONTROL	9.0035	0.107
100YR - 001HR	CONTROL	9.2535	0.107
100YR - 001HR	CONTROL	9.5035	0.107
100YR - 001HR	CONTROL	9.7535	0.107
100YR - 001HR	CONTROL	10.0035	0.107
100YR - 001HR	CONTROL	10.2535	0.107

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 001HR	CONTROL	63.0035	0.107
100YR - 001HR	CONTROL	63.2535	0.107
100YR - 001HR	CONTROL	63.5035	0.107
100YR - 001HR	CONTROL	63.7535	0.107
100YR - 001HR	CONTROL	64.0035	0.107
100YR - 001HR	CONTROL	64.2535	0.107
100YR - 001HR	CONTROL	64.5035	0.107
100YR - 001HR	CONTROL	64.7535	0.107
100YR - 001HR	CONTROL	65.0035	0.107
100YR - 001HR	CONTROL	65.2535	0.107
100YR - 001HR	CONTROL	65.5035	0.107
100YR - 001HR	CONTROL	65.7535	0.107
100YR - 001HR	CONTROL	66.0035	0.107
100YR - 001HR	CONTROL	66.2535	0.107
100YR - 001HR	CONTROL	66.5035	0.107
100YR - 001HR	CONTROL	66.7535	0.107
100YR - 001HR	CONTROL	67.0035	0.107
100YR - 001HR	CONTROL	67.2535	0.107
100YR - 001HR	CONTROL	67.5035	0.107
100YR - 001HR	CONTROL	67.7535	0.107
100YR - 001HR	CONTROL	68.0035	0.107
100YR - 001HR	CONTROL	68.2535	0.107
100YR - 001HR	CONTROL	68.5035	0.107
100YR - 001HR	CONTROL	68.7535	0.107
100YR - 001HR	CONTROL	69.0035	0.107
100YR - 001HR	CONTROL	69.2535	0.107
100YR - 001HR	CONTROL	69.5035	0.107
100YR - 001HR	CONTROL	69.7535	0.107
100YR - 001HR	CONTROL	70.0035	0.107
100YR - 001HR	CONTROL	70.2535	0.107
100YR - 001HR	CONTROL	70.5035	0.107
100YR - 001HR	CONTROL	70.7535	0.107
100YR - 001HR	CONTROL	71.0035	0.107
100YR - 001HR	CONTROL	71.2535	0.107
100YR - 001HR	CONTROL	71.5035	0.107
100YR - 001HR	CONTROL	71.7535	0.107
100YR - 001HR	CONTROL	72.0035	0.107
100YR - 001HR	CONTROL	72.2535	0.107
100YR - 001HR	CONTROL	72.5035	0.107
100YR - 001HR	CONTROL	72.7535	0.107
100YR - 001HR	CONTROL	73.0035	0.107
100YR - 001HR	Existing Swale	0.0000	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 001HR	Existing Swale	63.2535	0.110
100YR - 001HR	Existing Swale	63.5035	0.110
100YR - 001HR	Existing Swale	63.7535	0.110
100YR - 001HR	Existing Swale	64.0035	0.110
100YR - 001HR	Existing Swale	64.2535	0.110
100YR - 001HR	Existing Swale	64.5035	0.110
100YR - 001HR	Existing Swale	64.7535	0.110
100YR - 001HR	Existing Swale	65.0035	0.110
100YR - 001HR	Existing Swale	65.2535	0.110
100YR - 001HR	Existing Swale	65.5035	0.110
100YR - 001HR	Existing Swale	65.7535	0.110
100YR - 001HR	Existing Swale	66.0035	0.110
100YR - 001HR	Existing Swale	66.2535	0.110
100YR - 001HR	Existing Swale	66.5035	0.110
100YR - 001HR	Existing Swale	66.7535	0.110
100YR - 001HR	Existing Swale	67.0035	0.110
100YR - 001HR	Existing Swale	67.2535	0.110
100YR - 001HR	Existing Swale	67.5035	0.110
100YR - 001HR	Existing Swale	67.7535	0.110
100YR - 001HR	Existing Swale	68.0035	0.110
100YR - 001HR	Existing Swale	68.2535	0.110
100YR - 001HR	Existing Swale	68.5035	0.110
100YR - 001HR	Existing Swale	68.7535	0.110
100YR - 001HR	Existing Swale	69.0035	0.110
100YR - 001HR	Existing Swale	69.2535	0.110
100YR - 001HR	Existing Swale	69.5035	0.110
100YR - 001HR	Existing Swale	69.7535	0.110
100YR - 001HR	Existing Swale	70.0035	0.110
100YR - 001HR	Existing Swale	70.2535	0.110
100YR - 001HR	Existing Swale	70.5035	0.110
100YR - 001HR	Existing Swale	70.7535	0.110
100YR - 001HR	Existing Swale	71.0035	0.110
100YR - 001HR	Existing Swale	71.2535	0.110
100YR - 001HR	Existing Swale	71.5035	0.110
100YR - 001HR	Existing Swale	71.7535	0.110
100YR - 001HR	Existing Swale	72.0035	0.110
100YR - 001HR	Existing Swale	72.2535	0.110
100YR - 001HR	Existing Swale	72.5035	0.110
100YR - 001HR	Existing Swale	72.7535	0.110
100YR - 001HR	Existing Swale	73.0035	0.110
100YR - 002HR	CONTROL	0.0000	0.000
100YR - 002HR	CONTROL	0.2511	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 002HR	CONTROL	0.5006	0.000
100YR - 002HR	CONTROL	0.7501	0.018
100YR - 002HR	CONTROL	1.0008	0.077
100YR - 002HR	CONTROL	1.2509	0.114
100YR - 002HR	CONTROL	1.5027	0.139
100YR - 002HR	CONTROL	1.7545	0.159
100YR - 002HR	CONTROL	2.0017	0.173
100YR - 002HR	CONTROL	2.2520	0.179
100YR - 002HR	CONTROL	2.5009	0.179
100YR - 002HR	CONTROL	2.7506	0.179
100YR - 002HR	CONTROL	3.0014	0.179
100YR - 002HR	CONTROL	3.2512	0.179
100YR - 002HR	CONTROL	3.5020	0.179
100YR - 002HR	CONTROL	3.7530	0.179
100YR - 002HR	CONTROL	4.0024	0.179
100YR - 002HR	CONTROL	4.2521	0.179
100YR - 002HR	CONTROL	4.5034	0.179
100YR - 002HR	CONTROL	4.7534	0.179
100YR - 002HR	CONTROL	5.0034	0.179
100YR - 002HR	CONTROL	5.2534	0.179
100YR - 002HR	CONTROL	5.5034	0.179
100YR - 002HR	CONTROL	5.7534	0.179
100YR - 002HR	CONTROL	6.0034	0.179
100YR - 002HR	CONTROL	6.2534	0.179
100YR - 002HR	CONTROL	6.5034	0.179
100YR - 002HR	CONTROL	6.7534	0.179
100YR - 002HR	CONTROL	7.0034	0.179
100YR - 002HR	CONTROL	7.2534	0.179
100YR - 002HR	CONTROL	7.5034	0.179
100YR - 002HR	CONTROL	7.7534	0.179
100YR - 002HR	CONTROL	8.0034	0.179
100YR - 002HR	CONTROL	8.2534	0.179
100YR - 002HR	CONTROL	8.5034	0.179
100YR - 002HR	CONTROL	8.7534	0.179
100YR - 002HR	CONTROL	9.0034	0.179
100YR - 002HR	CONTROL	9.2534	0.179
100YR - 002HR	CONTROL	9.5034	0.179
100YR - 002HR	CONTROL	9.7534	0.179
100YR - 002HR	CONTROL	10.0034	0.179
100YR - 002HR	CONTROL	10.2534	0.179
100YR - 002HR	CONTROL	10.5034	0.179
100YR - 002HR	CONTROL	10.7534	0.179

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 002HR	CONTROL	74.0034	0.179
100YR - 002HR	Existing Swale	0.0000	0.000
100YR - 002HR	Existing Swale	0.2511	0.000
100YR - 002HR	Existing Swale	0.5006	0.000
100YR - 002HR	Existing Swale	0.7501	0.025
100YR - 002HR	Existing Swale	1.0008	0.083
100YR - 002HR	Existing Swale	1.2509	0.116
100YR - 002HR	Existing Swale	1.5027	0.138
100YR - 002HR	Existing Swale	1.7545	0.156
100YR - 002HR	Existing Swale	2.0017	0.168
100YR - 002HR	Existing Swale	2.2520	0.173
100YR - 002HR	Existing Swale	2.5009	0.173
100YR - 002HR	Existing Swale	2.7506	0.173
100YR - 002HR	Existing Swale	3.0014	0.173
100YR - 002HR	Existing Swale	3.2512	0.173
100YR - 002HR	Existing Swale	3.5020	0.173
100YR - 002HR	Existing Swale	3.7530	0.173
100YR - 002HR	Existing Swale	4.0024	0.173
100YR - 002HR	Existing Swale	4.2521	0.173
100YR - 002HR	Existing Swale	4.5034	0.173
100YR - 002HR	Existing Swale	4.7534	0.173
100YR - 002HR	Existing Swale	5.0034	0.173
100YR - 002HR	Existing Swale	5.2534	0.173
100YR - 002HR	Existing Swale	5.5034	0.173
100YR - 002HR	Existing Swale	5.7534	0.173
100YR - 002HR	Existing Swale	6.0034	0.173
100YR - 002HR	Existing Swale	6.2534	0.173
100YR - 002HR	Existing Swale	6.5034	0.173
100YR - 002HR	Existing Swale	6.7534	0.173
100YR - 002HR	Existing Swale	7.0034	0.173
100YR - 002HR	Existing Swale	7.2534	0.173
100YR - 002HR	Existing Swale	7.5034	0.173
100YR - 002HR	Existing Swale	7.7534	0.173
100YR - 002HR	Existing Swale	8.0034	0.173
100YR - 002HR	Existing Swale	8.2534	0.173
100YR - 002HR	Existing Swale	8.5034	0.173
100YR - 002HR	Existing Swale	8.7534	0.173
100YR - 002HR	Existing Swale	9.0034	0.173
100YR - 002HR	Existing Swale	9.2534	0.173
100YR - 002HR	Existing Swale	9.5034	0.173
100YR - 002HR	Existing Swale	9.7534	0.173
100YR - 002HR	Existing Swale	10.0034	0.173

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 002HR	Existing Swale	73.2534	0.173
100YR - 002HR	Existing Swale	73.5034	0.173
100YR - 002HR	Existing Swale	73.7534	0.173
100YR - 002HR	Existing Swale	74.0034	0.173
100YR - 004HR	CONTROL	0.0000	0.000
100YR - 004HR	CONTROL	0.2511	0.000
100YR - 004HR	CONTROL	0.5050	0.000
100YR - 004HR	CONTROL	0.7527	0.000
100YR - 004HR	CONTROL	1.0013	0.000
100YR - 004HR	CONTROL	1.2509	0.000
100YR - 004HR	CONTROL	1.5007	0.002
100YR - 004HR	CONTROL	1.7505	0.016
100YR - 004HR	CONTROL	2.0000	0.051
100YR - 004HR	CONTROL	2.2501	0.096
100YR - 004HR	CONTROL	2.5002	0.144
100YR - 004HR	CONTROL	2.7506	0.189
100YR - 004HR	CONTROL	3.0009	0.228
100YR - 004HR	CONTROL	3.2502	0.256
100YR - 004HR	CONTROL	3.5011	0.271
100YR - 004HR	CONTROL	3.7509	0.282
100YR - 004HR	CONTROL	4.0018	0.288
100YR - 004HR	CONTROL	4.2511	0.291
100YR - 004HR	CONTROL	4.5017	0.292
100YR - 004HR	CONTROL	4.7512	0.292
100YR - 004HR	CONTROL	5.0011	0.292
100YR - 004HR	CONTROL	5.2506	0.292
100YR - 004HR	CONTROL	5.5026	0.292
100YR - 004HR	CONTROL	5.7517	0.292
100YR - 004HR	CONTROL	6.0014	0.292
100YR - 004HR	CONTROL	6.2548	0.292
100YR - 004HR	CONTROL	6.5028	0.292
100YR - 004HR	CONTROL	6.7528	0.292
100YR - 004HR	CONTROL	7.0028	0.292
100YR - 004HR	CONTROL	7.2528	0.292
100YR - 004HR	CONTROL	7.5028	0.292
100YR - 004HR	CONTROL	7.7528	0.292
100YR - 004HR	CONTROL	8.0028	0.292
100YR - 004HR	CONTROL	8.2528	0.292
100YR - 004HR	CONTROL	8.5028	0.292
100YR - 004HR	CONTROL	8.7528	0.292
100YR - 004HR	CONTROL	9.0028	0.292
100YR - 004HR	CONTROL	9.2528	0.292

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 004HR	CONTROL	72.5028	0.292
100YR - 004HR	CONTROL	72.7528	0.292
100YR - 004HR	CONTROL	73.0028	0.292
100YR - 004HR	CONTROL	73.2528	0.292
100YR - 004HR	CONTROL	73.5028	0.292
100YR - 004HR	CONTROL	73.7528	0.292
100YR - 004HR	CONTROL	74.0028	0.292
100YR - 004HR	CONTROL	74.2528	0.292
100YR - 004HR	CONTROL	74.5028	0.292
100YR - 004HR	CONTROL	74.7528	0.292
100YR - 004HR	CONTROL	75.0028	0.292
100YR - 004HR	CONTROL	75.2528	0.292
100YR - 004HR	CONTROL	75.5028	0.292
100YR - 004HR	CONTROL	75.7528	0.292
100YR - 004HR	CONTROL	76.0028	0.292
100YR - 004HR	Existing Swale	0.0000	0.000
100YR - 004HR	Existing Swale	0.2511	0.000
100YR - 004HR	Existing Swale	0.5050	0.000
100YR - 004HR	Existing Swale	0.7527	0.000
100YR - 004HR	Existing Swale	1.0013	0.000
100YR - 004HR	Existing Swale	1.2509	0.000
100YR - 004HR	Existing Swale	1.5007	0.005
100YR - 004HR	Existing Swale	1.7505	0.024
100YR - 004HR	Existing Swale	2.0000	0.059
100YR - 004HR	Existing Swale	2.2501	0.100
100YR - 004HR	Existing Swale	2.5002	0.142
100YR - 004HR	Existing Swale	2.7506	0.181
100YR - 004HR	Existing Swale	3.0009	0.214
100YR - 004HR	Existing Swale	3.2502	0.238
100YR - 004HR	Existing Swale	3.5011	0.251
100YR - 004HR	Existing Swale	3.7509	0.260
100YR - 004HR	Existing Swale	4.0018	0.265
100YR - 004HR	Existing Swale	4.2511	0.267
100YR - 004HR	Existing Swale	4.5017	0.267
100YR - 004HR	Existing Swale	4.7512	0.267
100YR - 004HR	Existing Swale	5.0011	0.267
100YR - 004HR	Existing Swale	5.2506	0.267
100YR - 004HR	Existing Swale	5.5026	0.267
100YR - 004HR	Existing Swale	5.7517	0.267
100YR - 004HR	Existing Swale	6.0014	0.267
100YR - 004HR	Existing Swale	6.2548	0.267
100YR - 004HR	Existing Swale	6.5028	0.267

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 004HR	Existing Swale	69.7528	0.267
100YR - 004HR	Existing Swale	70.0028	0.267
100YR - 004HR	Existing Swale	70.2528	0.267
100YR - 004HR	Existing Swale	70.5028	0.267
100YR - 004HR	Existing Swale	70.7528	0.267
100YR - 004HR	Existing Swale	71.0028	0.267
100YR - 004HR	Existing Swale	71.2528	0.267
100YR - 004HR	Existing Swale	71.5028	0.267
100YR - 004HR	Existing Swale	71.7528	0.267
100YR - 004HR	Existing Swale	72.0028	0.267
100YR - 004HR	Existing Swale	72.2528	0.267
100YR - 004HR	Existing Swale	72.5028	0.267
100YR - 004HR	Existing Swale	72.7528	0.267
100YR - 004HR	Existing Swale	73.0028	0.267
100YR - 004HR	Existing Swale	73.2528	0.267
100YR - 004HR	Existing Swale	73.5028	0.267
100YR - 004HR	Existing Swale	73.7528	0.267
100YR - 004HR	Existing Swale	74.0028	0.267
100YR - 004HR	Existing Swale	74.2528	0.267
100YR - 004HR	Existing Swale	74.5028	0.267
100YR - 004HR	Existing Swale	74.7528	0.267
100YR - 004HR	Existing Swale	75.0028	0.267
100YR - 004HR	Existing Swale	75.2528	0.267
100YR - 004HR	Existing Swale	75.5028	0.267
100YR - 004HR	Existing Swale	75.7528	0.267
100YR - 004HR	Existing Swale	76.0028	0.267
100YR - 008HR	CONTROL	0.0000	0.000
100YR - 008HR	CONTROL	0.2511	0.000
100YR - 008HR	CONTROL	0.5050	0.000
100YR - 008HR	CONTROL	0.7527	0.000
100YR - 008HR	CONTROL	1.0027	0.000
100YR - 008HR	CONTROL	1.2527	0.000
100YR - 008HR	CONTROL	1.5027	0.000
100YR - 008HR	CONTROL	1.7511	0.000
100YR - 008HR	CONTROL	2.0041	0.000
100YR - 008HR	CONTROL	2.2507	0.000
100YR - 008HR	CONTROL	2.5005	0.000
100YR - 008HR	CONTROL	2.7507	0.001
100YR - 008HR	CONTROL	3.0009	0.004
100YR - 008HR	CONTROL	3.2507	0.019
100YR - 008HR	CONTROL	3.5006	0.053
100YR - 008HR	CONTROL	3.7505	0.101

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	CONTROL	4.0007	0.160
100YR - 008HR	CONTROL	4.2514	0.207
100YR - 008HR	CONTROL	4.5015	0.234
100YR - 008HR	CONTROL	4.7506	0.262
100YR - 008HR	CONTROL	5.0001	0.290
100YR - 008HR	CONTROL	5.2501	0.311
100YR - 008HR	CONTROL	5.5019	0.323
100YR - 008HR	CONTROL	5.7504	0.334
100YR - 008HR	CONTROL	6.0037	0.345
100YR - 008HR	CONTROL	6.2527	0.356
100YR - 008HR	CONTROL	6.5019	0.366
100YR - 008HR	CONTROL	6.7524	0.375
100YR - 008HR	CONTROL	7.0017	0.385
100YR - 008HR	CONTROL	7.2530	0.393
100YR - 008HR	CONTROL	7.5012	0.399
100YR - 008HR	CONTROL	7.7514	0.405
100YR - 008HR	CONTROL	8.0020	0.411
100YR - 008HR	CONTROL	8.2533	0.414
100YR - 008HR	CONTROL	8.5024	0.414
100YR - 008HR	CONTROL	8.7525	0.414
100YR - 008HR	CONTROL	9.0065	0.414
100YR - 008HR	CONTROL	9.2546	0.414
100YR - 008HR	CONTROL	9.5046	0.414
100YR - 008HR	CONTROL	9.7546	0.414
100YR - 008HR	CONTROL	10.0046	0.414
100YR - 008HR	CONTROL	10.2546	0.414
100YR - 008HR	CONTROL	10.5046	0.414
100YR - 008HR	CONTROL	10.7546	0.414
100YR - 008HR	CONTROL	11.0046	0.414
100YR - 008HR	CONTROL	11.2546	0.414
100YR - 008HR	CONTROL	11.5046	0.414
100YR - 008HR	CONTROL	11.7546	0.414
100YR - 008HR	CONTROL	12.0046	0.414
100YR - 008HR	CONTROL	12.2546	0.414
100YR - 008HR	CONTROL	12.5046	0.414
100YR - 008HR	CONTROL	12.7546	0.414
100YR - 008HR	CONTROL	13.0046	0.414
100YR - 008HR	CONTROL	13.2546	0.414
100YR - 008HR	CONTROL	13.5046	0.414
100YR - 008HR	CONTROL	13.7546	0.414
100YR - 008HR	CONTROL	14.0046	0.414
100YR - 008HR	CONTROL	14.2546	0.414

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	CONTROL	77.5046	0.414
100YR - 008HR	CONTROL	77.7546	0.414
100YR - 008HR	CONTROL	78.0046	0.414
100YR - 008HR	CONTROL	78.2546	0.414
100YR - 008HR	CONTROL	78.5046	0.414
100YR - 008HR	CONTROL	78.7546	0.414
100YR - 008HR	CONTROL	79.0046	0.414
100YR - 008HR	CONTROL	79.2546	0.414
100YR - 008HR	CONTROL	79.5046	0.414
100YR - 008HR	CONTROL	79.7546	0.414
100YR - 008HR	CONTROL	80.0046	0.414
100YR - 008HR	Existing Swale	0.0000	0.000
100YR - 008HR	Existing Swale	0.2511	0.000
100YR - 008HR	Existing Swale	0.5050	0.000
100YR - 008HR	Existing Swale	0.7527	0.000
100YR - 008HR	Existing Swale	1.0027	0.000
100YR - 008HR	Existing Swale	1.2527	0.000
100YR - 008HR	Existing Swale	1.5027	0.000
100YR - 008HR	Existing Swale	1.7511	0.000
100YR - 008HR	Existing Swale	2.0041	0.000
100YR - 008HR	Existing Swale	2.2507	0.000
100YR - 008HR	Existing Swale	2.5005	0.001
100YR - 008HR	Existing Swale	2.7507	0.004
100YR - 008HR	Existing Swale	3.0009	0.010
100YR - 008HR	Existing Swale	3.2507	0.026
100YR - 008HR	Existing Swale	3.5006	0.061
100YR - 008HR	Existing Swale	3.7505	0.105
100YR - 008HR	Existing Swale	4.0007	0.157
100YR - 008HR	Existing Swale	4.2514	0.196
100YR - 008HR	Existing Swale	4.5015	0.220
100YR - 008HR	Existing Swale	4.7506	0.243
100YR - 008HR	Existing Swale	5.0001	0.266
100YR - 008HR	Existing Swale	5.2501	0.283
100YR - 008HR	Existing Swale	5.5019	0.293
100YR - 008HR	Existing Swale	5.7504	0.302
100YR - 008HR	Existing Swale	6.0037	0.312
100YR - 008HR	Existing Swale	6.2527	0.321
100YR - 008HR	Existing Swale	6.5019	0.330
100YR - 008HR	Existing Swale	6.7524	0.338
100YR - 008HR	Existing Swale	7.0017	0.348
100YR - 008HR	Existing Swale	7.2530	0.356
100YR - 008HR	Existing Swale	7.5012	0.362

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	Existing Swale	7.7514	0.369
100YR - 008HR	Existing Swale	8.0020	0.375
100YR - 008HR	Existing Swale	8.2533	0.380
100YR - 008HR	Existing Swale	8.5024	0.381
100YR - 008HR	Existing Swale	8.7525	0.383
100YR - 008HR	Existing Swale	9.0065	0.384
100YR - 008HR	Existing Swale	9.2546	0.385
100YR - 008HR	Existing Swale	9.5046	0.386
100YR - 008HR	Existing Swale	9.7546	0.387
100YR - 008HR	Existing Swale	10.0046	0.388
100YR - 008HR	Existing Swale	10.2546	0.389
100YR - 008HR	Existing Swale	10.5046	0.389
100YR - 008HR	Existing Swale	10.7546	0.389
100YR - 008HR	Existing Swale	11.0046	0.390
100YR - 008HR	Existing Swale	11.2546	0.390
100YR - 008HR	Existing Swale	11.5046	0.390
100YR - 008HR	Existing Swale	11.7546	0.390
100YR - 008HR	Existing Swale	12.0046	0.390
100YR - 008HR	Existing Swale	12.2546	0.390
100YR - 008HR	Existing Swale	12.5046	0.390
100YR - 008HR	Existing Swale	12.7546	0.390
100YR - 008HR	Existing Swale	13.0046	0.390
100YR - 008HR	Existing Swale	13.2546	0.390
100YR - 008HR	Existing Swale	13.5046	0.390
100YR - 008HR	Existing Swale	13.7546	0.390
100YR - 008HR	Existing Swale	14.0046	0.390
100YR - 008HR	Existing Swale	14.2546	0.390
100YR - 008HR	Existing Swale	14.5046	0.390
100YR - 008HR	Existing Swale	14.7546	0.390
100YR - 008HR	Existing Swale	15.0046	0.390
100YR - 008HR	Existing Swale	15.2546	0.390
100YR - 008HR	Existing Swale	15.5046	0.390
100YR - 008HR	Existing Swale	15.7546	0.390
100YR - 008HR	Existing Swale	16.0046	0.390
100YR - 008HR	Existing Swale	16.2546	0.390
100YR - 008HR	Existing Swale	16.5046	0.390
100YR - 008HR	Existing Swale	16.7546	0.390
100YR - 008HR	Existing Swale	17.0046	0.390
100YR - 008HR	Existing Swale	17.2546	0.390
100YR - 008HR	Existing Swale	17.5046	0.390
100YR - 008HR	Existing Swale	17.7546	0.390
100YR - 008HR	Existing Swale	18.0046	0.390

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	Existing Swale	70.7546	0.390
100YR - 008HR	Existing Swale	71.0046	0.390
100YR - 008HR	Existing Swale	71.2546	0.390
100YR - 008HR	Existing Swale	71.5046	0.390
100YR - 008HR	Existing Swale	71.7546	0.390
100YR - 008HR	Existing Swale	72.0046	0.390
100YR - 008HR	Existing Swale	72.2546	0.390
100YR - 008HR	Existing Swale	72.5046	0.390
100YR - 008HR	Existing Swale	72.7546	0.390
100YR - 008HR	Existing Swale	73.0046	0.390
100YR - 008HR	Existing Swale	73.2546	0.390
100YR - 008HR	Existing Swale	73.5046	0.390
100YR - 008HR	Existing Swale	73.7546	0.390
100YR - 008HR	Existing Swale	74.0046	0.390
100YR - 008HR	Existing Swale	74.2546	0.390
100YR - 008HR	Existing Swale	74.5046	0.390
100YR - 008HR	Existing Swale	74.7546	0.390
100YR - 008HR	Existing Swale	75.0046	0.390
100YR - 008HR	Existing Swale	75.2546	0.390
100YR - 008HR	Existing Swale	75.5046	0.390
100YR - 008HR	Existing Swale	75.7546	0.390
100YR - 008HR	Existing Swale	76.0046	0.390
100YR - 008HR	Existing Swale	76.2546	0.390
100YR - 008HR	Existing Swale	76.5046	0.390
100YR - 008HR	Existing Swale	76.7546	0.390
100YR - 008HR	Existing Swale	77.0046	0.390
100YR - 008HR	Existing Swale	77.2546	0.390
100YR - 008HR	Existing Swale	77.5046	0.390
100YR - 008HR	Existing Swale	77.7546	0.390
100YR - 008HR	Existing Swale	78.0046	0.390
100YR - 008HR	Existing Swale	78.2546	0.390
100YR - 008HR	Existing Swale	78.5046	0.390
100YR - 008HR	Existing Swale	78.7546	0.390
100YR - 008HR	Existing Swale	79.0046	0.390
100YR - 008HR	Existing Swale	79.2546	0.390
100YR - 008HR	Existing Swale	79.5046	0.390
100YR - 008HR	Existing Swale	79.7546	0.390
100YR - 008HR	Existing Swale	80.0046	0.390
100YR - 024HR	CONTROL	0.0000	0.000
100YR - 024HR	CONTROL	0.2511	0.000
100YR - 024HR	CONTROL	0.5050	0.000
100YR - 024HR	CONTROL	0.7527	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	1.0027	0.000
100YR - 024HR	CONTROL	1.2527	0.000
100YR - 024HR	CONTROL	1.5027	0.000
100YR - 024HR	CONTROL	1.7527	0.000
100YR - 024HR	CONTROL	2.0027	0.000
100YR - 024HR	CONTROL	2.2527	0.000
100YR - 024HR	CONTROL	2.5027	0.000
100YR - 024HR	CONTROL	2.7527	0.000
100YR - 024HR	CONTROL	3.0027	0.000
100YR - 024HR	CONTROL	3.2527	0.000
100YR - 024HR	CONTROL	3.5027	0.000
100YR - 024HR	CONTROL	3.7527	0.000
100YR - 024HR	CONTROL	4.0027	0.000
100YR - 024HR	CONTROL	4.2527	0.000
100YR - 024HR	CONTROL	4.5027	0.000
100YR - 024HR	CONTROL	4.7527	0.000
100YR - 024HR	CONTROL	5.0027	0.000
100YR - 024HR	CONTROL	5.2501	0.000
100YR - 024HR	CONTROL	5.5049	0.000
100YR - 024HR	CONTROL	5.7514	0.000
100YR - 024HR	CONTROL	6.0003	0.000
100YR - 024HR	CONTROL	6.2538	0.001
100YR - 024HR	CONTROL	6.5031	0.002
100YR - 024HR	CONTROL	6.7528	0.004
100YR - 024HR	CONTROL	7.0039	0.006
100YR - 024HR	CONTROL	7.2541	0.008
100YR - 024HR	CONTROL	7.5026	0.010
100YR - 024HR	CONTROL	7.7523	0.013
100YR - 024HR	CONTROL	8.0039	0.017
100YR - 024HR	CONTROL	8.2511	0.021
100YR - 024HR	CONTROL	8.5031	0.027
100YR - 024HR	CONTROL	8.7503	0.034
100YR - 024HR	CONTROL	9.0025	0.041
100YR - 024HR	CONTROL	9.2515	0.049
100YR - 024HR	CONTROL	9.5005	0.057
100YR - 024HR	CONTROL	9.7509	0.066
100YR - 024HR	CONTROL	10.0013	0.075
100YR - 024HR	CONTROL	10.2522	0.086
100YR - 024HR	CONTROL	10.5010	0.100
100YR - 024HR	CONTROL	10.7513	0.115
100YR - 024HR	CONTROL	11.0004	0.130
100YR - 024HR	CONTROL	11.2518	0.148

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	22.0038	0.713
100YR - 024HR	CONTROL	22.2538	0.718
100YR - 024HR	CONTROL	22.5038	0.721
100YR - 024HR	CONTROL	22.7538	0.724
100YR - 024HR	CONTROL	23.0038	0.727
100YR - 024HR	CONTROL	23.2538	0.730
100YR - 024HR	CONTROL	23.5038	0.733
100YR - 024HR	CONTROL	23.7538	0.737
100YR - 024HR	CONTROL	24.0038	0.740
100YR - 024HR	CONTROL	24.2538	0.741
100YR - 024HR	CONTROL	24.5038	0.741
100YR - 024HR	CONTROL	24.7538	0.741
100YR - 024HR	CONTROL	25.0038	0.741
100YR - 024HR	CONTROL	25.2538	0.741
100YR - 024HR	CONTROL	25.5038	0.741
100YR - 024HR	CONTROL	25.7538	0.741
100YR - 024HR	CONTROL	26.0038	0.741
100YR - 024HR	CONTROL	26.2538	0.741
100YR - 024HR	CONTROL	26.5038	0.741
100YR - 024HR	CONTROL	26.7538	0.741
100YR - 024HR	CONTROL	27.0038	0.741
100YR - 024HR	CONTROL	27.2538	0.741
100YR - 024HR	CONTROL	27.5038	0.741
100YR - 024HR	CONTROL	27.7538	0.741
100YR - 024HR	CONTROL	28.0038	0.741
100YR - 024HR	CONTROL	28.2538	0.741
100YR - 024HR	CONTROL	28.5038	0.741
100YR - 024HR	CONTROL	28.7538	0.741
100YR - 024HR	CONTROL	29.0038	0.741
100YR - 024HR	CONTROL	29.2538	0.741
100YR - 024HR	CONTROL	29.5038	0.741
100YR - 024HR	CONTROL	29.7538	0.741
100YR - 024HR	CONTROL	30.0038	0.741
100YR - 024HR	CONTROL	30.2538	0.741
100YR - 024HR	CONTROL	30.5038	0.741
100YR - 024HR	CONTROL	30.7538	0.741
100YR - 024HR	CONTROL	31.0038	0.741
100YR - 024HR	CONTROL	31.2538	0.741
100YR - 024HR	CONTROL	31.5038	0.741
100YR - 024HR	CONTROL	31.7538	0.741
100YR - 024HR	CONTROL	32.0038	0.741
100YR - 024HR	CONTROL	32.2538	0.741

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	95.5038	0.741
100YR - 024HR	CONTROL	95.7538	0.741
100YR - 024HR	CONTROL	96.0038	0.741
100YR - 024HR	Existing Swale	0.0000	0.000
100YR - 024HR	Existing Swale	0.2511	0.000
100YR - 024HR	Existing Swale	0.5050	0.000
100YR - 024HR	Existing Swale	0.7527	0.000
100YR - 024HR	Existing Swale	1.0027	0.000
100YR - 024HR	Existing Swale	1.2527	0.000
100YR - 024HR	Existing Swale	1.5027	0.000
100YR - 024HR	Existing Swale	1.7527	0.000
100YR - 024HR	Existing Swale	2.0027	0.000
100YR - 024HR	Existing Swale	2.2527	0.000
100YR - 024HR	Existing Swale	2.5027	0.000
100YR - 024HR	Existing Swale	2.7527	0.000
100YR - 024HR	Existing Swale	3.0027	0.000
100YR - 024HR	Existing Swale	3.2527	0.000
100YR - 024HR	Existing Swale	3.5027	0.000
100YR - 024HR	Existing Swale	3.7527	0.000
100YR - 024HR	Existing Swale	4.0027	0.000
100YR - 024HR	Existing Swale	4.2527	0.000
100YR - 024HR	Existing Swale	4.5027	0.000
100YR - 024HR	Existing Swale	4.7527	0.000
100YR - 024HR	Existing Swale	5.0027	0.000
100YR - 024HR	Existing Swale	5.2501	0.000
100YR - 024HR	Existing Swale	5.5049	0.001
100YR - 024HR	Existing Swale	5.7514	0.002
100YR - 024HR	Existing Swale	6.0003	0.003
100YR - 024HR	Existing Swale	6.2538	0.005
100YR - 024HR	Existing Swale	6.5031	0.007
100YR - 024HR	Existing Swale	6.7528	0.009
100YR - 024HR	Existing Swale	7.0039	0.011
100YR - 024HR	Existing Swale	7.2541	0.014
100YR - 024HR	Existing Swale	7.5026	0.017
100YR - 024HR	Existing Swale	7.7523	0.021
100YR - 024HR	Existing Swale	8.0039	0.024
100YR - 024HR	Existing Swale	8.2511	0.029
100YR - 024HR	Existing Swale	8.5031	0.035
100YR - 024HR	Existing Swale	8.7503	0.042
100YR - 024HR	Existing Swale	9.0025	0.049
100YR - 024HR	Existing Swale	9.2515	0.056
100YR - 024HR	Existing Swale	9.5005	0.064

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	Existing Swale	93.7538	0.743
100YR - 024HR	Existing Swale	94.0038	0.743
100YR - 024HR	Existing Swale	94.2538	0.743
100YR - 024HR	Existing Swale	94.5038	0.743
100YR - 024HR	Existing Swale	94.7538	0.743
100YR - 024HR	Existing Swale	95.0038	0.743
100YR - 024HR	Existing Swale	95.2538	0.743
100YR - 024HR	Existing Swale	95.5038	0.743
100YR - 024HR	Existing Swale	95.7538	0.743
100YR - 024HR	Existing Swale	96.0038	0.743
100YR - 072HR	CONTROL	0.0000	0.000
100YR - 072HR	CONTROL	0.2511	0.000
100YR - 072HR	CONTROL	0.5050	0.000
100YR - 072HR	CONTROL	0.7527	0.000
100YR - 072HR	CONTROL	1.0027	0.000
100YR - 072HR	CONTROL	1.2527	0.000
100YR - 072HR	CONTROL	1.5027	0.000
100YR - 072HR	CONTROL	1.7527	0.000
100YR - 072HR	CONTROL	2.0027	0.000
100YR - 072HR	CONTROL	2.2527	0.000
100YR - 072HR	CONTROL	2.5027	0.000
100YR - 072HR	CONTROL	2.7527	0.000
100YR - 072HR	CONTROL	3.0027	0.000
100YR - 072HR	CONTROL	3.2527	0.000
100YR - 072HR	CONTROL	3.5027	0.000
100YR - 072HR	CONTROL	3.7527	0.000
100YR - 072HR	CONTROL	4.0027	0.000
100YR - 072HR	CONTROL	4.2527	0.000
100YR - 072HR	CONTROL	4.5027	0.000
100YR - 072HR	CONTROL	4.7527	0.000
100YR - 072HR	CONTROL	5.0027	0.000
100YR - 072HR	CONTROL	5.2527	0.000
100YR - 072HR	CONTROL	5.5027	0.000
100YR - 072HR	CONTROL	5.7527	0.000
100YR - 072HR	CONTROL	6.0027	0.000
100YR - 072HR	CONTROL	6.2527	0.000
100YR - 072HR	CONTROL	6.5027	0.000
100YR - 072HR	CONTROL	6.7527	0.000
100YR - 072HR	CONTROL	7.0027	0.000
100YR - 072HR	CONTROL	7.2527	0.000
100YR - 072HR	CONTROL	7.5027	0.000
100YR - 072HR	CONTROL	7.7527	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 072HR	CONTROL	134.0010	1.067
100YR - 072HR	CONTROL	134.2510	1.067
100YR - 072HR	CONTROL	134.5010	1.067
100YR - 072HR	CONTROL	134.7510	1.067
100YR - 072HR	CONTROL	135.0010	1.067
100YR - 072HR	CONTROL	135.2510	1.067
100YR - 072HR	CONTROL	135.5010	1.067
100YR - 072HR	CONTROL	135.7510	1.067
100YR - 072HR	CONTROL	136.0010	1.067
100YR - 072HR	CONTROL	136.2510	1.067
100YR - 072HR	CONTROL	136.5010	1.067
100YR - 072HR	CONTROL	136.7510	1.067
100YR - 072HR	CONTROL	137.0010	1.067
100YR - 072HR	CONTROL	137.2510	1.067
100YR - 072HR	CONTROL	137.5010	1.067
100YR - 072HR	CONTROL	137.7510	1.067
100YR - 072HR	CONTROL	138.0010	1.067
100YR - 072HR	CONTROL	138.2510	1.067
100YR - 072HR	CONTROL	138.5010	1.067
100YR - 072HR	CONTROL	138.7510	1.067
100YR - 072HR	CONTROL	139.0010	1.067
100YR - 072HR	CONTROL	139.2510	1.067
100YR - 072HR	CONTROL	139.5010	1.067
100YR - 072HR	CONTROL	139.7510	1.067
100YR - 072HR	CONTROL	140.0010	1.067
100YR - 072HR	CONTROL	140.2510	1.067
100YR - 072HR	CONTROL	140.5010	1.067
100YR - 072HR	CONTROL	140.7510	1.067
100YR - 072HR	CONTROL	141.0010	1.067
100YR - 072HR	CONTROL	141.2510	1.067
100YR - 072HR	CONTROL	141.5010	1.067
100YR - 072HR	CONTROL	141.7510	1.067
100YR - 072HR	CONTROL	142.0010	1.067
100YR - 072HR	CONTROL	142.2510	1.067
100YR - 072HR	CONTROL	142.5010	1.067
100YR - 072HR	CONTROL	142.7510	1.067
100YR - 072HR	CONTROL	143.0010	1.067
100YR - 072HR	CONTROL	143.2510	1.067
100YR - 072HR	CONTROL	143.5010	1.067
100YR - 072HR	CONTROL	143.7510	1.067
100YR - 072HR	CONTROL	144.0010	1.067
100YR - 072HR	Existing Swale	0.0000	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 072HR	Existing Swale	136.7510	1.029
100YR - 072HR	Existing Swale	137.0010	1.029
100YR - 072HR	Existing Swale	137.2510	1.029
100YR - 072HR	Existing Swale	137.5010	1.029
100YR - 072HR	Existing Swale	137.7510	1.029
100YR - 072HR	Existing Swale	138.0010	1.029
100YR - 072HR	Existing Swale	138.2510	1.029
100YR - 072HR	Existing Swale	138.5010	1.029
100YR - 072HR	Existing Swale	138.7510	1.029
100YR - 072HR	Existing Swale	139.0010	1.029
100YR - 072HR	Existing Swale	139.2510	1.029
100YR - 072HR	Existing Swale	139.5010	1.029
100YR - 072HR	Existing Swale	139.7510	1.029
100YR - 072HR	Existing Swale	140.0010	1.029
100YR - 072HR	Existing Swale	140.2510	1.029
100YR - 072HR	Existing Swale	140.5010	1.029
100YR - 072HR	Existing Swale	140.7510	1.029
100YR - 072HR	Existing Swale	141.0010	1.029
100YR - 072HR	Existing Swale	141.2510	1.029
100YR - 072HR	Existing Swale	141.5010	1.029
100YR - 072HR	Existing Swale	141.7510	1.029
100YR - 072HR	Existing Swale	142.0010	1.029
100YR - 072HR	Existing Swale	142.2510	1.029
100YR - 072HR	Existing Swale	142.5010	1.029
100YR - 072HR	Existing Swale	142.7510	1.029
100YR - 072HR	Existing Swale	143.0010	1.029
100YR - 072HR	Existing Swale	143.2510	1.029
100YR - 072HR	Existing Swale	143.5010	1.029
100YR - 072HR	Existing Swale	143.7510	1.029
100YR - 072HR	Existing Swale	144.0010	1.029
100YR - 168HR	CONTROL	0.0000	0.000
100YR - 168HR	CONTROL	0.2511	0.000
100YR - 168HR	CONTROL	0.5050	0.000
100YR - 168HR	CONTROL	0.7527	0.000
100YR - 168HR	CONTROL	1.0027	0.000
100YR - 168HR	CONTROL	1.2527	0.000
100YR - 168HR	CONTROL	1.5027	0.000
100YR - 168HR	CONTROL	1.7527	0.000
100YR - 168HR	CONTROL	2.0027	0.000
100YR - 168HR	CONTROL	2.2527	0.000
100YR - 168HR	CONTROL	2.5027	0.000
100YR - 168HR	CONTROL	2.7527	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	CONTROL	234.0033	1.339
100YR - 168HR	CONTROL	234.2533	1.339
100YR - 168HR	CONTROL	234.5033	1.339
100YR - 168HR	CONTROL	234.7533	1.339
100YR - 168HR	CONTROL	235.0033	1.339
100YR - 168HR	CONTROL	235.2533	1.339
100YR - 168HR	CONTROL	235.5033	1.339
100YR - 168HR	CONTROL	235.7533	1.339
100YR - 168HR	CONTROL	236.0033	1.339
100YR - 168HR	CONTROL	236.2533	1.339
100YR - 168HR	CONTROL	236.5033	1.339
100YR - 168HR	CONTROL	236.7533	1.339
100YR - 168HR	CONTROL	237.0033	1.339
100YR - 168HR	CONTROL	237.2533	1.339
100YR - 168HR	CONTROL	237.5033	1.339
100YR - 168HR	CONTROL	237.7533	1.339
100YR - 168HR	CONTROL	238.0033	1.339
100YR - 168HR	CONTROL	238.2533	1.339
100YR - 168HR	CONTROL	238.5033	1.339
100YR - 168HR	CONTROL	238.7533	1.339
100YR - 168HR	CONTROL	239.0033	1.339
100YR - 168HR	CONTROL	239.2533	1.339
100YR - 168HR	CONTROL	239.5033	1.339
100YR - 168HR	CONTROL	239.7533	1.339
100YR - 168HR	CONTROL	240.0033	1.339
100YR - 168HR	Existing Swale	0.0000	0.000
100YR - 168HR	Existing Swale	0.2511	0.000
100YR - 168HR	Existing Swale	0.5050	0.000
100YR - 168HR	Existing Swale	0.7527	0.000
100YR - 168HR	Existing Swale	1.0027	0.000
100YR - 168HR	Existing Swale	1.2527	0.000
100YR - 168HR	Existing Swale	1.5027	0.000
100YR - 168HR	Existing Swale	1.7527	0.000
100YR - 168HR	Existing Swale	2.0027	0.000
100YR - 168HR	Existing Swale	2.2527	0.000
100YR - 168HR	Existing Swale	2.5027	0.000
100YR - 168HR	Existing Swale	2.7527	0.000
100YR - 168HR	Existing Swale	3.0027	0.000
100YR - 168HR	Existing Swale	3.2527	0.000
100YR - 168HR	Existing Swale	3.5027	0.000
100YR - 168HR	Existing Swale	3.7527	0.000
100YR - 168HR	Existing Swale	4.0027	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	Existing Swale	235.2533	1.219
100YR - 168HR	Existing Swale	235.5033	1.219
100YR - 168HR	Existing Swale	235.7533	1.219
100YR - 168HR	Existing Swale	236.0033	1.219
100YR - 168HR	Existing Swale	236.2533	1.219
100YR - 168HR	Existing Swale	236.5033	1.219
100YR - 168HR	Existing Swale	236.7533	1.219
100YR - 168HR	Existing Swale	237.0033	1.219
100YR - 168HR	Existing Swale	237.2533	1.219
100YR - 168HR	Existing Swale	237.5033	1.219
100YR - 168HR	Existing Swale	237.7533	1.219
100YR - 168HR	Existing Swale	238.0033	1.219
100YR - 168HR	Existing Swale	238.2533	1.219
100YR - 168HR	Existing Swale	238.5033	1.219
100YR - 168HR	Existing Swale	238.7533	1.219
100YR - 168HR	Existing Swale	239.0033	1.219
100YR - 168HR	Existing Swale	239.2533	1.219
100YR - 168HR	Existing Swale	239.5033	1.219
100YR - 168HR	Existing Swale	239.7533	1.219
100YR - 168HR	Existing Swale	240.0033	1.219
100YR - 240HR	CONTROL	0.0000	0.000
100YR - 240HR	CONTROL	0.2511	0.000
100YR - 240HR	CONTROL	0.5050	0.000
100YR - 240HR	CONTROL	0.7527	0.000
100YR - 240HR	CONTROL	1.0027	0.000
100YR - 240HR	CONTROL	1.2527	0.000
100YR - 240HR	CONTROL	1.5027	0.000
100YR - 240HR	CONTROL	1.7527	0.000
100YR - 240HR	CONTROL	2.0027	0.000
100YR - 240HR	CONTROL	2.2527	0.000
100YR - 240HR	CONTROL	2.5027	0.000
100YR - 240HR	CONTROL	2.7527	0.000
100YR - 240HR	CONTROL	3.0027	0.000
100YR - 240HR	CONTROL	3.2527	0.000
100YR - 240HR	CONTROL	3.5027	0.000
100YR - 240HR	CONTROL	3.7527	0.000
100YR - 240HR	CONTROL	4.0027	0.000
100YR - 240HR	CONTROL	4.2527	0.000
100YR - 240HR	CONTROL	4.5027	0.000
100YR - 240HR	CONTROL	4.7527	0.000
100YR - 240HR	CONTROL	5.0027	0.000
100YR - 240HR	CONTROL	5.2527	0.000

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	CONTROL	236.5035	1.579
100YR - 240HR	CONTROL	236.7535	1.580
100YR - 240HR	CONTROL	237.0035	1.581
100YR - 240HR	CONTROL	237.2535	1.582
100YR - 240HR	CONTROL	237.5035	1.583
100YR - 240HR	CONTROL	237.7535	1.584
100YR - 240HR	CONTROL	238.0035	1.585
100YR - 240HR	CONTROL	238.2535	1.586
100YR - 240HR	CONTROL	238.5035	1.587
100YR - 240HR	CONTROL	238.7535	1.588
100YR - 240HR	CONTROL	239.0035	1.589
100YR - 240HR	CONTROL	239.2535	1.590
100YR - 240HR	CONTROL	239.5035	1.591
100YR - 240HR	CONTROL	239.7535	1.592
100YR - 240HR	CONTROL	240.0035	1.593
100YR - 240HR	CONTROL	240.2535	1.594
100YR - 240HR	CONTROL	240.5035	1.594
100YR - 240HR	CONTROL	240.7535	1.594
100YR - 240HR	CONTROL	241.0035	1.594
100YR - 240HR	CONTROL	241.2535	1.594
100YR - 240HR	CONTROL	241.5035	1.594
100YR - 240HR	CONTROL	241.7535	1.594
100YR - 240HR	CONTROL	242.0035	1.594
100YR - 240HR	CONTROL	242.2535	1.594
100YR - 240HR	CONTROL	242.5035	1.594
100YR - 240HR	CONTROL	242.7535	1.594
100YR - 240HR	CONTROL	243.0035	1.594
100YR - 240HR	CONTROL	243.2535	1.594
100YR - 240HR	CONTROL	243.5035	1.594
100YR - 240HR	CONTROL	243.7535	1.594
100YR - 240HR	CONTROL	244.0035	1.594
100YR - 240HR	CONTROL	244.2535	1.594
100YR - 240HR	CONTROL	244.5035	1.594
100YR - 240HR	CONTROL	244.7535	1.594
100YR - 240HR	CONTROL	245.0035	1.594
100YR - 240HR	CONTROL	245.2535	1.594
100YR - 240HR	CONTROL	245.5035	1.594
100YR - 240HR	CONTROL	245.7535	1.594
100YR - 240HR	CONTROL	246.0035	1.594
100YR - 240HR	CONTROL	246.2535	1.594
100YR - 240HR	CONTROL	246.5035	1.594
100YR - 240HR	CONTROL	246.7535	1.594

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	CONTROL	310.0035	1.594
100YR - 240HR	CONTROL	310.2535	1.594
100YR - 240HR	CONTROL	310.5035	1.594
100YR - 240HR	CONTROL	310.7535	1.594
100YR - 240HR	CONTROL	311.0035	1.594
100YR - 240HR	CONTROL	311.2535	1.594
100YR - 240HR	CONTROL	311.5035	1.594
100YR - 240HR	CONTROL	311.7535	1.594
100YR - 240HR	CONTROL	312.0035	1.594
100YR - 240HR	Existing Swale	0.0000	0.000
100YR - 240HR	Existing Swale	0.2511	0.000
100YR - 240HR	Existing Swale	0.5050	0.000
100YR - 240HR	Existing Swale	0.7527	0.000
100YR - 240HR	Existing Swale	1.0027	0.000
100YR - 240HR	Existing Swale	1.2527	0.000
100YR - 240HR	Existing Swale	1.5027	0.000
100YR - 240HR	Existing Swale	1.7527	0.000
100YR - 240HR	Existing Swale	2.0027	0.000
100YR - 240HR	Existing Swale	2.2527	0.000
100YR - 240HR	Existing Swale	2.5027	0.000
100YR - 240HR	Existing Swale	2.7527	0.000
100YR - 240HR	Existing Swale	3.0027	0.000
100YR - 240HR	Existing Swale	3.2527	0.000
100YR - 240HR	Existing Swale	3.5027	0.000
100YR - 240HR	Existing Swale	3.7527	0.000
100YR - 240HR	Existing Swale	4.0027	0.000
100YR - 240HR	Existing Swale	4.2527	0.000
100YR - 240HR	Existing Swale	4.5027	0.000
100YR - 240HR	Existing Swale	4.7527	0.000
100YR - 240HR	Existing Swale	5.0027	0.000
100YR - 240HR	Existing Swale	5.2527	0.000
100YR - 240HR	Existing Swale	5.5027	0.000
100YR - 240HR	Existing Swale	5.7527	0.000
100YR - 240HR	Existing Swale	6.0027	0.000
100YR - 240HR	Existing Swale	6.2527	0.000
100YR - 240HR	Existing Swale	6.5027	0.000
100YR - 240HR	Existing Swale	6.7527	0.000
100YR - 240HR	Existing Swale	7.0027	0.000
100YR - 240HR	Existing Swale	7.2527	0.000
100YR - 240HR	Existing Swale	7.5027	0.000
100YR - 240HR	Existing Swale	7.7527	0.000
100YR - 240HR	Existing Swale	8.0027	0.000

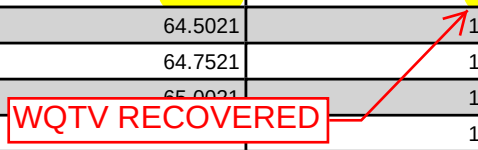
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	Existing Swale	239.2535	1.424
100YR - 240HR	Existing Swale	239.5035	1.425
100YR - 240HR	Existing Swale	239.7535	1.426
100YR - 240HR	Existing Swale	240.0035	1.427
100YR - 240HR	Existing Swale	240.2535	1.427
100YR - 240HR	Existing Swale	240.5035	1.427
100YR - 240HR	Existing Swale	240.7535	1.427
100YR - 240HR	Existing Swale	241.0035	1.427
100YR - 240HR	Existing Swale	241.2535	1.427
100YR - 240HR	Existing Swale	241.5035	1.427
100YR - 240HR	Existing Swale	241.7535	1.427
100YR - 240HR	Existing Swale	242.0035	1.427
100YR - 240HR	Existing Swale	242.2535	1.427
100YR - 240HR	Existing Swale	242.5035	1.427
100YR - 240HR	Existing Swale	242.7535	1.427
100YR - 240HR	Existing Swale	243.0035	1.427
100YR - 240HR	Existing Swale	243.2535	1.427
100YR - 240HR	Existing Swale	243.5035	1.427
100YR - 240HR	Existing Swale	243.7535	1.427
100YR - 240HR	Existing Swale	244.0035	1.427
100YR - 240HR	Existing Swale	244.2535	1.427
100YR - 240HR	Existing Swale	244.5035	1.427
100YR - 240HR	Existing Swale	244.7535	1.427
100YR - 240HR	Existing Swale	245.0035	1.427
100YR - 240HR	Existing Swale	245.2535	1.427
100YR - 240HR	Existing Swale	245.5035	1.427
100YR - 240HR	Existing Swale	245.7535	1.427
100YR - 240HR	Existing Swale	246.0035	1.427
100YR - 240HR	Existing Swale	246.2535	1.427
100YR - 240HR	Existing Swale	246.5035	1.427
100YR - 240HR	Existing Swale	246.7535	1.427
100YR - 240HR	Existing Swale	247.0035	1.427
100YR - 240HR	Existing Swale	247.2535	1.427
100YR - 240HR	Existing Swale	247.5035	1.427
100YR - 240HR	Existing Swale	247.7535	1.427
100YR - 240HR	Existing Swale	248.0035	1.427
100YR - 240HR	Existing Swale	248.2535	1.427
100YR - 240HR	Existing Swale	248.5035	1.427
100YR - 240HR	Existing Swale	248.7535	1.427
100YR - 240HR	Existing Swale	249.0035	1.427
100YR - 240HR	Existing Swale	249.2535	1.427
100YR - 240HR	Existing Swale	249.5035	1.427

Attachment H

WQTV Recovery Analysis

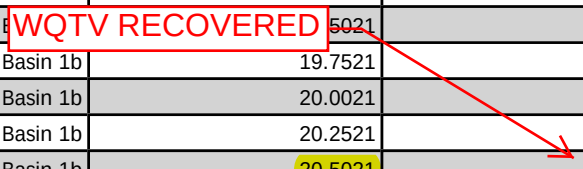
Sim	Node Name	Relative Time [hrs]	Stage [ft]
WQTV	Basin 1a	0.0000	160.10
WQTV	Basin 1a	0.2503	160.10
WQTV	Basin 1a	0.5010	160.09
WQTV	Basin 1a	0.7522	160.09
WQTV	Basin 1a	1.0013	160.09
WQTV	Basin 1a	1.2513	160.09
WQTV	Basin 1a	1.5007	160.08
WQTV	Basin 1a	1.7520	160.08
WQTV	Basin 1a	2.0018	160.08
WQTV	Basin 1a	2.2541	160.08
WQTV	Basin 1a	2.5029	160.07
WQTV	Basin 1a	2.7532	160.07
WQTV	Basin 1a	3.0004	160.07
WQTV	Basin 1a	3.2521	160.07
WQTV	Basin 1a	3.5021	160.06
WQTV	Basin 1a	3.7521	160.06
WQTV	Basin 1a	4.0021	160.06
WQTV	Basin 1a	4.2521	160.06
WQTV	Basin 1a	4.5021	160.05
WQTV	Basin 1a	4.7521	160.05
WQTV	Basin 1a	5.0021	160.05
WQTV	Basin 1a	5.2521	160.05
WQTV	Basin 1a	5.5021	160.04
WQTV	Basin 1a	5.7521	160.04
WQTV	Basin 1a	6.0021	160.04
WQTV	Basin 1a	6.2521	160.03
WQTV	Basin 1a	6.5021	160.03
WQTV	Basin 1a	6.7521	160.03
WQTV	Basin 1a	7.0021	160.03
WQTV	Basin 1a	7.2521	160.02
WQTV	Basin 1a	7.5021	160.02
WQTV	Basin 1a	7.7521	160.02
WQTV	Basin 1a	8.0021	160.02
WQTV	Basin 1a	8.2521	160.01
WQTV	Basin 1a	8.5021	160.01
WQTV	Basin 1a	8.7521	160.01
WQTV	Basin 1a	9.0021	160.01
WQTV	Basin 1a	9.2521	160.00
WQTV	Basin 1a	9.5021	160.00
WQTV	Basin 1a	9.7521	160.00
WQTV	Basin 1a	10.0021	160.00
WQTV	Basin 1a	10.2521	159.99

Sim	Node Name	Relative Time [hrs]	Stage [ft]
WQTV	Basin 1a	63.0021	159.51
WQTV	Basin 1a	63.2521	159.51
WQTV	Basin 1a	63.5021	159.51
WQTV	Basin 1a	63.7521	159.51
WQTV	Basin 1a	64.0021	159.51
WQTV	Basin 1a	64.2521	159.50
WQTV	Basin 1a	64.5021	159.50
WQTV	Basin 1a	64.7521	159.50
WQTV	Basin 1a	65.0021	159.50
WQTV	Basin 1a	65.2521	159.50
WQTV	Basin 1a	65.5021	159.50
WQTV	Basin 1a	65.7521	159.50
WQTV	Basin 1a	66.0021	159.50
WQTV	Basin 1a	66.2521	159.50
WQTV	Basin 1a	66.5021	159.50
WQTV	Basin 1a	66.7521	159.50
WQTV	Basin 1a	67.0021	159.50
WQTV	Basin 1a	67.2521	159.50
WQTV	Basin 1a	67.5021	159.50
WQTV	Basin 1a	67.7521	159.50
WQTV	Basin 1a	68.0021	159.50
WQTV	Basin 1a	68.2521	159.50
WQTV	Basin 1a	68.5021	159.50
WQTV	Basin 1a	68.7521	159.50
WQTV	Basin 1a	69.0021	159.50
WQTV	Basin 1a	69.2521	159.50
WQTV	Basin 1a	69.5021	159.50
WQTV	Basin 1a	69.7521	159.50
WQTV	Basin 1a	70.0021	159.50
WQTV	Basin 1a	70.2521	159.50
WQTV	Basin 1a	70.5021	159.50
WQTV	Basin 1a	70.7521	159.50
WQTV	Basin 1a	71.0021	159.50
WQTV	Basin 1a	71.2521	159.50
WQTV	Basin 1a	71.5021	159.50
WQTV	Basin 1a	71.7521	159.50
WQTV	Basin 1a	72.0021	159.50



Sim	Node Name	Relative Time [hrs]	Stage [ft]
WQTV	Basin 1b	0.0000	159.75
WQTV	Basin 1b	0.2503	159.65
WQTV	Basin 1b	0.5010	159.54
WQTV	Basin 1b	0.7522	159.44
WQTV	Basin 1b	1.0013	159.33
WQTV	Basin 1b	1.2513	159.23
WQTV	Basin 1b	1.5007	159.12
WQTV	Basin 1b	1.7520	159.02
WQTV	Basin 1b	2.0018	158.95
WQTV	Basin 1b	2.2541	158.89
WQTV	Basin 1b	2.5029	158.85
WQTV	Basin 1b	2.7532	158.81
WQTV	Basin 1b	3.0004	158.78
WQTV	Basin 1b	3.2521	158.75
WQTV	Basin 1b	3.5021	158.73
WQTV	Basin 1b	3.7521	158.71
WQTV	Basin 1b	4.0021	158.68
WQTV	Basin 1b	4.2521	158.66
WQTV	Basin 1b	4.5021	158.64
WQTV	Basin 1b	4.7521	158.62
WQTV	Basin 1b	5.0021	158.61
WQTV	Basin 1b	5.2521	158.59
WQTV	Basin 1b	5.5021	158.57
WQTV	Basin 1b	5.7521	158.56
WQTV	Basin 1b	6.0021	158.54
WQTV	Basin 1b	6.2521	158.53
WQTV	Basin 1b	6.5021	158.51
WQTV	Basin 1b	6.7521	158.50
WQTV	Basin 1b	7.0021	158.48
WQTV	Basin 1b	7.2521	158.47
WQTV	Basin 1b	7.5021	158.46
WQTV	Basin 1b	7.7521	158.45
WQTV	Basin 1b	8.0021	158.43
WQTV	Basin 1b	8.2521	158.42
WQTV	Basin 1b	8.5021	158.41
WQTV	Basin 1b	8.7521	158.40
WQTV	Basin 1b	9.0021	158.39
WQTV	Basin 1b	9.2521	158.38
WQTV	Basin 1b	9.5021	158.37
WQTV	Basin 1b	9.7521	158.35
WQTV	Basin 1b	10.0021	158.34
WQTV	Basin 1b	10.2521	158.33

Sim	Node Name	Relative Time [hrs]	Stage [ft]
WQTV	Basin 1b	10.5021	158.32
WQTV	Basin 1b	10.7521	158.31
WQTV	Basin 1b	11.0021	158.30
WQTV	Basin 1b	11.2521	158.29
WQTV	Basin 1b	11.5021	158.28
WQTV	Basin 1b	11.7521	158.28
WQTV	Basin 1b	12.0021	158.27
WQTV	Basin 1b	12.2521	158.26
WQTV	Basin 1b	12.5021	158.25
WQTV	Basin 1b	12.7521	158.24
WQTV	Basin 1b	13.0021	158.23
WQTV	Basin 1b	13.2521	158.22
WQTV	Basin 1b	13.5021	158.21
WQTV	Basin 1b	13.7521	158.20
WQTV	Basin 1b	14.0021	158.20
WQTV	Basin 1b	14.2521	158.19
WQTV	Basin 1b	14.5021	158.18
WQTV	Basin 1b	14.7521	158.17
WQTV	Basin 1b	15.0021	158.16
WQTV	Basin 1b	15.2521	158.15
WQTV	Basin 1b	15.5021	158.15
WQTV	Basin 1b	15.7521	158.14
WQTV	Basin 1b	16.0021	158.13
WQTV	Basin 1b	16.2521	158.12
WQTV	Basin 1b	16.5021	158.12
WQTV	Basin 1b	16.7521	158.11
WQTV	Basin 1b	17.0021	158.10
WQTV	Basin 1b	17.2521	158.09
WQTV	Basin 1b	17.5021	158.09
WQTV	Basin 1b	17.7521	158.08
WQTV	Basin 1b	18.0021	158.07
WQTV	Basin 1b	18.2521	158.06
WQTV	Basin 1b	18.5021	158.06
WQTV	Basin 1b	18.7521	158.05
WQTV	Basin 1b	19.0021	158.04
WQTV	Basin 1b	19.2521	158.04
WQTV	Basin 1b	19.5021	158.03
WQTV	Basin 1b	19.7521	158.02
WQTV	Basin 1b	20.0021	158.02
WQTV	Basin 1b	20.2521	158.01
WQTV	Basin 1b	20.5021	158.00
WQTV	Basin 1b	20.7521	158.00



Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.10 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.75 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Attachment I

Recovery Analysis

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 001HR	Basin 1a	0.0000	159.50
100YR - 001HR	Basin 1a	0.2511	159.50
100YR - 001HR	Basin 1a	0.5003	159.82
100YR - 001HR	Basin 1a	0.7502	160.62
100YR - 001HR	Basin 1a	1.0014	160.85
100YR - 001HR	Basin 1a	1.2516	160.78
100YR - 001HR	Basin 1a	1.5012	160.69
100YR - 001HR	Basin 1a	1.7524	160.61
100YR - 001HR	Basin 1a	2.0015	160.53
100YR - 001HR	Basin 1a	2.2529	160.45
100YR - 001HR	Basin 1a	2.5022	160.39
100YR - 001HR	Basin 1a	2.7545	160.34
100YR - 001HR	Basin 1a	3.0016	160.30
100YR - 001HR	Basin 1a	3.2535	160.26
100YR - 001HR	Basin 1a	3.5035	160.24
100YR - 001HR	Basin 1a	3.7535	160.22
100YR - 001HR	Basin 1a	4.0035	160.20
100YR - 001HR	Basin 1a	4.2535	160.19
100YR - 001HR	Basin 1a	4.5035	160.18
100YR - 001HR	Basin 1a	4.7535	160.17
100YR - 001HR	Basin 1a	5.0035	160.16
100YR - 001HR	Basin 1a	5.2535	160.16
100YR - 001HR	Basin 1a	5.5035	160.15
100YR - 001HR	Basin 1a	5.7535	160.15
100YR - 001HR	Basin 1a	6.0035	160.14
100YR - 001HR	Basin 1a	6.2535	160.14
100YR - 001HR	Basin 1a	6.5035	160.13
100YR - 001HR	Basin 1a	6.7535	160.13
100YR - 001HR	Basin 1a	7.0035	160.12
100YR - 001HR	Basin 1a	7.2535	160.12
100YR - 001HR	Basin 1a	7.5035	160.12
100YR - 001HR	Basin 1a	7.7535	160.12
100YR - 001HR	Basin 1a	8.0035	160.11
100YR - 001HR	Basin 1a	8.2535	160.11
100YR - 001HR	Basin 1a	8.5035	160.11
100YR - 001HR	Basin 1a	8.7535	160.10
100YR - 001HR	Basin 1a	9.0035	160.10
100YR - 001HR	Basin 1a	9.2535	160.10
100YR - 001HR	Basin 1a	9.5035	160.10
100YR - 001HR	Basin 1a	9.7535	160.09
100YR - 001HR	Basin 1a	10.0035	160.09
100YR - 001HR	Basin 1a	10.2535	160.09

INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1a	0.2511	159.50
100YR - 002HR	Basin 1a	0.5006	159.68
100YR - 002HR	Basin 1a	0.7501	160.23
100YR - 002HR	Basin 1a	1.0008	160.73
100YR - 002HR	Basin 1a	1.2509	160.88
100YR - 002HR	Basin 1a	1.5027	160.93
100YR - 002HR	Basin 1a	1.7545	160.94
100YR - 002HR	Basin 1a	2.0017	160.92
100YR - 002HR	Basin 1a	2.2520	160.85
100YR - 002HR	Basin 1a	2.5009	160.76
100YR - 002HR	Basin 1a	2.7506	160.67
100YR - 002HR	Basin 1a	3.0014	160.58
100YR - 002HR	Basin 1a	3.2512	160.50
100YR - 002HR	Basin 1a	3.5020	160.43
100YR - 002HR	Basin 1a	3.7530	160.37
100YR - 002HR	Basin 1a	4.0024	160.32
100YR - 002HR	Basin 1a	4.2521	160.29
100YR - 002HR	Basin 1a	4.5034	160.25
100YR - 002HR	Basin 1a	4.7534	160.23
100YR - 002HR	Basin 1a	5.0034	160.21
100YR - 002HR	Basin 1a	5.2534	160.20
100YR - 002HR	Basin 1a	5.5034	160.19
100YR - 002HR	Basin 1a	5.7534	160.18
100YR - 002HR	Basin 1a	6.0034	160.17
100YR - 002HR	Basin 1a	6.2534	160.16
100YR - 002HR	Basin 1a	6.5034	160.15
100YR - 002HR	Basin 1a	6.7534	160.15
100YR - 002HR	Basin 1a	7.0034	160.14
100YR - 002HR	Basin 1a	7.2534	160.14
100YR - 002HR	Basin 1a	7.5034	160.13
100YR - 002HR	Basin 1a	7.7534	160.13
100YR - 002HR	Basin 1a	8.0034	160.13
100YR - 002HR	Basin 1a	8.2534	160.12
100YR - 002HR	Basin 1a	8.5034	160.12
100YR - 002HR	Basin 1a	8.7534	160.12
100YR - 002HR	Basin 1a	9.0034	160.11
100YR - 002HR	Basin 1a	9.2534	160.11
100YR - 002HR	Basin 1a	9.5034	160.11
100YR - 002HR	Basin 1a	9.7534	160.11
100YR - 002HR	Basin 1a	10.0034	160.10
100YR - 002HR	Basin 1a	10.2534	160.10
100YR - 002HR	Basin 1a	10.5034	160.10

INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1a	73.7534	159.57
100YR - 002HR	Basin 1a	74.0034	159.57
100YR - 004HR	Basin 1a	0.0000	159.50
100YR - 004HR	Basin 1a	0.2511	159.50
100YR - 004HR	Basin 1a	0.5050	159.50
100YR - 004HR	Basin 1a	0.7527	159.50
100YR - 004HR	Basin 1a	1.0013	159.53
100YR - 004HR	Basin 1a	1.2509	159.66
100YR - 004HR	Basin 1a	1.5007	159.90
100YR - 004HR	Basin 1a	1.7505	160.22
100YR - 004HR	Basin 1a	2.0000	160.55
100YR - 004HR	Basin 1a	2.2501	160.79
100YR - 004HR	Basin 1a	2.5002	160.98
100YR - 004HR	Basin 1a	2.7506	161.04
100YR - 004HR	Basin 1a	3.0009	161.03
100YR - 004HR	Basin 1a	3.2502	161.01
100YR - 004HR	Basin 1a	3.5011	160.98
100YR - 004HR	Basin 1a	3.7509	160.92
100YR - 004HR	Basin 1a	4.0018	160.86
100YR - 004HR	Basin 1a	4.2511	160.78
100YR - 004HR	Basin 1a	4.5017	160.69
100YR - 004HR	Basin 1a	4.7512	160.60
100YR - 004HR	Basin 1a	5.0011	160.52
100YR - 004HR	Basin 1a	5.2506	160.45
100YR - 004HR	Basin 1a	5.5026	160.38
100YR - 004HR	Basin 1a	5.7517	160.33
100YR - 004HR	Basin 1a	6.0014	160.29
100YR - 004HR	Basin 1a	6.2548	160.26
100YR - 004HR	Basin 1a	6.5028	160.24
100YR - 004HR	Basin 1a	6.7528	160.22
100YR - 004HR	Basin 1a	7.0028	160.20
100YR - 004HR	Basin 1a	7.2528	160.19
100YR - 004HR	Basin 1a	7.5028	160.18
100YR - 004HR	Basin 1a	7.7528	160.17
100YR - 004HR	Basin 1a	8.0028	160.16
100YR - 004HR	Basin 1a	8.2528	160.16
100YR - 004HR	Basin 1a	8.5028	160.15
100YR - 004HR	Basin 1a	8.7528	160.14
100YR - 004HR	Basin 1a	9.0028	160.14
100YR - 004HR	Basin 1a	9.2528	160.14
100YR - 004HR	Basin 1a	9.5028	160.13
100YR - 004HR	Basin 1a	9.7528	160.13

INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 008HR		7.2530	160.62
100YR - 008HR		7.5012	160.57
100YR - 008HR		7.7514	160.52
100YR - 008HR	Basin 1a	8.0020	160.48
100YR - 008HR	Basin 1a	8.2533	160.42
100YR - 008HR	Basin 1a	8.5024	160.37
100YR - 008HR	Basin 1a	8.7525	160.32
100YR - 008HR	Basin 1a	9.0065	160.28
100YR - 008HR	Basin 1a	9.2546	160.25
100YR - 008HR	Basin 1a	9.5046	160.23
100YR - 008HR	Basin 1a		160.21
100YR - 008HR	Basin 1a		160.20
100YR - 008HR	Basin 1a	10.2546	160.19
100YR - 008HR	Basin 1a	10.5046	160.18
100YR - 008HR	Basin 1a	10.7546	160.17
100YR - 008HR	Basin 1a	11.0046	160.16
100YR - 008HR	Basin 1a	11.2546	160.15
100YR - 008HR	Basin 1a	11.5046	160.15
100YR - 008HR	Basin 1a	11.7546	160.14
100YR - 008HR	Basin 1a	12.0046	160.14
100YR - 008HR	Basin 1a	12.2546	160.13
100YR - 008HR	Basin 1a	12.5046	160.13
100YR - 008HR	Basin 1a	12.7546	160.13
100YR - 008HR	Basin 1a	13.0046	160.12
100YR - 008HR	Basin 1a	13.2546	160.12
100YR - 008HR	Basin 1a	13.5046	160.12
100YR - 008HR	Basin 1a	13.7546	160.11
100YR - 008HR	Basin 1a	14.0046	160.11
100YR - 008HR	Basin 1a	14.2546	160.11
100YR - 008HR	Basin 1a	14.5046	160.11
100YR - 008HR	Basin 1a	14.7546	160.10
100YR - 008HR	Basin 1a	15.0046	160.10
100YR - 008HR	Basin 1a	15.2546	160.10
100YR - 008HR	Basin 1a	15.5046	160.10
100YR - 008HR	Basin 1a	15.7546	160.09
100YR - 008HR	Basin 1a	16.0046	160.09
100YR - 008HR	Basin 1a	16.2546	160.09
100YR - 008HR	Basin 1a	16.5046	160.09
100YR - 008HR	Basin 1a	16.7546	160.08
100YR - 008HR	Basin 1a	17.0046	160.08
100YR - 008HR	Basin 1a	17.2546	160.08
100YR - 008HR	Basin 1a	17.5046	160.07

INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 024HR	Basin 1a	21.5038	160.34
100YR - 024HR	Basin 1a	21.7538	160.33
100YR - 024HR	Basin 1a	22.0038	160.31
100YR - 024HR	Basin 1a	22.2538	160.30
100YR - 024HR	Basin 1a	22.5038	160.28
100YR - 024HR	Basin 1a	22.7538	160.26
100YR - 024HR	Basin 1a	23.0038	160.25
100YR - 024HR	Basin 1a	23.2538	160.24
100YR - 024HR	Basin 1a	23.5038	160.24
100YR - 024HR	Basin 1a	23.7538	160.23
100YR - 024HR	Basin 1a	24.0038	160.23
100YR - 024HR	Basin 1a	24.2538	160.22
100YR - 024HR	Basin 1a	24.5038	160.20
100YR - 024HR	Basin 1a	24.7538	160.19
100YR - 024HR	Basin 1a	25.0038	160.18
100YR - 024HR	Basin 1a	25.2538	160.17
100YR - 024HR	Basin 1a	25.5038	160.16
100YR - 024HR	Basin 1a	25.7538	160.16
100YR - 024HR	Basin 1a	26.0038	160.15
100YR - 024HR	Basin 1a	26.2538	160.14
100YR - 024HR	Basin 1a	26.5038	160.14
100YR - 024HR	Basin 1a	26.7538	160.14
100YR - 024HR	Basin 1a	27.0038	160.13
100YR - 024HR	Basin 1a	27.2538	160.13
100YR - 024HR	Basin 1a	27.5038	160.12
100YR - 024HR	Basin 1a	27.7538	160.12
100YR - 024HR	Basin 1a	28.0038	160.12
100YR - 024HR	Basin 1a	28.2538	160.12
100YR - 024HR	Basin 1a	28.5038	160.11
100YR - 024HR	Basin 1a	28.7538	160.11
100YR - 024HR	Basin 1a	29.0038	160.11
100YR - 024HR	Basin 1a	29.2538	160.10
100YR - 024HR	Basin 1a	29.5038	160.10
100YR - 024HR	Basin 1a	29.7538	160.10
100YR - 024HR	Basin 1a	30.0038	160.10
100YR - 024HR	Basin 1a	30.2538	160.09
100YR - 024HR	Basin 1a	30.5038	160.09
100YR - 024HR	Basin 1a	30.7538	160.09
100YR - 024HR	Basin 1a	31.0038	160.09
100YR - 024HR	Basin 1a	31.2538	160.08
100YR - 024HR	Basin 1a	31.5038	160.08
100YR - 024HR	Basin 1a	31.7538	160.08

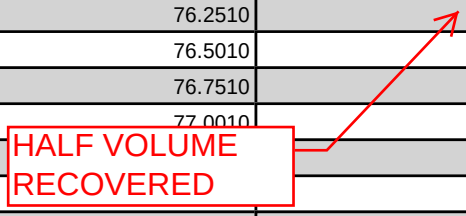
INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

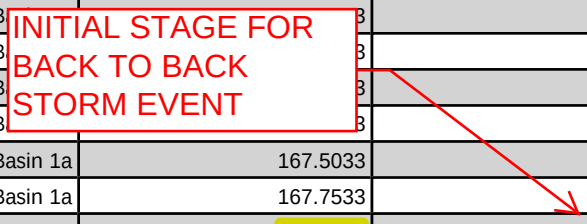
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 072HR	Basin 1a	61.7525	160.51
100YR - 072HR	Basin 1a	62.0025	160.50
100YR - 072HR	Basin 1a	62.2525	160.49
100YR - 072HR	Basin 1a	62.5025	160.49
100YR - 072HR	Basin 1a	62.7525	160.48
100YR - 072HR	Basin 1a	63.0025	160.47
100YR - 072HR	Basin 1a	63.2525	160.47
100YR - 072HR	Basin 1a	63.5025	160.46
100YR - 072HR	Basin 1a	63.7525	160.46
100YR - 072HR	Basin 1a	64.0025	160.45
100YR - 072HR	Basin 1a	64.2525	160.43
100YR - 072HR	Basin 1a	64.5022	160.40
100YR - 072HR	Basin 1a	64.7510	160.37
100YR - 072HR	Basin 1a	65.0010	160.35
100YR - 072HR	Basin 1a	65.2510	160.33
100YR - 072HR	Basin 1a	65.5010	160.31
100YR - 072HR	Basin 1a	65.7510	160.30
100YR - 072HR	Basin 1a	66.0010	160.28
100YR - 072HR	Basin 1a	66.2510	160.27
100YR - 072HR	Basin 1a	66.5010	160.27
100YR - 072HR	Basin 1a	66.7510	160.26
100YR - 072HR	Basin 1a	67.0010	160.25
100YR - 072HR	Basin 1a	67.2510	160.25
100YR - 072HR	Basin 1a	67.5010	160.25
100YR - 072HR	Basin 1a	67.7510	160.24
100YR - 072HR	Basin 1a	68.0010	160.24
100YR - 072HR	Basin 1a	68.2510	160.23
100YR - 072HR	Basin 1a	68.5010	160.23
100YR - 072HR	Basin 1a	68.7510	160.22
100YR - 072HR	Basin 1a	69.0010	160.21
100YR - 072HR	Basin 1a	69.2510	160.21
100YR - 072HR	Basin 1a	69.5010	160.20
100YR - 072HR	Basin 1a	69.7510	160.20
100YR - 072HR	Basin 1a	70.0010	160.20
100YR - 072HR	Basin 1a	70.2510	160.19
100YR - 072HR		5010	160.19
100YR - 072HR		7510	160.19
100YR - 072HR		0010	160.19
100YR - 072HR	Basin 1a	71.2510	160.19
100YR - 072HR	Basin 1a	71.5010	160.19
100YR - 072HR	Basin 1a	71.7510	160.19
100YR - 072HR	Basin 1a	72.0010	160.19

INITIAL STAGE FOR BACK TO BACK STORM EVENT

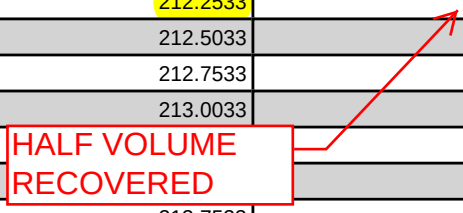
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 072HR	Basin 1a	72.2510	160.18
100YR - 072HR	Basin 1a	72.5010	160.17
100YR - 072HR	Basin 1a	72.7510	160.17
100YR - 072HR	Basin 1a	73.0010	160.16
100YR - 072HR	Basin 1a	73.2510	160.16
100YR - 072HR	Basin 1a	73.5010	160.15
100YR - 072HR	Basin 1a	73.7510	160.15
100YR - 072HR	Basin 1a	74.0010	160.14
100YR - 072HR	Basin 1a	74.2510	160.14
100YR - 072HR	Basin 1a	74.5010	160.14
100YR - 072HR	Basin 1a	74.7510	160.13
100YR - 072HR	Basin 1a	75.0010	160.13
100YR - 072HR	Basin 1a	75.2510	160.13
100YR - 072HR	Basin 1a	75.5010	160.13
100YR - 072HR	Basin 1a	75.7510	160.13
100YR - 072HR	Basin 1a	76.0010	160.12
100YR - 072HR	Basin 1a	76.2510	160.12
100YR - 072HR	Basin 1a	76.5010	160.12
100YR - 072HR	Basin 1a	76.7510	160.12
100YR - 072HR	Basin 1a	77.0010	160.12
100YR - 072HR	Basin 1a	77.2510	160.12
100YR - 072HR	Basin 1a	77.5010	160.11
100YR - 072HR	Basin 1a	77.7510	160.11
100YR - 072HR	Basin 1a	78.0010	160.11
100YR - 072HR	Basin 1a	78.2510	160.11
100YR - 072HR	Basin 1a	78.5010	160.11
100YR - 072HR	Basin 1a	78.7510	160.11
100YR - 072HR	Basin 1a	79.0010	160.11
100YR - 072HR	Basin 1a	79.2510	160.11
100YR - 072HR	Basin 1a	79.5010	160.10
100YR - 072HR	Basin 1a	79.7510	160.10
100YR - 072HR	Basin 1a	80.0010	160.10
100YR - 072HR	Basin 1a	80.2510	160.10
100YR - 072HR	Basin 1a	80.5010	160.10
100YR - 072HR	Basin 1a	80.7510	160.10
100YR - 072HR	Basin 1a	81.0010	160.10
100YR - 072HR	Basin 1a	81.2510	160.10
100YR - 072HR	Basin 1a	81.5010	160.10
100YR - 072HR	Basin 1a	81.7510	160.10
100YR - 072HR	Basin 1a	82.0010	160.09
100YR - 072HR	Basin 1a	82.2510	160.09
100YR - 072HR	Basin 1a	82.5010	160.09



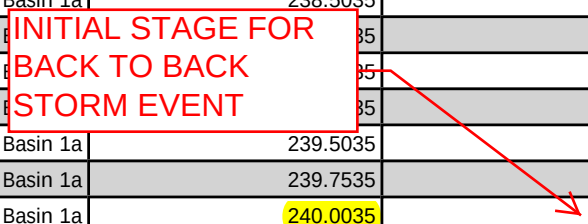
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 168HR	Basin 1a	159.0044	160.44
100YR - 168HR	Basin 1a	159.2544	160.44
100YR - 168HR	Basin 1a	159.5044	160.44
100YR - 168HR	Basin 1a	159.7544	160.45
100YR - 168HR	Basin 1a	160.0044	160.45
100YR - 168HR	Basin 1a	160.2520	160.43
100YR - 168HR	Basin 1a	160.5043	160.39
100YR - 168HR	Basin 1a	160.7570	160.36
100YR - 168HR	Basin 1a	161.0033	160.33
100YR - 168HR	Basin 1a	161.2533	160.31
100YR - 168HR	Basin 1a	161.5033	160.29
100YR - 168HR	Basin 1a	161.7533	160.27
100YR - 168HR	Basin 1a	162.0033	160.26
100YR - 168HR	Basin 1a	162.2533	160.25
100YR - 168HR	Basin 1a	162.5033	160.24
100YR - 168HR	Basin 1a	162.7533	160.23
100YR - 168HR	Basin 1a	163.0033	160.23
100YR - 168HR	Basin 1a	163.2533	160.22
100YR - 168HR	Basin 1a	163.5033	160.22
100YR - 168HR	Basin 1a	163.7533	160.22
100YR - 168HR	Basin 1a	164.0033	160.22
100YR - 168HR	Basin 1a	164.2533	160.21
100YR - 168HR	Basin 1a	164.5033	160.21
100YR - 168HR	Basin 1a	164.7533	160.21
100YR - 168HR	Basin 1a	165.0033	160.21
100YR - 168HR	Basin 1a	165.2533	160.21
100YR - 168HR	Basin 1a	165.5033	160.21
100YR - 168HR	Basin 1a	165.7533	160.21
100YR - 168HR	Basin 1a	166.0033	160.21
100YR - 168HR	Basin 1a	166.2533	160.21
100YR - 168HR	B	3	160.21
100YR - 168HR	B	3	160.21
100YR - 168HR	B	3	160.21
100YR - 168HR	B	3	160.21
100YR - 168HR	Basin 1a	167.5033	160.21
100YR - 168HR	Basin 1a	167.7533	160.21
100YR - 168HR	Basin 1a	168.0033	160.21
100YR - 168HR	Basin 1a	168.2533	160.20
100YR - 168HR	Basin 1a	168.5033	160.19
100YR - 168HR	Basin 1a	168.7533	160.18
100YR - 168HR	Basin 1a	169.0033	160.18
100YR - 168HR	Basin 1a	169.2533	160.17



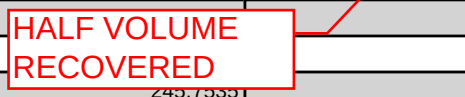
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 168HR	Basin 1a	211.5033	160.05
100YR - 168HR	Basin 1a	211.7533	160.05
100YR - 168HR	Basin 1a	212.0033	160.05
100YR - 168HR	Basin 1a	212.2533	160.04
100YR - 168HR	Basin 1a	212.5033	160.04
100YR - 168HR	Basin 1a	212.7533	160.04
100YR - 168HR	Basin 1a	213.0033	160.04
100YR - 168HR	Basin 1a		160.04
100YR - 168HR	Basin 1a		160.04
100YR - 168HR	Basin 1a	213.7533	160.04
100YR - 168HR	Basin 1a	214.0033	160.04
100YR - 168HR	Basin 1a	214.2533	160.04
100YR - 168HR	Basin 1a	214.5033	160.04
100YR - 168HR	Basin 1a	214.7533	160.04
100YR - 168HR	Basin 1a	215.0033	160.04
100YR - 168HR	Basin 1a	215.2533	160.04
100YR - 168HR	Basin 1a	215.5033	160.04
100YR - 168HR	Basin 1a	215.7533	160.04
100YR - 168HR	Basin 1a	216.0033	160.04
100YR - 168HR	Basin 1a	216.2533	160.04
100YR - 168HR	Basin 1a	216.5033	160.04
100YR - 168HR	Basin 1a	216.7533	160.04
100YR - 168HR	Basin 1a	217.0033	160.04
100YR - 168HR	Basin 1a	217.2533	160.04
100YR - 168HR	Basin 1a	217.5033	160.04
100YR - 168HR	Basin 1a	217.7533	160.03
100YR - 168HR	Basin 1a	218.0033	160.03
100YR - 168HR	Basin 1a	218.2533	160.03
100YR - 168HR	Basin 1a	218.5033	160.03
100YR - 168HR	Basin 1a	218.7533	160.03
100YR - 168HR	Basin 1a	219.0033	160.03
100YR - 168HR	Basin 1a	219.2533	160.03
100YR - 168HR	Basin 1a	219.5033	160.03
100YR - 168HR	Basin 1a	219.7533	160.03
100YR - 168HR	Basin 1a	220.0033	160.03
100YR - 168HR	Basin 1a	220.2533	160.03
100YR - 168HR	Basin 1a	220.5033	160.03
100YR - 168HR	Basin 1a	220.7533	160.03
100YR - 168HR	Basin 1a	221.0033	160.03
100YR - 168HR	Basin 1a	221.2533	160.03
100YR - 168HR	Basin 1a	221.5033	160.03
100YR - 168HR	Basin 1a	221.7533	160.03



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 240HR	Basin 1a	233.7535	160.16
100YR - 240HR	Basin 1a	234.0035	160.16
100YR - 240HR	Basin 1a	234.2535	160.16
100YR - 240HR	Basin 1a	234.5035	160.16
100YR - 240HR	Basin 1a	234.7535	160.16
100YR - 240HR	Basin 1a	235.0035	160.16
100YR - 240HR	Basin 1a	235.2535	160.16
100YR - 240HR	Basin 1a	235.5035	160.16
100YR - 240HR	Basin 1a	235.7535	160.16
100YR - 240HR	Basin 1a	236.0035	160.16
100YR - 240HR	Basin 1a	236.2535	160.16
100YR - 240HR	Basin 1a	236.5035	160.16
100YR - 240HR	Basin 1a	236.7535	160.16
100YR - 240HR	Basin 1a	237.0035	160.16
100YR - 240HR	Basin 1a	237.2535	160.16
100YR - 240HR	Basin 1a	237.5035	160.16
100YR - 240HR	Basin 1a	237.7535	160.16
100YR - 240HR	Basin 1a	238.0035	160.16
100YR - 240HR	Basin 1a	238.2535	160.16
100YR - 240HR	Basin 1a	238.5035	160.16
100YR - 240HR	B	35	160.16
100YR - 240HR	B	35	160.16
100YR - 240HR	B	35	160.16
100YR - 240HR	Basin 1a	239.5035	160.16
100YR - 240HR	Basin 1a	239.7535	160.16
100YR - 240HR	Basin 1a	240.0035	160.16
100YR - 240HR	Basin 1a	240.2535	160.16
100YR - 240HR	Basin 1a	240.5035	160.15
100YR - 240HR	Basin 1a	240.7535	160.15
100YR - 240HR	Basin 1a	241.0035	160.15
100YR - 240HR	Basin 1a	241.2535	160.14
100YR - 240HR	Basin 1a	241.5035	160.14
100YR - 240HR	Basin 1a	241.7535	160.14
100YR - 240HR	Basin 1a	242.0035	160.14
100YR - 240HR	Basin 1a	242.2535	160.14
100YR - 240HR	Basin 1a	242.5035	160.13
100YR - 240HR	Basin 1a	242.7535	160.13
100YR - 240HR	Basin 1a	243.0035	160.13
100YR - 240HR	Basin 1a	243.2535	160.13
100YR - 240HR	Basin 1a	243.5035	160.13
100YR - 240HR	Basin 1a	243.7535	160.13
100YR - 240HR	Basin 1a	244.0035	160.13



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 240HR	Basin 1a	244.2535	160.12
100YR - 240HR	Basin 1a	244.5035	160.12
100YR - 240HR	Basin 1a	244.7535	160.12
100YR - 240HR	Basin 1a	245.0035	160.12
100YR - 240HR	Basin 1a		160.12
100YR - 240HR	Basin 1a		160.12
100YR - 240HR	Basin 1a	245.7535	160.12
100YR - 240HR	Basin 1a	246.0035	160.12
100YR - 240HR	Basin 1a	246.2535	160.12
100YR - 240HR	Basin 1a	246.5035	160.12
100YR - 240HR	Basin 1a	246.7535	160.12
100YR - 240HR	Basin 1a	247.0035	160.11
100YR - 240HR	Basin 1a	247.2535	160.11
100YR - 240HR	Basin 1a	247.5035	160.11
100YR - 240HR	Basin 1a	247.7535	160.11
100YR - 240HR	Basin 1a	248.0035	160.11
100YR - 240HR	Basin 1a	248.2535	160.11
100YR - 240HR	Basin 1a	248.5035	160.11
100YR - 240HR	Basin 1a	248.7535	160.11
100YR - 240HR	Basin 1a	249.0035	160.11
100YR - 240HR	Basin 1a	249.2535	160.11
100YR - 240HR	Basin 1a	249.5035	160.11
100YR - 240HR	Basin 1a	249.7535	160.11
100YR - 240HR	Basin 1a	250.0035	160.11
100YR - 240HR	Basin 1a	250.2535	160.11
100YR - 240HR	Basin 1a	250.5035	160.11
100YR - 240HR	Basin 1a	250.7535	160.11
100YR - 240HR	Basin 1a	251.0035	160.11
100YR - 240HR	Basin 1a	251.2535	160.11
100YR - 240HR	Basin 1a	251.5035	160.10
100YR - 240HR	Basin 1a	251.7535	160.10
100YR - 240HR	Basin 1a	252.0035	160.10
100YR - 240HR	Basin 1a	252.2535	160.10
100YR - 240HR	Basin 1a	252.5035	160.10
100YR - 240HR	Basin 1a	252.7535	160.10
100YR - 240HR	Basin 1a	253.0035	160.10
100YR - 240HR	Basin 1a	253.2535	160.10
100YR - 240HR	Basin 1a	253.5035	160.10
100YR - 240HR	Basin 1a	253.7535	160.10
100YR - 240HR	Basin 1a	254.0035	160.10
100YR - 240HR	Basin 1a	254.2535	160.10
100YR - 240HR	Basin 1a	254.5035	160.10



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 001HR	Basin 1b	0.0000	158.00
100YR - 001HR		0.2511	158.00
100YR - 001HR		0.5003	158.23
100YR - 001HR		0.7502	158.82
100YR - 001HR	Basin 1b	1.0014	159.04
100YR - 001HR	Basin 1b	1.2516	159.03
100YR - 001HR	Basin 1b	1.5012	159.00
100YR - 001HR	Basin 1b	1.7524	158.95
100YR - 001HR	Basin 1b	2.0015	158.91
100YR - 001HR	Basin 1b	2.2529	158.86
100YR - 001HR	Basin 1b	2.5022	158.83
100YR - 001HR	Basin 1b	2.7545	158.81
100YR - 001HR	Basin 1b	3.0016	158.79
100YR - 001HR	Basin 1b	3.2535	158.78
100YR - 001HR	Basin 1b	3.5035	158.76
100YR - 001HR	Basin 1b	3.7535	158.74
100YR - 001HR	Basin 1b	4.0035	158.72
100YR - 001HR	Basin 1b	4.2535	158.71
100YR - 001HR	Basin 1b	4.5035	158.69
100YR - 001HR	Basin 1b	4.7535	158.67
100YR - 001HR	Basin 1b	5.0035	158.65
100YR - 001HR	Basin 1b	5.2535	158.64
100YR - 001HR	Basin 1b	5.5035	158.62
100YR - 001HR	Basin 1b	5.7535	158.61
100YR - 001HR		6.0035	158.59
100YR - 001HR		6.2535	158.58
100YR - 001HR	Basin 1b	6.5035	158.56
100YR - 001HR	Basin 1b	6.7535	158.55
100YR - 001HR	Basin 1b	7.0035	158.53
100YR - 001HR	Basin 1b	7.2535	158.52
100YR - 001HR	Basin 1b	7.5035	158.51
100YR - 001HR	Basin 1b	7.7535	158.49
100YR - 001HR	Basin 1b	8.0035	158.48
100YR - 001HR	Basin 1b	8.2535	158.47
100YR - 001HR	Basin 1b	8.5035	158.45
100YR - 001HR	Basin 1b	8.7535	158.44
100YR - 001HR	Basin 1b	9.0035	158.43
100YR - 001HR	Basin 1b	9.2535	158.42
100YR - 001HR	Basin 1b	9.5035	158.41
100YR - 001HR	Basin 1b	9.7535	158.40
100YR - 001HR	Basin 1b	10.0035	158.39
100YR - 001HR	Basin 1b	10.2535	158.38

INITIAL STAGE FOR BACK TO BACK STORM EVENT

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 001HR	Basin 1b	21.0035	158.02
100YR - 001HR	Basin 1b	21.2535	158.01
100YR - 001HR	Basin 1b	21.5035	158.01
100YR - 001HR	Basin 1b	21.7535	158.00
100YR - 001HR	Basin 1b	22.0035	158.00
100YR - 001HR	Basin 1b	22.2535	158.00
100YR - 001HR	Basin 1b	22.5035	158.00
100YR - 001HR		22.7535	158.00
100YR - 001HR		23.0035	158.00
100YR - 001HR		23.2535	158.00
100YR - 001HR	Basin 1b	23.5035	158.00
100YR - 001HR	Basin 1b	23.7535	158.00
100YR - 001HR	Basin 1b	24.0035	158.00
100YR - 001HR	Basin 1b	24.2535	158.00
100YR - 001HR	Basin 1b	24.5035	158.00
100YR - 001HR	Basin 1b	24.7535	158.00
100YR - 001HR	Basin 1b	25.0035	158.00
100YR - 001HR	Basin 1b	25.2535	158.00
100YR - 001HR	Basin 1b	25.5035	158.00
100YR - 001HR	Basin 1b	25.7535	158.00
100YR - 001HR	Basin 1b	26.0035	158.00
100YR - 001HR	Basin 1b	26.2535	158.00
100YR - 001HR	Basin 1b	26.5035	158.00
100YR - 001HR	Basin 1b	26.7535	158.00
100YR - 001HR	Basin 1b	27.0035	158.00
100YR - 001HR	Basin 1b	27.2535	158.00
100YR - 001HR	Basin 1b	27.5035	158.00
100YR - 001HR	Basin 1b	27.7535	158.00
100YR - 001HR	Basin 1b	28.0035	158.00
100YR - 001HR	Basin 1b	28.2535	158.00
100YR - 001HR	Basin 1b	28.5035	158.00
100YR - 001HR	Basin 1b	28.7535	158.00
100YR - 001HR	Basin 1b	29.0035	158.00
100YR - 001HR	Basin 1b	29.2535	158.00
100YR - 001HR	Basin 1b	29.5035	158.00
100YR - 001HR	Basin 1b	29.7535	158.00
100YR - 001HR	Basin 1b	30.0035	158.00
100YR - 001HR	Basin 1b	30.2535	158.00
100YR - 001HR	Basin 1b	30.5035	158.00
100YR - 001HR	Basin 1b	30.7535	158.00
100YR - 001HR	Basin 1b	31.0035	158.00
100YR - 001HR	Basin 1b	31.2535	158.00

FULL VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1b	0.2511	158.00
100YR - 002HR	Basin 1b	0.5006	158.11
100YR - 002HR	Basin 1b	0.7501	158.47
100YR - 002HR	Basin 1b	1.0008	158.88
100YR - 002HR	Basin 1b	1.2509	159.04
100YR - 002HR	Basin 1b	1.5027	159.12
100YR - 002HR	Basin 1b	1.7545	159.18
100YR - 002HR	Basin 1b	2.0017	159.20
100YR - 002HR	Basin 1b	2.2520	159.19
100YR - 002HR	Basin 1b	2.5009	159.16
100YR - 002HR	Basin 1b	2.7506	159.15
100YR - 002HR	Basin 1b	3.0014	159.16
100YR - 002HR	Basin 1b	3.2512	159.16
100YR - 002HR	Basin 1b	3.5020	159.17
100YR - 002HR	Basin 1b	3.7530	159.17
100YR - 002HR	Basin 1b	4.0024	159.17
100YR - 002HR	Basin 1b	4.2521	159.17
100YR - 002HR	Basin 1b	4.5034	159.16
100YR - 002HR	Basin 1b	4.7534	159.15
100YR - 002HR	Basin 1b	5.0034	159.14
100YR - 002HR	Basin 1b	5.2534	159.12
100YR - 002HR	Basin 1b	5.5034	159.11
100YR - 002HR	Basin 1b	5.7534	159.09
100YR - 002HR	Basin 1b	6.0034	159.08
100YR - 002HR	Basin 1b	6.2534	159.07
100YR - 002HR	Basin 1b	6.5034	159.05
100YR - 002HR	Basin 1b	6.7534	159.04
100YR - 002HR	Basin 1b	7.0034	159.02
100YR - 002HR	Basin 1b	7.2534	159.01
100YR - 002HR	Basin 1b	7.5034	159.00
100YR - 002HR	Basin 1b	7.7534	158.98
100YR - 002HR	Basin 1b	8.0034	158.97
100YR - 002HR	Basin 1b	8.2534	158.96
100YR - 002HR	Basin 1b	8.5034	158.94
100YR - 002HR	Basin 1b	8.7534	158.93
100YR - 002HR	Basin 1b	9.0034	158.92
100YR - 002HR	Basin 1b	9.2534	158.91
100YR - 002HR	Basin 1b	9.5034	158.90
100YR - 002HR	Basin 1b	9.7534	158.88
100YR - 002HR	Basin 1b	10.0034	158.87
100YR - 002HR	Basin 1b	10.2534	158.86
100YR - 002HR	Basin 1b	10.5034	158.85

INITIAL STAGE FOR BACK TO BACK STORM EVENT

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1b	10.7534	158.84
100YR - 002HR	Basin 1b	11.0034	158.83
100YR - 002HR	Basin 1b	11.2534	158.82
100YR - 002HR	Basin 1b	11.5034	158.81
100YR - 002HR	Basin 1b	11.7534	158.80
100YR - 002HR	Basin 1b	12.0034	158.79
100YR - 002HR	Basin 1b	12.2534	158.78
100YR - 002HR	Basin 1b	12.5034	158.77
100YR - 002HR	Basin 1b	12.7534	158.76
100YR - 002HR	Basin 1b	13.0034	158.75
100YR - 002HR	Basin 1b	13.2534	158.74
100YR - 002HR	Basin 1b	13.5034	158.73
100YR - 002HR	Basin 1b	13.7534	158.72
100YR - 002HR	Basin 1b	14.0034	158.71
100YR - 002HR	Basin 1b	14.2534	158.70
100YR - 002HR	Basin 1b	14.5034	158.70
100YR - 002HR	Basin 1b	14.7534	158.69
100YR - 002HR	Basin 1b	15.0034	158.68
100YR - 002HR	Basin 1b	15.2534	158.67
100YR - 002HR	Basin 1b	15.5034	158.66
100YR - 002HR	Basin 1b	15.7534	158.65
100YR - 002HR	Basin 1b	16.0034	158.64
100YR - 002HR	Basin 1b	16.2534	158.64
100YR - 002HR	Basin 1b	16.5034	158.63
100YR - 002HR	Basin 1b	16.7534	158.62
100YR - 002HR	Basin 1b	17.0034	158.61
100YR - 002HR	Basin 1b	17.2534	158.61
100YR - 002HR	Basin 1b	17.5034	158.60
100YR - 002HR	Basin 1b	17.7534	158.59
100YR - 002HR	Basin 1b	18.0034	158.58
100YR - 002HR	Basin 1b	18.2534	158.57
100YR - 002HR	Basin 1b	18.5034	158.57
100YR - 002HR	Basin 1b	18.7534	158.56
100YR - 002HR	Basin 1b	19.0034	158.55
100YR - 002HR	Basin 1b	19.2534	158.54
100YR - 002HR	Basin 1b	19.5034	158.54
100YR - 002HR	Basin 1b	19.7534	158.53
100YR - 002HR	Basin 1b	20.0034	158.52
100YR - 002HR	Basin 1b	20.2534	158.52
100YR - 002HR	Basin 1b	20.5034	158.51
100YR - 002HR	Basin 1b	20.7534	158.50
100YR - 002HR	Basin 1b	21.0034	158.50

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1b	42.2534	158.03
100YR - 002HR	Basin 1b	42.5034	158.02
100YR - 002HR	Basin 1b	42.7534	158.02
100YR - 002HR	Basin 1b	43.0034	158.01
100YR - 002HR	Basin 1b	43.2534	158.01
100YR - 002HR	Basin 1b	43.5034	158.01
100YR - 002HR	Basin 1b	43.7534	158.00
100YR - 002HR	Basin 1b	44.0034	158.00
100YR - 002HR	Basin 1b	44.2534	158.00
100YR - 002HR	Basin 1b	44.5034	158.00
100YR - 002HR	Basin 1b	44.7534	158.00
100YR - 002HR	Basin 1b		158.00
100YR - 002HR	Basin 1b		158.00
100YR - 002HR	Basin 1b	45.5034	158.00
100YR - 002HR	Basin 1b	45.7534	158.00
100YR - 002HR	Basin 1b	46.0034	158.00
100YR - 002HR	Basin 1b	46.2534	158.00
100YR - 002HR	Basin 1b	46.5034	158.00
100YR - 002HR	Basin 1b	46.7534	158.00
100YR - 002HR	Basin 1b	47.0034	158.00
100YR - 002HR	Basin 1b	47.2534	158.00
100YR - 002HR	Basin 1b	47.5034	158.00
100YR - 002HR	Basin 1b	47.7534	158.00
100YR - 002HR	Basin 1b	48.0034	158.00
100YR - 002HR	Basin 1b	48.2534	158.00
100YR - 002HR	Basin 1b	48.5034	158.00
100YR - 002HR	Basin 1b	48.7534	158.00
100YR - 002HR	Basin 1b	49.0034	158.00
100YR - 002HR	Basin 1b	49.2534	158.00
100YR - 002HR	Basin 1b	49.5034	158.00
100YR - 002HR	Basin 1b	49.7534	158.00
100YR - 002HR	Basin 1b	50.0034	158.00
100YR - 002HR	Basin 1b	50.2534	158.00
100YR - 002HR	Basin 1b	50.5034	158.00
100YR - 002HR	Basin 1b	50.7534	158.00
100YR - 002HR	Basin 1b	51.0034	158.00
100YR - 002HR	Basin 1b	51.2534	158.00
100YR - 002HR	Basin 1b	51.5034	158.00
100YR - 002HR	Basin 1b	51.7534	158.00
100YR - 002HR	Basin 1b	52.0034	158.00
100YR - 002HR	Basin 1b	52.2534	158.00
100YR - 002HR	Basin 1b	52.5034	158.00



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 002HR	Basin 1b	73.7534	158.00
100YR - 002HR	Basin 1b	74.0034	158.00
100YR - 004HR	Basin 1b	0.0000	158.00
100YR - 004HR	Basin 1b	0.2511	158.00
100YR - 004HR	Basin 1b	0.5050	158.00
100YR - 004HR	Basin 1b	0.7527	158.00
100YR - 004HR	Basin 1b	1.0013	158.00
100YR - 004HR	Basin 1b	1.2509	158.04
100YR - 004HR	Basin 1b	1.5007	158.15
100YR - 004HR	Basin 1b	1.7505	158.33
100YR - 004HR	Basin 1b	2.0000	158.59
100YR - 004HR	Basin 1b	2.2501	158.83
100YR - 004HR	Basin 1b		159.03
100YR - 004HR	Basin 1b		159.25
100YR - 004HR	Basin 1b		159.43
100YR - 004HR	Basin 1b	3.2502	159.52
100YR - 004HR	Basin 1b	3.5011	159.54
100YR - 004HR	Basin 1b	3.7509	159.56
100YR - 004HR	Basin 1b	4.0018	159.59
100YR - 004HR	Basin 1b	4.2511	159.61
100YR - 004HR	Basin 1b	4.5017	159.63
100YR - 004HR	Basin 1b	4.7512	159.64
100YR - 004HR	Basin 1b	5.0011	159.66
100YR - 004HR	Basin 1b	5.2506	159.67
100YR - 004HR	Basin 1b	5.5026	159.67
100YR - 004HR	Basin 1b	5.7517	159.68
100YR - 004HR	Basin 1b	6.0014	159.67
100YR - 004HR	Basin 1b	6.2548	159.67
100YR - 004HR	Basin 1b	6.5028	159.66
100YR - 004HR	Basin 1b	6.7528	159.65
100YR - 004HR	Basin 1b	7.0028	159.63
100YR - 004HR	Basin 1b	7.2528	159.62
100YR - 004HR	Basin 1b	7.5028	159.61
100YR - 004HR	Basin 1b	7.7528	159.59
100YR - 004HR	Basin 1b	8.0028	159.58
100YR - 004HR	Basin 1b	8.2528	159.57
100YR - 004HR	Basin 1b	8.5028	159.55
100YR - 004HR	Basin 1b	8.7528	159.54
100YR - 004HR	Basin 1b	9.0028	159.53
100YR - 004HR	Basin 1b	9.2528	159.52
100YR - 004HR	Basin 1b	9.5028	159.50
100YR - 004HR	Basin 1b	9.7528	159.49

INITIAL STAGE FOR BACK TO BACK STORM EVENT

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 004HR	Basin 1b	20.5028	159.09
100YR - 004HR	Basin 1b	20.7528	159.08
100YR - 004HR	Basin 1b	21.0028	159.07
100YR - 004HR	Basin 1b	21.2528	159.06
100YR - 004HR	Basin 1b	21.5028	159.06
100YR - 004HR	Basin 1b	21.7528	159.05
100YR - 004HR	Basin 1b	22.0028	159.04
100YR - 004HR	Basin 1b	22.2528	159.03
100YR - 004HR	Basin 1b	22.5028	159.03
100YR - 004HR	Basin 1b	22.7528	159.02
100YR - 004HR	Basin 1b	23.0028	159.01
100YR - 004HR	Basin 1b	23.2528	159.01
100YR - 004HR	Basin 1b	23.5028	159.00
100YR - 004HR	Basin 1b	23.7528	158.99
100YR - 004HR	Basin 1b	24.0028	158.99
100YR - 004HR	Basin 1b	24.2528	158.98
100YR - 004HR	Basin 1b	24.5028	158.97
100YR - 004HR	Basin 1b	24.7528	158.97
100YR - 004HR	Basin 1b	25.0028	158.96
100YR - 004HR	Basin 1b	25.2528	158.95
100YR - 004HR	Basin 1b	25.5028	158.95
100YR - 004HR	Basin 1b	25.7528	158.94
100YR - 004HR	Basin 1b	26.0028	158.93
100YR - 004HR	Basin 1b	26.2528	158.93
100YR - 004HR	Basin 1b	26.5028	158.92
100YR - 004HR	Basin 1b	26.7528	158.91
100YR - 004HR	Basin 1b	27.0028	158.91
100YR - 004HR	Basin 1b	27.2528	158.90
100YR - 004HR	Basin 1b	27.5028	158.90
100YR - 004HR	Basin 1b	27.7528	158.89
100YR - 004HR	Basin 1b	28.0028	158.88
100YR - 004HR	Basin 1b	28.2528	158.88
100YR - 004HR	Basin 1b	28.5028	158.87
100YR - 004HR	Basin 1b	28.7528	158.86
100YR - 004HR	Basin 1b	29.0028	158.86
100YR - 004HR	Basin 1b	29.2528	158.85
100YR - 004HR	Basin 1b	29.5028	158.85
100YR - 004HR	Basin 1b	29.7528	158.84
100YR - 004HR	Basin 1b	30.0028	158.83
100YR - 004HR	Basin 1b	30.2528	158.83
100YR - 004HR	Basin 1b	30.5028	158.82
100YR - 004HR	Basin 1b	30.7528	158.82

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 004HR	Basin 1b	73.0028	158.01
100YR - 004HR	Basin 1b	73.2528	158.00
100YR - 004HR	Basin 1b	73.5028	158.00
100YR - 004HR	Basin 1b	73.7528	158.00
100YR - 004HR	Basin 1b	74.0028	158.00
100YR - 004HR	Basin 1b	74.2528	158.00
100YR - 004HR	Basin 1b	74.5028	158.00
100YR - 004HR	Basin 1b	74.7528	158.00
100YR - 004HR	Basin 1b	75.0028	158.00
100YR - 004HR	Basin 1b	75.2528	158.00
100YR - 004HR	Basin 1b	75.5028	158.00
100YR - 004HR	Basin 1b	75.7528	158.00
100YR - 004HR	Basin 1b	76.0028	158.00
100YR - 008HR	Basin 1b	0.0000	158.00
100YR - 008HR	Basin 1b	0.2511	158.00
100YR - 008HR	Basin 1b	0.5050	158.00
100YR - 008HR	Basin 1b	0.7527	158.00
100YR - 008HR	Basin 1b	1.0027	158.00
100YR - 008HR	Basin 1b	1.2527	158.00
100YR - 008HR	Basin 1b	1.5027	158.00
100YR - 008HR	Basin 1b	1.7511	158.00
100YR - 008HR	Basin 1b	2.0041	158.00
100YR - 008HR	Basin 1b	2.2507	158.00
100YR - 008HR	Basin 1b	2.5005	158.00
100YR - 008HR	Basin 1b	2.7507	158.02
100YR - 008HR	Basin 1b	3.0009	158.03
100YR - 008HR	Basin 1b	3.2507	158.17
100YR - 008HR	Basin 1b	3.5006	158.44
100YR - 008HR	Basin 1b	3.7505	158.72
100YR - 008HR	Basin 1b	4.0007	158.99
100YR - 008HR	Basin 1b	4.2514	159.27
100YR - 008HR	Basin 1b	4.5015	159.37
100YR - 008HR	Basin 1b	4.7506	159.47
100YR - 008HR	Basin 1b	5.0001	159.58
100YR - 008HR	Basin 1b	5.2501	159.67
100YR - 008HR	Basin 1b	5.5019	159.73
100YR - 008HR	Basin 1b	5.7504	159.78
100YR - 008HR	Basin 1b	6.0037	159.83
100YR - 008HR	Basin 1b	6.2527	159.88
100YR - 008HR	Basin 1b	6.5019	159.92
100YR - 008HR	Basin 1b	6.7524	159.95
100YR - 008HR	Basin 1b	7.0017	159.98

FULL VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 008HR	Basin 1b	7.2530	160.00
100YR - 008HR	Basin 1b	7.5012	160.01
100YR - 008HR	Basin 1b	7.7514	160.02
100YR - 008HR	Basin 1b	8.0020	160.02
100YR - 008HR	Basin 1b	8.2533	160.02
100YR - 008HR	Basin 1b	8.5024	160.00
100YR - 008HR		525	159.99
100YR - 008HR		065	159.97
100YR - 008HR		546	159.95
100YR - 008HR		046	159.92
100YR - 008HR	Basin 1b	9.7546	159.90
100YR - 008HR	Basin 1b	10.0046	159.89
100YR - 008HR	Basin 1b	10.2546	159.87
100YR - 008HR	Basin 1b	10.5046	159.85
100YR - 008HR	Basin 1b	10.7546	159.84
100YR - 008HR	Basin 1b	11.0046	159.82
100YR - 008HR	Basin 1b	11.2546	159.81
100YR - 008HR	Basin 1b	11.5046	159.80
100YR - 008HR	Basin 1b	11.7546	159.79
100YR - 008HR	Basin 1b	12.0046	159.77
100YR - 008HR	Basin 1b	12.2546	159.76
100YR - 008HR	Basin 1b	12.5046	159.75
100YR - 008HR	Basin 1b	12.7546	159.74
100YR - 008HR	Basin 1b	13.0046	159.73
100YR - 008HR	Basin 1b	13.2546	159.72
100YR - 008HR	Basin 1b	13.5046	159.71
100YR - 008HR	Basin 1b	13.7546	159.70
100YR - 008HR	Basin 1b	14.0046	159.69
100YR - 008HR	Basin 1b	14.2546	159.68
100YR - 008HR	Basin 1b	14.5046	159.67
100YR - 008HR	Basin 1b	14.7546	159.66
100YR - 008HR	Basin 1b	15.0046	159.65
100YR - 008HR	Basin 1b	15.2546	159.64
100YR - 008HR	Basin 1b	15.5046	159.63
100YR - 008HR	Basin 1b	15.7546	159.62
100YR - 008HR	Basin 1b	16.0046	159.61
100YR - 008HR	Basin 1b	16.2546	159.60
100YR - 008HR	Basin 1b	16.5046	159.59
100YR - 008HR	Basin 1b	16.7546	159.58
100YR - 008HR	Basin 1b	17.0046	159.57
100YR - 008HR	Basin 1b	17.2546	159.56
100YR - 008HR	Basin 1b	17.5046	159.55

INITIAL STAGE FOR BACK TO BACK STORM EVENT

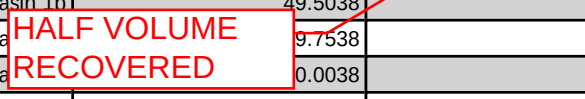
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 008HR	Basin 1b	28.2546	159.23
100YR - 008HR	Basin 1b	28.5046	159.23
100YR - 008HR	Basin 1b	28.7546	159.22
100YR - 008HR	Basin 1b	29.0046	159.22
100YR - 008HR	Basin 1b	29.2546	159.21
100YR - 008HR	Basin 1b	29.5046	159.20
100YR - 008HR	Basin 1b	29.7546	159.20
100YR - 008HR	Basin 1b	30.0046	159.19
100YR - 008HR	Basin 1b	30.2546	159.18
100YR - 008HR	Basin 1b	30.5046	159.18
100YR - 008HR	Basin 1b	30.7546	159.17
100YR - 008HR	Basin 1b	31.0046	159.17
100YR - 008HR	Basin 1b	31.2546	159.16
100YR - 008HR	Basin 1b	31.5046	159.15
100YR - 008HR	Basin 1b	31.7546	159.15
100YR - 008HR	Basin 1b	32.0046	159.14
100YR - 008HR	Basin 1b	32.2546	159.14
100YR - 008HR	Basi	5046	159.13
100YR - 008HR	Basi	7546	159.12
100YR - 008HR	Basi	0046	159.12
100YR - 008HR	Basin 1b	33.2546	159.11
100YR - 008HR	Basin 1b	33.5046	159.11
100YR - 008HR	Basin 1b	33.7546	159.10
100YR - 008HR	Basin 1b	34.0046	159.10
100YR - 008HR	Basin 1b	34.2546	159.09
100YR - 008HR	Basin 1b	34.5046	159.08
100YR - 008HR	Basin 1b	34.7546	159.08
100YR - 008HR	Basin 1b	35.0046	159.07
100YR - 008HR	Basin 1b	35.2546	159.07
100YR - 008HR	Basin 1b	35.5046	159.06
100YR - 008HR	Basin 1b	35.7546	159.06
100YR - 008HR	Basin 1b	36.0046	159.05
100YR - 008HR	Basin 1b	36.2546	159.04
100YR - 008HR	Basin 1b	36.5046	159.04
100YR - 008HR	Basin 1b	36.7546	159.03
100YR - 008HR	Basin 1b	37.0046	159.03
100YR - 008HR	Basin 1b	37.2546	159.02
100YR - 008HR	Basin 1b	37.5046	159.02
100YR - 008HR	Basin 1b	37.7546	159.01
100YR - 008HR	Basin 1b	38.0046	159.00
100YR - 008HR	Basin 1b	38.2546	159.00
100YR - 008HR	Basin 1b	38.5046	158.99

HALF VOLUME RECOVERED

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 024HR	Basin 1b	21.5038	160.17
100YR - 024HR	Basin 1b	21.7538	160.16
100YR - 024HR	Basin 1b	22.0038	160.14
100YR - 024HR	Basin 1b	22.2538	160.13
100YR - 024HR	Basin 1b	22.5038	160.10
100YR - 024HR	Basin 1b	22.7538	160.08
100YR - 024HR		23.0038	160.06
100YR - 024HR		23.2538	160.04
100YR - 024HR		23.5038	160.02
100YR - 024HR		23.7538	160.01
100YR - 024HR	Basin 1b	24.0038	159.99
100YR - 024HR	Basin 1b	24.2538	159.97
100YR - 024HR	Basin 1b	24.5038	159.95
100YR - 024HR	Basin 1b	24.7538	159.93
100YR - 024HR	Basin 1b	25.0038	159.92
100YR - 024HR	Basin 1b	25.2538	159.90
100YR - 024HR	Basin 1b	25.5038	159.88
100YR - 024HR	Basin 1b	25.7538	159.87
100YR - 024HR	Basin 1b	26.0038	159.86
100YR - 024HR	Basin 1b	26.2538	159.85
100YR - 024HR	Basin 1b	26.5038	159.84
100YR - 024HR	Basin 1b	26.7538	159.83
100YR - 024HR	Basin 1b	27.0038	159.82
100YR - 024HR	Basin 1b	27.2538	159.81
100YR - 024HR	Basin 1b	27.5038	159.80
100YR - 024HR	Basin 1b	27.7538	159.79
100YR - 024HR	Basin 1b	28.0038	159.78
100YR - 024HR	Basin 1b	28.2538	159.77
100YR - 024HR	Basin 1b	28.5038	159.77
100YR - 024HR	Basin 1b	28.7538	159.76
100YR - 024HR	Basin 1b	29.0038	159.75
100YR - 024HR	Basin 1b	29.2538	159.75
100YR - 024HR	Basin 1b	29.5038	159.74
100YR - 024HR	Basin 1b	29.7538	159.73
100YR - 024HR	Basin 1b	30.0038	159.72
100YR - 024HR	Basin 1b	30.2538	159.72
100YR - 024HR	Basin 1b	30.5038	159.71
100YR - 024HR	Basin 1b	30.7538	159.70
100YR - 024HR	Basin 1b	31.0038	159.70
100YR - 024HR	Basin 1b	31.2538	159.69
100YR - 024HR	Basin 1b	31.5038	159.68
100YR - 024HR	Basin 1b	31.7538	159.68

INITIAL STAGE FOR BACK TO BACK STORM EVENT

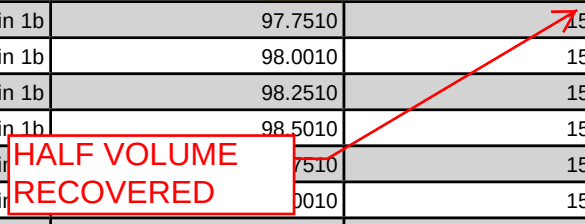
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 024HR	Basin 1b	42.5038	159.41
100YR - 024HR	Basin 1b	42.7538	159.40
100YR - 024HR	Basin 1b	43.0038	159.40
100YR - 024HR	Basin 1b	43.2538	159.39
100YR - 024HR	Basin 1b	43.5038	159.39
100YR - 024HR	Basin 1b	43.7538	159.38
100YR - 024HR	Basin 1b	44.0038	159.37
100YR - 024HR	Basin 1b	44.2538	159.37
100YR - 024HR	Basin 1b	44.5038	159.36
100YR - 024HR	Basin 1b	44.7538	159.36
100YR - 024HR	Basin 1b	45.0038	159.35
100YR - 024HR	Basin 1b	45.2538	159.35
100YR - 024HR	Basin 1b	45.5038	159.34
100YR - 024HR	Basin 1b	45.7538	159.34
100YR - 024HR	Basin 1b	46.0038	159.33
100YR - 024HR	Basin 1b	46.2538	159.32
100YR - 024HR	Basin 1b	46.5038	159.32
100YR - 024HR	Basin 1b	46.7538	159.31
100YR - 024HR	Basin 1b	47.0038	159.31
100YR - 024HR	Basin 1b	47.2538	159.30
100YR - 024HR	Basin 1b	47.5038	159.30
100YR - 024HR	Basin 1b	47.7538	159.29
100YR - 024HR	Basin 1b	48.0038	159.29
100YR - 024HR	Basin 1b	48.2538	159.28
100YR - 024HR	Basin 1b	48.5038	159.27
100YR - 024HR	Basin 1b	48.7538	159.27
100YR - 024HR	Basin 1b	49.0038	159.26
100YR - 024HR	Basin 1b	49.2538	159.26
100YR - 024HR	Basin 1b	49.5038	159.25
100YR - 024HR	Ba	9.7538	159.25
100YR - 024HR	Ba	0.0038	159.24
100YR - 024HR	Basin 1b	50.2538	159.24
100YR - 024HR	Basin 1b	50.5038	159.23
100YR - 024HR	Basin 1b	50.7538	159.23
100YR - 024HR	Basin 1b	51.0038	159.22
100YR - 024HR	Basin 1b	51.2538	159.21
100YR - 024HR	Basin 1b	51.5038	159.21
100YR - 024HR	Basin 1b	51.7538	159.20
100YR - 024HR	Basin 1b	52.0038	159.20
100YR - 024HR	Basin 1b	52.2538	159.19
100YR - 024HR	Basin 1b	52.5038	159.19
100YR - 024HR	Basin 1b	52.7538	159.18



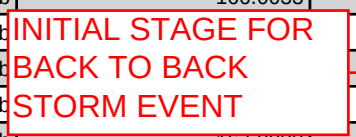
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 072HR	Basin 1b	61.7525	160.33
100YR - 072HR	Basin 1b	62.0025	160.32
100YR - 072HR	Basin 1b	62.2525	160.32
100YR - 072HR	Basin 1b	62.5025	160.32
100YR - 072HR	Basin 1b	62.7525	160.32
100YR - 072HR	Basin 1b	63.0025	160.31
100YR - 072HR	Basin 1b	63.2525	160.31
100YR - 072HR	Basin 1b	63.5025	160.31
100YR - 072HR	Basin 1b	63.7525	160.30
100YR - 072HR	Basin 1b	64.0025	160.30
100YR - 072HR	Basin 1b	64.2525	160.29
100YR - 072HR	Basin 1b	64.5022	160.28
100YR - 072HR	Basin 1b	64.7510	160.26
100YR - 072HR	Basin 1b	65.0010	160.24
100YR - 072HR	Basin 1b	65.2510	160.22
100YR - 072HR	Basin 1b	65.5010	160.20
100YR - 072HR	Basin 1b	65.7510	160.18
100YR - 072HR	Basin 1b	66.0010	160.16
100YR - 072HR	Basin 1b	66.2510	160.14
100YR - 072HR	Basin 1b	66.5010	160.12
100YR - 072HR	Basin 1b	66.7510	160.10
100YR - 072HR	Basin 1b	67.0010	160.08
100YR - 072HR	Basin 1b	67.2510	160.06
100YR - 072HR	Basin 1b	67.5010	160.05
100YR - 072HR	Basin 1b	67.7510	160.03
100YR - 072HR	Basin 1b	68.0010	160.02
100YR - 072HR	Basin 1b	68.2510	160.01
100YR - 072HR	Basin 1b	68.5010	159.99
100YR - 072HR	Basin 1b	68.7510	159.97
100YR - 072HR	Basin 1b	69.0010	159.96
100YR - 072HR	Basin 1b	69.2510	159.95
100YR - 072HR	Basin 1b	[illegible]	159.94
100YR - 072HR	Basin 1b	[illegible]	159.92
100YR - 072HR	Basin 1b	[illegible]	159.91
100YR - 072HR	Basin 1b	[illegible]	159.91
100YR - 072HR	Basin 1b	70.5010	159.90
100YR - 072HR	Basin 1b	70.7510	159.89
100YR - 072HR	Basin 1b	71.0010	159.88
100YR - 072HR	Basin 1b	71.2510	159.88
100YR - 072HR	Basin 1b	71.5010	159.87
100YR - 072HR	Basin 1b	71.7510	159.87
100YR - 072HR	Basin 1b	72.0010	159.86

INITIAL STAGE FOR BACK TO BACK STORM EVENT

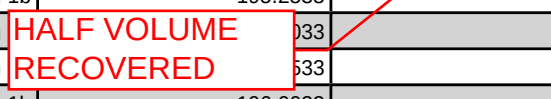
Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 072HR	Basin 1b	93.2510	159.38
100YR - 072HR	Basin 1b	93.5010	159.37
100YR - 072HR	Basin 1b	93.7510	159.37
100YR - 072HR	Basin 1b	94.0010	159.36
100YR - 072HR	Basin 1b	94.2510	159.35
100YR - 072HR	Basin 1b	94.5010	159.35
100YR - 072HR	Basin 1b	94.7510	159.34
100YR - 072HR	Basin 1b	95.0010	159.34
100YR - 072HR	Basin 1b	95.2510	159.33
100YR - 072HR	Basin 1b	95.5010	159.33
100YR - 072HR	Basin 1b	95.7510	159.32
100YR - 072HR	Basin 1b	96.0010	159.32
100YR - 072HR	Basin 1b	96.2510	159.31
100YR - 072HR	Basin 1b	96.5010	159.31
100YR - 072HR	Basin 1b	96.7510	159.30
100YR - 072HR	Basin 1b	97.0010	159.30
100YR - 072HR	Basin 1b	97.2510	159.29
100YR - 072HR	Basin 1b	97.5010	159.28
100YR - 072HR	Basin 1b	97.7510	159.28
100YR - 072HR	Basin 1b	98.0010	159.27
100YR - 072HR	Basin 1b	98.2510	159.27
100YR - 072HR	Basin 1b	98.5010	159.26
100YR - 072HR	Basin 1b	98.7510	159.26
100YR - 072HR	Basin 1b	99.0010	159.25
100YR - 072HR	Basin 1b	99.2510	159.25
100YR - 072HR	Basin 1b	99.5010	159.24
100YR - 072HR	Basin 1b	99.7510	159.24
100YR - 072HR	Basin 1b	100.0010	159.23
100YR - 072HR	Basin 1b	100.2510	159.23
100YR - 072HR	Basin 1b	100.5010	159.22
100YR - 072HR	Basin 1b	100.7510	159.22
100YR - 072HR	Basin 1b	101.0010	159.21
100YR - 072HR	Basin 1b	101.2510	159.21
100YR - 072HR	Basin 1b	101.5010	159.20
100YR - 072HR	Basin 1b	101.7510	159.19
100YR - 072HR	Basin 1b	102.0010	159.19
100YR - 072HR	Basin 1b	102.2510	159.18
100YR - 072HR	Basin 1b	102.5010	159.18
100YR - 072HR	Basin 1b	102.7510	159.17
100YR - 072HR	Basin 1b	103.0010	159.17
100YR - 072HR	Basin 1b	103.2510	159.16
100YR - 072HR	Basin 1b	103.5010	159.16



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 168HR	Basin 1b	159.0044	160.26
100YR - 168HR	Basin 1b	159.2544	160.26
100YR - 168HR	Basin 1b	159.5044	160.27
100YR - 168HR	Basin 1b	159.7544	160.27
100YR - 168HR	Basin 1b	160.0044	160.28
100YR - 168HR	Basin 1b	160.2520	160.27
100YR - 168HR	Basin 1b	160.5043	160.25
100YR - 168HR	Basin 1b	160.7570	160.23
100YR - 168HR	Basin 1b	161.0033	160.21
100YR - 168HR	Basin 1b	161.2533	160.19
100YR - 168HR	Basin 1b	161.5033	160.17
100YR - 168HR	Basin 1b	161.7533	160.14
100YR - 168HR	Basin 1b	162.0033	160.12
100YR - 168HR	Basin 1b	162.2533	160.10
100YR - 168HR	Basin 1b	162.5033	160.07
100YR - 168HR	Basin 1b	162.7533	160.05
100YR - 168HR	Basin 1b	163.0033	160.03
100YR - 168HR	Basin 1b	163.2533	160.02
100YR - 168HR	Basin 1b	163.5033	160.00
100YR - 168HR	Basin 1b	163.7533	159.99
100YR - 168HR	Basin 1b	164.0033	159.97
100YR - 168HR	Basin 1b	164.2533	159.96
100YR - 168HR	Basin 1b	164.5033	159.95
100YR - 168HR	Basin 1b	164.7533	159.94
100YR - 168HR	Basin 1b	165.0033	159.93
100YR - 168HR	Basin 1b	165.2533	159.92
100YR - 168HR	Basin 1b	165.5033	159.91
100YR - 168HR	Basin 1b	165.7533	159.91
100YR - 168HR	Basin 1b	166.0033	159.90
100YR - 168HR	Basin 1b	166.2533	159.90
100YR - 168HR	Basin 1b	166.5033	159.89
100YR - 168HR	Basin 1b	166.7533	159.89
100YR - 168HR	Basin 1b	167.0033	159.89
100YR - 168HR	Basin 1b	167.2533	159.88
100YR - 168HR	Basin 1b	167.5033	159.88
100YR - 168HR	Basin 1b	167.7533	159.88
100YR - 168HR	Basin 1b	168.0033	159.87
100YR - 168HR	Basin 1b	168.2533	159.87
100YR - 168HR	Basin 1b	168.5033	159.86
100YR - 168HR	Basin 1b	168.7533	159.85
100YR - 168HR	Basin 1b	169.0033	159.85
100YR - 168HR	Basin 1b	169.2533	159.84



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 168HR	Basin 1b	190.5033	159.36
100YR - 168HR	Basin 1b	190.7533	159.36
100YR - 168HR	Basin 1b	191.0033	159.35
100YR - 168HR	Basin 1b	191.2533	159.35
100YR - 168HR	Basin 1b	191.5033	159.34
100YR - 168HR	Basin 1b	191.7533	159.33
100YR - 168HR	Basin 1b	192.0033	159.33
100YR - 168HR	Basin 1b	192.2533	159.32
100YR - 168HR	Basin 1b	192.5033	159.32
100YR - 168HR	Basin 1b	192.7533	159.31
100YR - 168HR	Basin 1b	193.0033	159.31
100YR - 168HR	Basin 1b	193.2533	159.30
100YR - 168HR	Basin 1b	193.5033	159.30
100YR - 168HR	Basin 1b	193.7533	159.29
100YR - 168HR	Basin 1b	194.0033	159.29
100YR - 168HR	Basin 1b	194.2533	159.28
100YR - 168HR	Basin 1b	194.5033	159.28
100YR - 168HR	Basin 1b	194.7533	159.27
100YR - 168HR	Basin 1b	195.0033	159.26
100YR - 168HR	Basin 1b	195.2533	159.26
100YR - 168HR	Basin	033	159.25
100YR - 168HR	Basin	533	159.25
100YR - 168HR	Basin 1b	196.0033	159.24
100YR - 168HR	Basin 1b	196.2533	159.24
100YR - 168HR	Basin 1b	196.5033	159.23
100YR - 168HR	Basin 1b	196.7533	159.23
100YR - 168HR	Basin 1b	197.0033	159.22
100YR - 168HR	Basin 1b	197.2533	159.22
100YR - 168HR	Basin 1b	197.5033	159.21
100YR - 168HR	Basin 1b	197.7533	159.21
100YR - 168HR	Basin 1b	198.0033	159.20
100YR - 168HR	Basin 1b	198.2533	159.20
100YR - 168HR	Basin 1b	198.5033	159.19
100YR - 168HR	Basin 1b	198.7533	159.19
100YR - 168HR	Basin 1b	199.0033	159.18
100YR - 168HR	Basin 1b	199.2533	159.17
100YR - 168HR	Basin 1b	199.5033	159.17
100YR - 168HR	Basin 1b	199.7533	159.16
100YR - 168HR	Basin 1b	200.0033	159.16
100YR - 168HR	Basin 1b	200.2533	159.15
100YR - 168HR	Basin 1b	200.5033	159.15
100YR - 168HR	Basin 1b	200.7533	159.14



Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 240HR	Basin 1b	233.7535	159.65
100YR - 240HR	Basin 1b	234.0035	159.64
100YR - 240HR	Basin 1b	234.2535	159.64
100YR - 240HR	Basin 1b	234.5035	159.64
100YR - 240HR	Basin 1b	234.7535	159.64
100YR - 240HR	Basin 1b	235.0035	159.64
100YR - 240HR	Basin 1b	235.2535	159.63
100YR - 240HR	Basin 1b	235.5035	159.63
100YR - 240HR	Basin 1b	235.7535	159.63
100YR - 240HR	Basin 1b	236.0035	159.63
100YR - 240HR	Basin 1b	236.2535	159.63
100YR - 240HR	Basin 1b	236.5035	159.62
100YR - 240HR	Basin 1b	236.7535	159.62
100YR - 240HR	Basin 1b	237.0035	159.62
100YR - 240HR	Basin 1b	237.2535	159.62
100YR - 240HR	Basin 1b	237.5035	159.62
100YR - 240HR	Basin 1b	237.7535	159.61
100YR - 240HR	Basin 1b	238.0035	159.61
100YR - 240HR	Basin 1b	238.2535	159.61
100YR - 240HR	Basin 1b		159.61
100YR - 240HR	Basin 1b		159.61
100YR - 240HR	Basin 1b		159.60
100YR - 240HR	Basin 1b		159.60
100YR - 240HR	Basin 1b	239.5035	159.60
100YR - 240HR	Basin 1b	239.7535	159.60
100YR - 240HR	Basin 1b	240.0035	159.60
100YR - 240HR	Basin 1b	240.2535	159.59
100YR - 240HR	Basin 1b	240.5035	159.59
100YR - 240HR	Basin 1b	240.7535	159.59
100YR - 240HR	Basin 1b	241.0035	159.58
100YR - 240HR	Basin 1b	241.2535	159.58
100YR - 240HR	Basin 1b	241.5035	159.57
100YR - 240HR	Basin 1b	241.7535	159.57
100YR - 240HR	Basin 1b	242.0035	159.56
100YR - 240HR	Basin 1b	242.2535	159.56
100YR - 240HR	Basin 1b	242.5035	159.55
100YR - 240HR	Basin 1b	242.7535	159.55
100YR - 240HR	Basin 1b	243.0035	159.54
100YR - 240HR	Basin 1b	243.2535	159.53
100YR - 240HR	Basin 1b	243.5035	159.53
100YR - 240HR	Basin 1b	243.7535	159.52
100YR - 240HR	Basin 1b	244.0035	159.52

INITIAL STAGE FOR BACK TO BACK STORM EVENT

Sim	Node Name	Relative Time [hrs]	Stage [ft]
100YR - 240HR	Basin 1b	244.2535	159.51
100YR - 240HR	Basin 1b	244.5035	159.51
100YR - 240HR	Basin 1b	244.7535	159.50
100YR - 240HR	Basin 1b	245.0035	159.50
100YR - 240HR	Basin 1b	245.2535	159.49
100YR - 240HR	Basin 1b	245.5035	159.49
100YR - 240HR	Basin 1b	245.7535	159.48
100YR - 240HR	Basin 1b	246.0035	159.47
100YR - 240HR	Basin 1b	246.2535	159.47
100YR - 240HR	Basin 1b	246.5035	159.46
100YR - 240HR	Basin 1b	246.7535	159.46
100YR - 240HR	Basin 1b	247.0035	159.45
100YR - 240HR	Basin 1b	247.2535	159.45
100YR - 240HR	Basin 1b	247.5035	159.44
100YR - 240HR	Basin 1b	247.7535	159.44
100YR - 240HR	Basin 1b	248.0035	159.43
100YR - 240HR	Basin 1b	248.2535	159.42
100YR - 240HR	Basin 1b	248.5035	159.42
100YR - 240HR	Basin 1b	248.7535	159.41
100YR - 240HR	Basin 1b	249.0035	159.41
100YR - 240HR	Basin 1b	249.2535	159.40
100YR - 240HR	Basin 1b	249.5035	159.40
100YR - 240HR	Basin 1b	249.7535	159.39
100YR - 240HR	Basin 1b	250.0035	159.39
100YR - 240HR	Basin 1b	250.2535	159.38
100YR - 240HR	Basin 1b	250.5035	159.38
100YR - 240HR	Basin 1b	250.7535	159.37
100YR - 240HR	Basin 1b	251.0035	159.36
100YR - 240HR	Basin 1b	251.2535	159.36
100YR - 240HR	Basin 1b	251.5035	159.35
100YR - 240HR	Basin 1b	251.7535	159.35
100YR - 240HR	Basin 1b	252.0035	159.34
100YR - 240HR	Basin 1b	252.2535	159.34
100YR - 240HR	Basin 1b	252.5035	159.33
100YR - 240HR	Basin 1b	252.7535	159.33
100YR - 240HR	Basin 1b	253.0035	159.32
100YR - 240HR	Basin 1b	253.2535	159.32
100YR - 240HR	Basin 1b	253.5035	159.31
100YR - 240HR	Basin 1b	253.7535	159.30
100YR - 240HR		254.0035	159.30
100YR - 240HR		254.2535	159.29
100YR - 240HR	Basin 1b	254.5035	159.29

HALF VOLUME RECOVERED

Attachment I

Recovery Analysis

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.85 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.04 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 001HR	Basin 1a	161.10	1.42
100YR - 001HR	Basin 1b	160.10	2.69
100YR - 001HR	CONTROL	0.00	3.51
100YR - 001HR	Existing Swale	0.00	3.50

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 001HR	CONTROL	0.0000	0.000
100YR - 001HR	CONTROL	0.2518	0.000
100YR - 001HR	CONTROL	0.5001	0.002
100YR - 001HR	CONTROL	0.7502	0.058
100YR - 001HR	CONTROL	1.0004	0.102
100YR - 001HR	CONTROL	1.2522	0.107
100YR - 001HR	CONTROL	1.5007	0.107
100YR - 001HR	CONTROL	1.7500	0.107
100YR - 001HR	CONTROL	2.0004	0.107
100YR - 001HR	CONTROL	2.2513	0.107
100YR - 001HR	CONTROL	2.5015	0.107
100YR - 001HR	CONTROL	2.7501	0.107
100YR - 001HR	CONTROL	3.0002	0.107
100YR - 001HR	CONTROL	3.2503	0.107
100YR - 001HR	CONTROL	3.5002	0.107
100YR - 001HR	CONTROL	3.7578	0.107
100YR - 001HR	CONTROL	4.0078	0.107
100YR - 001HR	CONTROL	4.2578	0.107
100YR - 001HR	CONTROL	4.5078	0.107
100YR - 001HR	CONTROL	4.7578	0.107
100YR - 001HR	CONTROL	5.0078	0.107
100YR - 001HR	CONTROL	5.2578	0.107
100YR - 001HR	CONTROL	5.5078	0.107
100YR - 001HR	CONTROL	5.7578	0.107
100YR - 001HR	CONTROL	6.0078	0.107
100YR - 001HR	CONTROL	6.2578	0.107
100YR - 001HR	CONTROL	6.5078	0.107
100YR - 001HR	CONTROL	6.7578	0.107
100YR - 001HR	CONTROL	7.0078	0.107
100YR - 001HR	CONTROL	7.2578	0.107
100YR - 001HR	CONTROL	7.5078	0.107
100YR - 001HR	CONTROL	7.7578	0.107
100YR - 001HR	CONTROL	8.0078	0.107
100YR - 001HR	CONTROL	8.2578	0.107
100YR - 001HR	CONTROL	8.5078	0.107
100YR - 001HR	CONTROL	8.7578	0.107
100YR - 001HR	CONTROL	9.0078	0.107
100YR - 001HR	CONTROL	9.2578	0.107
100YR - 001HR	CONTROL	9.5078	0.107
100YR - 001HR	CONTROL	9.7578	0.107
100YR - 001HR	CONTROL	10.0078	0.107
100YR - 001HR	CONTROL	10.2578	0.107

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 001HR	Existing Swale	0.2518	0.000
100YR - 001HR	Existing Swale	0.5001	0.004
100YR - 001HR	Existing Swale	0.7502	0.065
100YR - 001HR	Existing Swale	1.0004	0.107
100YR - 001HR	Existing Swale	1.2522	0.114
100YR - 001HR	Existing Swale	1.5007	0.115
100YR - 001HR	Existing Swale	1.7500	0.116
100YR - 001HR	Existing Swale	2.0004	0.117
100YR - 001HR	Existing Swale	2.2513	0.117
100YR - 001HR	Existing Swale	2.5015	0.117
100YR - 001HR	Existing Swale	2.7501	0.117
100YR - 001HR	Existing Swale	3.0002	0.117
100YR - 001HR	Existing Swale	3.2503	0.117
100YR - 001HR	Existing Swale	3.5002	0.117
100YR - 001HR	Existing Swale	3.7578	0.117
100YR - 001HR	Existing Swale	4.0078	0.117
100YR - 001HR	Existing Swale	4.2578	0.117
100YR - 001HR	Existing Swale	4.5078	0.117
100YR - 001HR	Existing Swale	4.7578	0.117
100YR - 001HR	Existing Swale	5.0078	0.117
100YR - 001HR	Existing Swale	5.2578	0.117
100YR - 001HR	Existing Swale	5.5078	0.117
100YR - 001HR	Existing Swale	5.7578	0.117
100YR - 001HR	Existing Swale	6.0078	0.117
100YR - 001HR	Existing Swale	6.2578	0.117
100YR - 001HR	Existing Swale	6.5078	0.117
100YR - 001HR	Existing Swale	6.7578	0.117
100YR - 001HR	Existing Swale	7.0078	0.117
100YR - 001HR	Existing Swale	7.2578	0.117
100YR - 001HR	Existing Swale	7.5078	0.117
100YR - 001HR	Existing Swale	7.7578	0.117
100YR - 001HR	Existing Swale	8.0078	0.117
100YR - 001HR	Existing Swale	8.2578	0.117
100YR - 001HR	Existing Swale	8.5078	0.117
100YR - 001HR	Existing Swale	8.7578	0.117
100YR - 001HR	Existing Swale	9.0078	0.117
100YR - 001HR	Existing Swale	9.2578	0.117
100YR - 001HR	Existing Swale	9.5078	0.117
100YR - 001HR	Existing Swale	9.7578	0.117
100YR - 001HR	Existing Swale	10.0078	0.117
100YR - 001HR	Existing Swale	10.2578	0.117
100YR - 001HR	Existing Swale	10.5078	0.117

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.92 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.20 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 002HR	Basin 1a	161.09	1.14
100YR - 002HR	Basin 1b	160.22	2.27
100YR - 002HR	CONTROL	0.00	3.20
100YR - 002HR	Existing Swale	0.00	3.13

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 002HR	CONTROL	0.0000	0.000
100YR - 002HR	CONTROL	0.2518	0.000
100YR - 002HR	CONTROL	0.5004	0.000
100YR - 002HR	CONTROL	0.7502	0.018
100YR - 002HR	CONTROL	1.0003	0.077
100YR - 002HR	CONTROL	1.2505	0.114
100YR - 002HR	CONTROL	1.5047	0.139
100YR - 002HR	CONTROL	1.7538	0.159
100YR - 002HR	CONTROL	2.0024	0.173
100YR - 002HR	CONTROL	2.2523	0.179
100YR - 002HR	CONTROL	2.5016	0.179
100YR - 002HR	CONTROL	2.7523	0.179
100YR - 002HR	CONTROL	3.0016	0.179
100YR - 002HR	CONTROL	3.2525	0.179
100YR - 002HR	CONTROL	3.5022	0.179
100YR - 002HR	CONTROL	3.7506	0.179
100YR - 002HR	CONTROL	4.0010	0.179
100YR - 002HR	CONTROL	4.2526	0.179
100YR - 002HR	CONTROL	4.5047	0.179
100YR - 002HR	CONTROL	4.7561	0.179
100YR - 002HR	CONTROL	5.0061	0.179
100YR - 002HR	CONTROL	5.2561	0.179
100YR - 002HR	CONTROL	5.5061	0.179
100YR - 002HR	CONTROL	5.7561	0.179
100YR - 002HR	CONTROL	6.0061	0.179
100YR - 002HR	CONTROL	6.2561	0.179
100YR - 002HR	CONTROL	6.5061	0.179
100YR - 002HR	CONTROL	6.7561	0.179
100YR - 002HR	CONTROL	7.0061	0.179
100YR - 002HR	CONTROL	7.2561	0.179
100YR - 002HR	CONTROL	7.5061	0.179
100YR - 002HR	CONTROL	7.7561	0.179
100YR - 002HR	CONTROL	8.0061	0.179
100YR - 002HR	CONTROL	8.2561	0.179
100YR - 002HR	CONTROL	8.5061	0.179
100YR - 002HR	CONTROL	8.7561	0.179
100YR - 002HR	CONTROL	9.0061	0.179
100YR - 002HR	CONTROL	9.2561	0.179
100YR - 002HR	CONTROL	9.5061	0.179
100YR - 002HR	CONTROL	9.7561	0.179
100YR - 002HR	CONTROL	10.0061	0.179
100YR - 002HR	CONTROL	10.2561	0.179

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 002HR	CONTROL	73.5061	0.179
100YR - 002HR	CONTROL	73.7561	0.179
100YR - 002HR	CONTROL	74.0061	0.179
100YR - 002HR	Existing Swale	0.0000	0.000
100YR - 002HR	Existing Swale	0.2518	0.000
100YR - 002HR	Existing Swale	0.5004	0.000
100YR - 002HR	Existing Swale	0.7502	0.025
100YR - 002HR	Existing Swale	1.0003	0.084
100YR - 002HR	Existing Swale	1.2505	0.119
100YR - 002HR	Existing Swale	1.5047	0.144
100YR - 002HR	Existing Swale	1.7538	0.165
100YR - 002HR	Existing Swale	2.0024	0.180
100YR - 002HR	Existing Swale	2.2523	0.187
100YR - 002HR	Existing Swale	2.5016	0.189
100YR - 002HR	Existing Swale	2.7523	0.191
100YR - 002HR	Existing Swale	3.0016	0.192
100YR - 002HR	Existing Swale	3.2525	0.194
100YR - 002HR	Existing Swale	3.5022	0.195
100YR - 002HR	Existing Swale	3.7506	0.196
100YR - 002HR	Existing Swale	4.0010	0.197
100YR - 002HR	Existing Swale	4.2526	0.198
100YR - 002HR	Existing Swale	4.5047	0.199
100YR - 002HR	Existing Swale	4.7561	0.199
100YR - 002HR	Existing Swale	5.0061	0.200
100YR - 002HR	Existing Swale	5.2561	0.200
100YR - 002HR	Existing Swale	5.5061	0.200
100YR - 002HR	Existing Swale	5.7561	0.200
100YR - 002HR	Existing Swale	6.0061	0.200
100YR - 002HR	Existing Swale	6.2561	0.200
100YR - 002HR	Existing Swale	6.5061	0.200
100YR - 002HR	Existing Swale	6.7561	0.200
100YR - 002HR	Existing Swale	7.0061	0.200
100YR - 002HR	Existing Swale	7.2561	0.200
100YR - 002HR	Existing Swale	7.5061	0.200
100YR - 002HR	Existing Swale	7.7561	0.200
100YR - 002HR	Existing Swale	8.0061	0.200
100YR - 002HR	Existing Swale	8.2561	0.200
100YR - 002HR	Existing Swale	8.5061	0.200
100YR - 002HR	Existing Swale	8.7561	0.200
100YR - 002HR	Existing Swale	9.0061	0.200
100YR - 002HR	Existing Swale	9.2561	0.200
100YR - 002HR	Existing Swale	9.5061	0.200

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.86 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.59 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 004HR	Basin 1a	161.05	0.67
100YR - 004HR	Basin 1b	160.49	1.21
100YR - 004HR	CONTROL	0.00	2.50
100YR - 004HR	Existing Swale	0.00	2.31

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 004HR	CONTROL	0.0000	0.000
100YR - 004HR	CONTROL	0.2518	0.000
100YR - 004HR	CONTROL	0.5011	0.000
100YR - 004HR	CONTROL	0.7502	0.000
100YR - 004HR	CONTROL	1.0049	0.000
100YR - 004HR	CONTROL	1.2519	0.000
100YR - 004HR	CONTROL	1.5011	0.002
100YR - 004HR	CONTROL	1.7502	0.016
100YR - 004HR	CONTROL	2.0007	0.051
100YR - 004HR	CONTROL	2.2508	0.096
100YR - 004HR	CONTROL	2.5008	0.144
100YR - 004HR	CONTROL	2.7502	0.189
100YR - 004HR	CONTROL	3.0007	0.228
100YR - 004HR	CONTROL	3.2535	0.256
100YR - 004HR	CONTROL	3.5022	0.271
100YR - 004HR	CONTROL	3.7517	0.282
100YR - 004HR	CONTROL	4.0004	0.288
100YR - 004HR	CONTROL	4.2523	0.291
100YR - 004HR	CONTROL	4.5019	0.292
100YR - 004HR	CONTROL	4.7520	0.292
100YR - 004HR	CONTROL	5.0014	0.292
100YR - 004HR	CONTROL	5.2522	0.292
100YR - 004HR	CONTROL	5.5025	0.292
100YR - 004HR	CONTROL	5.7507	0.292
100YR - 004HR	CONTROL	6.0039	0.292
100YR - 004HR	CONTROL	6.2547	0.292
100YR - 004HR	CONTROL	6.5017	0.292
100YR - 004HR	CONTROL	6.7546	0.292
100YR - 004HR	CONTROL	7.0038	0.292
100YR - 004HR	CONTROL	7.2506	0.292
100YR - 004HR	CONTROL	7.5002	0.292
100YR - 004HR	CONTROL	7.7516	0.292
100YR - 004HR	CONTROL	8.0016	0.292
100YR - 004HR	CONTROL	8.2516	0.292
100YR - 004HR	CONTROL	8.5016	0.292
100YR - 004HR	CONTROL	8.7516	0.292
100YR - 004HR	CONTROL	9.0016	0.292
100YR - 004HR	CONTROL	9.2516	0.292
100YR - 004HR	CONTROL	9.5016	0.292
100YR - 004HR	CONTROL	9.7516	0.292
100YR - 004HR	CONTROL	10.0016	0.292
100YR - 004HR	CONTROL	10.2516	0.292

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 004HR	CONTROL	73.5016	0.292
100YR - 004HR	CONTROL	73.7516	0.292
100YR - 004HR	CONTROL	74.0016	0.292
100YR - 004HR	CONTROL	74.2516	0.292
100YR - 004HR	CONTROL	74.5016	0.292
100YR - 004HR	CONTROL	74.7516	0.292
100YR - 004HR	CONTROL	75.0016	0.292
100YR - 004HR	CONTROL	75.2516	0.292
100YR - 004HR	CONTROL	75.5016	0.292
100YR - 004HR	CONTROL	75.7516	0.292
100YR - 004HR	CONTROL	76.0016	0.292
100YR - 004HR	Existing Swale	0.0000	0.000
100YR - 004HR	Existing Swale	0.2518	0.000
100YR - 004HR	Existing Swale	0.5011	0.000
100YR - 004HR	Existing Swale	0.7502	0.000
100YR - 004HR	Existing Swale	1.0049	0.000
100YR - 004HR	Existing Swale	1.2519	0.000
100YR - 004HR	Existing Swale	1.5011	0.005
100YR - 004HR	Existing Swale	1.7502	0.024
100YR - 004HR	Existing Swale	2.0007	0.059
100YR - 004HR	Existing Swale	2.2508	0.101
100YR - 004HR	Existing Swale	2.5008	0.146
100YR - 004HR	Existing Swale	2.7502	0.188
100YR - 004HR	Existing Swale	3.0007	0.225
100YR - 004HR	Existing Swale	3.2535	0.258
100YR - 004HR	Existing Swale	3.5022	0.276
100YR - 004HR	Existing Swale	3.7517	0.289
100YR - 004HR	Existing Swale	4.0004	0.297
100YR - 004HR	Existing Swale	4.2523	0.304
100YR - 004HR	Existing Swale	4.5019	0.307
100YR - 004HR	Existing Swale	4.7520	0.311
100YR - 004HR	Existing Swale	5.0014	0.314
100YR - 004HR	Existing Swale	5.2522	0.317
100YR - 004HR	Existing Swale	5.5025	0.320
100YR - 004HR	Existing Swale	5.7507	0.323
100YR - 004HR	Existing Swale	6.0039	0.326
100YR - 004HR	Existing Swale	6.2547	0.329
100YR - 004HR	Existing Swale	6.5017	0.332
100YR - 004HR	Existing Swale	6.7546	0.334
100YR - 004HR	Existing Swale	7.0038	0.336
100YR - 004HR	Existing Swale	7.2506	0.338
100YR - 004HR	Existing Swale	7.5002	0.340

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 004HR	Existing Swale	7.7516	0.342
100YR - 004HR	Existing Swale	8.0016	0.343
100YR - 004HR	Existing Swale	8.2516	0.344
100YR - 004HR	Existing Swale	8.5016	0.345
100YR - 004HR	Existing Swale	8.7516	0.345
100YR - 004HR	Existing Swale	9.0016	0.346
100YR - 004HR	Existing Swale	9.2516	0.346
100YR - 004HR	Existing Swale	9.5016	0.347
100YR - 004HR	Existing Swale	9.7516	0.347
100YR - 004HR	Existing Swale	10.0016	0.347
100YR - 004HR	Existing Swale	10.2516	0.347
100YR - 004HR	Existing Swale	10.5016	0.347
100YR - 004HR	Existing Swale	10.7516	0.347
100YR - 004HR	Existing Swale	11.0016	0.347
100YR - 004HR	Existing Swale	11.2516	0.347
100YR - 004HR	Existing Swale	11.5016	0.347
100YR - 004HR	Existing Swale	11.7516	0.347
100YR - 004HR	Existing Swale	12.0016	0.347
100YR - 004HR	Existing Swale	12.2516	0.347
100YR - 004HR	Existing Swale	12.5016	0.347
100YR - 004HR	Existing Swale	12.7516	0.347
100YR - 004HR	Existing Swale	13.0016	0.347
100YR - 004HR	Existing Swale	13.2516	0.347
100YR - 004HR	Existing Swale	13.5016	0.347
100YR - 004HR	Existing Swale	13.7516	0.347
100YR - 004HR	Existing Swale	14.0016	0.347
100YR - 004HR	Existing Swale	14.2516	0.347
100YR - 004HR	Existing Swale	14.5016	0.347
100YR - 004HR	Existing Swale	14.7516	0.347
100YR - 004HR	Existing Swale	15.0016	0.347
100YR - 004HR	Existing Swale	15.2516	0.347
100YR - 004HR	Existing Swale	15.5016	0.347
100YR - 004HR	Existing Swale	15.7516	0.347
100YR - 004HR	Existing Swale	16.0016	0.347
100YR - 004HR	Existing Swale	16.2516	0.347
100YR - 004HR	Existing Swale	16.5016	0.347
100YR - 004HR	Existing Swale	16.7516	0.347
100YR - 004HR	Existing Swale	17.0016	0.347
100YR - 004HR	Existing Swale	17.2516	0.347
100YR - 004HR	Existing Swale	17.5016	0.347
100YR - 004HR	Existing Swale	17.7516	0.347
100YR - 004HR	Existing Swale	18.0016	0.347

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.48 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 160.02 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 008HR	Basin 1a	161.06	0.70
100YR - 008HR	Basin 1b	160.50	1.36
100YR - 008HR	CONTROL	0.00	3.08
100YR - 008HR	Existing Swale	0.00	2.82

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	CONTROL	0.0000	0.000
100YR - 008HR	CONTROL	0.2523	0.000
100YR - 008HR	CONTROL	0.5024	0.000
100YR - 008HR	CONTROL	0.7503	0.000
100YR - 008HR	CONTROL	1.0015	0.000
100YR - 008HR	CONTROL	1.2501	0.000
100YR - 008HR	CONTROL	1.5001	0.000
100YR - 008HR	CONTROL	1.7512	0.000
100YR - 008HR	CONTROL	2.0006	0.000
100YR - 008HR	CONTROL	2.2522	0.000
100YR - 008HR	CONTROL	2.5015	0.000
100YR - 008HR	CONTROL	2.7527	0.001
100YR - 008HR	CONTROL	3.0014	0.004
100YR - 008HR	CONTROL	3.2502	0.019
100YR - 008HR	CONTROL	3.5007	0.053
100YR - 008HR	CONTROL	3.7509	0.101
100YR - 008HR	CONTROL	4.0006	0.160
100YR - 008HR	CONTROL	4.2502	0.206
100YR - 008HR	CONTROL	4.5038	0.234
100YR - 008HR	CONTROL	4.7522	0.262
100YR - 008HR	CONTROL	5.0022	0.291
100YR - 008HR	CONTROL	5.2555	0.311
100YR - 008HR	CONTROL	5.5030	0.323
100YR - 008HR	CONTROL	5.7557	0.334
100YR - 008HR	CONTROL	6.0073	0.346
100YR - 008HR	CONTROL	6.2554	0.356
100YR - 008HR	CONTROL	6.5009	0.365
100YR - 008HR	CONTROL	6.7533	0.375
100YR - 008HR	CONTROL	7.0050	0.385
100YR - 008HR	CONTROL	7.2537	0.393
100YR - 008HR	CONTROL	7.5016	0.399
100YR - 008HR	CONTROL	7.7504	0.405
100YR - 008HR	CONTROL	8.0029	0.411
100YR - 008HR	CONTROL	8.2512	0.414
100YR - 008HR	CONTROL	8.5020	0.414
100YR - 008HR	CONTROL	8.7505	0.414
100YR - 008HR	CONTROL	9.0011	0.414
100YR - 008HR	CONTROL	9.2533	0.414
100YR - 008HR	CONTROL	9.5027	0.414
100YR - 008HR	CONTROL	9.7529	0.414
100YR - 008HR	CONTROL	10.0066	0.414
100YR - 008HR	CONTROL	10.2535	0.414

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 008HR	Existing Swale	3.7509	0.108
100YR - 008HR	Existing Swale	4.0006	0.163
100YR - 008HR	Existing Swale	4.2502	0.208
100YR - 008HR	Existing Swale	4.5038	0.242
100YR - 008HR	Existing Swale	4.7522	0.274
100YR - 008HR	Existing Swale	5.0022	0.307
100YR - 008HR	Existing Swale	5.2555	0.332
100YR - 008HR	Existing Swale	5.5030	0.347
100YR - 008HR	Existing Swale	5.7557	0.360
100YR - 008HR	Existing Swale	6.0073	0.374
100YR - 008HR	Existing Swale	6.2554	0.386
100YR - 008HR	Existing Swale	6.5009	0.398
100YR - 008HR	Existing Swale	6.7533	0.409
100YR - 008HR	Existing Swale	7.0050	0.421
100YR - 008HR	Existing Swale	7.2537	0.431
100YR - 008HR	Existing Swale	7.5016	0.439
100YR - 008HR	Existing Swale	7.7504	0.448
100YR - 008HR	Existing Swale	8.0029	0.456
100YR - 008HR	Existing Swale	8.2512	0.462
100YR - 008HR	Existing Swale	8.5020	0.466
100YR - 008HR	Existing Swale	8.7505	0.469
100YR - 008HR	Existing Swale	9.0011	0.472
100YR - 008HR	Existing Swale	9.2533	0.475
100YR - 008HR	Existing Swale	9.5027	0.478
100YR - 008HR	Existing Swale	9.7529	0.481
100YR - 008HR	Existing Swale	10.0066	0.483
100YR - 008HR	Existing Swale	10.2535	0.486
100YR - 008HR	Existing Swale	10.5007	0.488
100YR - 008HR	Existing Swale	10.7536	0.490
100YR - 008HR	Existing Swale	11.0051	0.492
100YR - 008HR	Existing Swale	11.2542	0.494
100YR - 008HR	Existing Swale	11.5042	0.495
100YR - 008HR	Existing Swale	11.7542	0.496
100YR - 008HR	Existing Swale	12.0042	0.497
100YR - 008HR	Existing Swale	12.2542	0.498
100YR - 008HR	Existing Swale	12.5042	0.499
100YR - 008HR	Existing Swale	12.7542	0.499
100YR - 008HR	Existing Swale	13.0042	0.499
100YR - 008HR	Existing Swale	13.2542	0.500
100YR - 008HR	Existing Swale	13.5042	0.500
100YR - 008HR	Existing Swale	13.7542	0.500
100YR - 008HR	Existing Swale	14.0042	0.500

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.23 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.99 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 024HR	Basin 1a	160.76	0.23
100YR - 024HR	Basin 1b	160.46	0.39
100YR - 024HR	CONTROL	0.00	1.11
100YR - 024HR	Existing Swale	0.00	1.07

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	0.0000	0.000
100YR - 024HR	CONTROL	0.2503	0.000
100YR - 024HR	CONTROL	0.5010	0.000
100YR - 024HR	CONTROL	0.7503	0.000
100YR - 024HR	CONTROL	1.0003	0.000
100YR - 024HR	CONTROL	1.2503	0.000
100YR - 024HR	CONTROL	1.5007	0.000
100YR - 024HR	CONTROL	1.7522	0.000
100YR - 024HR	CONTROL	2.0024	0.000
100YR - 024HR	CONTROL	2.2529	0.000
100YR - 024HR	CONTROL	2.5048	0.000
100YR - 024HR	CONTROL	2.7515	0.000
100YR - 024HR	CONTROL	3.0015	0.000
100YR - 024HR	CONTROL	3.2515	0.000
100YR - 024HR	CONTROL	3.5015	0.000
100YR - 024HR	CONTROL	3.7515	0.000
100YR - 024HR	CONTROL	4.0015	0.000
100YR - 024HR	CONTROL	4.2515	0.000
100YR - 024HR	CONTROL	4.5015	0.000
100YR - 024HR	CONTROL	4.7515	0.000
100YR - 024HR	CONTROL	5.0015	0.000
100YR - 024HR	CONTROL	5.2515	0.000
100YR - 024HR	CONTROL	5.5015	0.000
100YR - 024HR	CONTROL	5.7515	0.000
100YR - 024HR	CONTROL	6.0015	0.000
100YR - 024HR	CONTROL	6.2515	0.001
100YR - 024HR	CONTROL	6.5015	0.002
100YR - 024HR	CONTROL	6.7556	0.004
100YR - 024HR	CONTROL	7.0015	0.006
100YR - 024HR	CONTROL	7.2515	0.008
100YR - 024HR	CONTROL	7.5067	0.010
100YR - 024HR	CONTROL	7.7515	0.013
100YR - 024HR	CONTROL	8.0029	0.017
100YR - 024HR	CONTROL	8.2508	0.021
100YR - 024HR	CONTROL	8.5022	0.027
100YR - 024HR	CONTROL	8.7537	0.034
100YR - 024HR	CONTROL	9.0005	0.041
100YR - 024HR	CONTROL	9.2511	0.049
100YR - 024HR	CONTROL	9.5020	0.057
100YR - 024HR	CONTROL	9.7525	0.066
100YR - 024HR	CONTROL	10.0013	0.075
100YR - 024HR	CONTROL	10.2506	0.086

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	10.5024	0.100
100YR - 024HR	CONTROL	10.7503	0.115
100YR - 024HR	CONTROL	11.0039	0.130
100YR - 024HR	CONTROL	11.2523	0.148
100YR - 024HR	CONTROL	11.5006	0.169
100YR - 024HR	CONTROL	11.7504	0.190
100YR - 024HR	CONTROL	12.0011	0.213
100YR - 024HR	CONTROL	12.2525	0.233
100YR - 024HR	CONTROL	12.5019	0.249
100YR - 024HR	CONTROL	12.7519	0.266
100YR - 024HR	CONTROL	13.0019	0.283
100YR - 024HR	CONTROL	13.2519	0.300
100YR - 024HR	CONTROL	13.5019	0.315
100YR - 024HR	CONTROL	13.7519	0.331
100YR - 024HR	CONTROL	14.0019	0.346
100YR - 024HR	CONTROL	14.2519	0.362
100YR - 024HR	CONTROL	14.5019	0.378
100YR - 024HR	CONTROL	14.7519	0.395
100YR - 024HR	CONTROL	15.0019	0.411
100YR - 024HR	CONTROL	15.2519	0.426
100YR - 024HR	CONTROL	15.5019	0.440
100YR - 024HR	CONTROL	15.7519	0.455
100YR - 024HR	CONTROL	16.0019	0.469
100YR - 024HR	CONTROL	16.2519	0.482
100YR - 024HR	CONTROL	16.5019	0.493
100YR - 024HR	CONTROL	16.7519	0.505
100YR - 024HR	CONTROL	17.0019	0.516
100YR - 024HR	CONTROL	17.2519	0.528
100YR - 024HR	CONTROL	17.5019	0.540
100YR - 024HR	CONTROL	17.7519	0.552
100YR - 024HR	CONTROL	18.0019	0.563
100YR - 024HR	CONTROL	18.2519	0.575
100YR - 024HR	CONTROL	18.5019	0.587
100YR - 024HR	CONTROL	18.7519	0.599
100YR - 024HR	CONTROL	19.0019	0.611
100YR - 024HR	CONTROL	19.2519	0.622
100YR - 024HR	CONTROL	19.5019	0.631
100YR - 024HR	CONTROL	19.7519	0.640
100YR - 024HR	CONTROL	20.0019	0.650
100YR - 024HR	CONTROL	20.2519	0.659
100YR - 024HR	CONTROL	20.5019	0.668
100YR - 024HR	CONTROL	20.7519	0.677

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	21.0019	0.686
100YR - 024HR	CONTROL	21.2519	0.694
100YR - 024HR	CONTROL	21.5019	0.701
100YR - 024HR	CONTROL	21.7519	0.707
100YR - 024HR	CONTROL	22.0019	0.713
100YR - 024HR	CONTROL	22.2503	0.718
100YR - 024HR	CONTROL	22.5019	0.721
100YR - 024HR	CONTROL	22.7519	0.724
100YR - 024HR	CONTROL	23.0019	0.727
100YR - 024HR	CONTROL	23.2519	0.730
100YR - 024HR	CONTROL	23.5019	0.733
100YR - 024HR	CONTROL	23.7519	0.737
100YR - 024HR	CONTROL	24.0019	0.740
100YR - 024HR	CONTROL	24.2519	0.741
100YR - 024HR	CONTROL	24.5019	0.741
100YR - 024HR	CONTROL	24.7519	0.741
100YR - 024HR	CONTROL	25.0019	0.741
100YR - 024HR	CONTROL	25.2519	0.741
100YR - 024HR	CONTROL	25.5019	0.741
100YR - 024HR	CONTROL	25.7519	0.741
100YR - 024HR	CONTROL	26.0019	0.741
100YR - 024HR	CONTROL	26.2519	0.741
100YR - 024HR	CONTROL	26.5019	0.741
100YR - 024HR	CONTROL	26.7519	0.741
100YR - 024HR	CONTROL	27.0019	0.741
100YR - 024HR	CONTROL	27.2519	0.741
100YR - 024HR	CONTROL	27.5019	0.741
100YR - 024HR	CONTROL	27.7519	0.741
100YR - 024HR	CONTROL	28.0019	0.741
100YR - 024HR	CONTROL	28.2519	0.741
100YR - 024HR	CONTROL	28.5019	0.741
100YR - 024HR	CONTROL	28.7519	0.741
100YR - 024HR	CONTROL	29.0019	0.741
100YR - 024HR	CONTROL	29.2519	0.741
100YR - 024HR	CONTROL	29.5019	0.741
100YR - 024HR	CONTROL	29.7519	0.741
100YR - 024HR	CONTROL	30.0019	0.741
100YR - 024HR	CONTROL	30.2519	0.741
100YR - 024HR	CONTROL	30.5019	0.741
100YR - 024HR	CONTROL	30.7519	0.741
100YR - 024HR	CONTROL	31.0019	0.741
100YR - 024HR	CONTROL	31.2519	0.741

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	CONTROL	94.5019	0.741
100YR - 024HR	CONTROL	94.7519	0.741
100YR - 024HR	CONTROL	95.0019	0.741
100YR - 024HR	CONTROL	95.2519	0.741
100YR - 024HR	CONTROL	95.5019	0.741
100YR - 024HR	CONTROL	95.7519	0.741
100YR - 024HR	CONTROL	96.0019	0.741
100YR - 024HR	Existing Swale	0.0000	0.000
100YR - 024HR	Existing Swale	0.2503	0.001
100YR - 024HR	Existing Swale	0.5010	0.001
100YR - 024HR	Existing Swale	0.7503	0.001
100YR - 024HR	Existing Swale	1.0003	0.001
100YR - 024HR	Existing Swale	1.2503	0.001
100YR - 024HR	Existing Swale	1.5007	0.001
100YR - 024HR	Existing Swale	1.7522	0.001
100YR - 024HR	Existing Swale	2.0024	0.001
100YR - 024HR	Existing Swale	2.2529	0.001
100YR - 024HR	Existing Swale	2.5048	0.001
100YR - 024HR	Existing Swale	2.7515	0.001
100YR - 024HR	Existing Swale	3.0015	0.001
100YR - 024HR	Existing Swale	3.2515	0.001
100YR - 024HR	Existing Swale	3.5015	0.001
100YR - 024HR	Existing Swale	3.7515	0.001
100YR - 024HR	Existing Swale	4.0015	0.001
100YR - 024HR	Existing Swale	4.2515	0.001
100YR - 024HR	Existing Swale	4.5015	0.001
100YR - 024HR	Existing Swale	4.7515	0.001
100YR - 024HR	Existing Swale	5.0015	0.001
100YR - 024HR	Existing Swale	5.2515	0.001
100YR - 024HR	Existing Swale	5.5015	0.002
100YR - 024HR	Existing Swale	5.7515	0.003
100YR - 024HR	Existing Swale	6.0015	0.004
100YR - 024HR	Existing Swale	6.2515	0.006
100YR - 024HR	Existing Swale	6.5015	0.008
100YR - 024HR	Existing Swale	6.7556	0.010
100YR - 024HR	Existing Swale	7.0015	0.013
100YR - 024HR	Existing Swale	7.2515	0.015
100YR - 024HR	Existing Swale	7.5067	0.019
100YR - 024HR	Existing Swale	7.7515	0.022
100YR - 024HR	Existing Swale	8.0029	0.026
100YR - 024HR	Existing Swale	8.2508	0.030
100YR - 024HR	Existing Swale	8.5022	0.036

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	Existing Swale	8.7537	0.043
100YR - 024HR	Existing Swale	9.0005	0.050
100YR - 024HR	Existing Swale	9.2511	0.058
100YR - 024HR	Existing Swale	9.5020	0.066
100YR - 024HR	Existing Swale	9.7525	0.074
100YR - 024HR	Existing Swale	10.0013	0.082
100YR - 024HR	Existing Swale	10.2506	0.093
100YR - 024HR	Existing Swale	10.5024	0.106
100YR - 024HR	Existing Swale	10.7503	0.120
100YR - 024HR	Existing Swale	11.0039	0.135
100YR - 024HR	Existing Swale	11.2523	0.152
100YR - 024HR	Existing Swale	11.5006	0.172
100YR - 024HR	Existing Swale	11.7504	0.193
100YR - 024HR	Existing Swale	12.0011	0.215
100YR - 024HR	Existing Swale	12.2525	0.235
100YR - 024HR	Existing Swale	12.5019	0.252
100YR - 024HR	Existing Swale	12.7519	0.269
100YR - 024HR	Existing Swale	13.0019	0.287
100YR - 024HR	Existing Swale	13.2519	0.304
100YR - 024HR	Existing Swale	13.5019	0.320
100YR - 024HR	Existing Swale	13.7519	0.336
100YR - 024HR	Existing Swale	14.0019	0.352
100YR - 024HR	Existing Swale	14.2519	0.369
100YR - 024HR	Existing Swale	14.5019	0.386
100YR - 024HR	Existing Swale	14.7519	0.403
100YR - 024HR	Existing Swale	15.0019	0.420
100YR - 024HR	Existing Swale	15.2519	0.436
100YR - 024HR	Existing Swale	15.5019	0.451
100YR - 024HR	Existing Swale	15.7519	0.466
100YR - 024HR	Existing Swale	16.0019	0.482
100YR - 024HR	Existing Swale	16.2519	0.496
100YR - 024HR	Existing Swale	16.5019	0.509
100YR - 024HR	Existing Swale	16.7519	0.522
100YR - 024HR	Existing Swale	17.0019	0.535
100YR - 024HR	Existing Swale	17.2519	0.548
100YR - 024HR	Existing Swale	17.5019	0.561
100YR - 024HR	Existing Swale	17.7519	0.574
100YR - 024HR	Existing Swale	18.0019	0.587
100YR - 024HR	Existing Swale	18.2519	0.601
100YR - 024HR	Existing Swale	18.5019	0.614
100YR - 024HR	Existing Swale	18.7519	0.627
100YR - 024HR	Existing Swale	19.0019	0.640

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 024HR	Existing Swale	19.2519	0.652
100YR - 024HR	Existing Swale	19.5019	0.663
100YR - 024HR	Existing Swale	19.7519	0.674
100YR - 024HR	Existing Swale	20.0019	0.684
100YR - 024HR	Existing Swale	20.2519	0.695
100YR - 024HR	Existing Swale	20.5019	0.706
100YR - 024HR	Existing Swale	20.7519	0.717
100YR - 024HR	Existing Swale	21.0019	0.727
100YR - 024HR	Existing Swale	21.2519	0.737
100YR - 024HR	Existing Swale	21.5019	0.745
100YR - 024HR	Existing Swale	21.7519	0.753
100YR - 024HR	Existing Swale	22.0019	0.761
100YR - 024HR	Existing Swale	22.2503	0.768
100YR - 024HR	Existing Swale	22.5019	0.774
100YR - 024HR	Existing Swale	22.7519	0.779
100YR - 024HR	Existing Swale	23.0019	0.784
100YR - 024HR	Existing Swale	23.2519	0.789
100YR - 024HR	Existing Swale	23.5019	0.795
100YR - 024HR	Existing Swale	23.7519	0.800
100YR - 024HR	Existing Swale	24.0019	0.804
100YR - 024HR	Existing Swale	24.2519	0.808
100YR - 024HR	Existing Swale	24.5019	0.810
100YR - 024HR	Existing Swale	24.7519	0.812
100YR - 024HR	Existing Swale	25.0019	0.814
100YR - 024HR	Existing Swale	25.2519	0.815
100YR - 024HR	Existing Swale	25.5019	0.817
100YR - 024HR	Existing Swale	25.7519	0.818
100YR - 024HR	Existing Swale	26.0019	0.819
100YR - 024HR	Existing Swale	26.2519	0.820
100YR - 024HR	Existing Swale	26.5019	0.820
100YR - 024HR	Existing Swale	26.7519	0.821
100YR - 024HR	Existing Swale	27.0019	0.822
100YR - 024HR	Existing Swale	27.2519	0.822
100YR - 024HR	Existing Swale	27.5019	0.822
100YR - 024HR	Existing Swale	27.7519	0.823
100YR - 024HR	Existing Swale	28.0019	0.823
100YR - 024HR	Existing Swale	28.2519	0.823
100YR - 024HR	Existing Swale	28.5019	0.823
100YR - 024HR	Existing Swale	28.7519	0.823
100YR - 024HR	Existing Swale	29.0019	0.823
100YR - 024HR	Existing Swale	29.2519	0.823
100YR - 024HR	Existing Swale	29.5019	0.823

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.19 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.86 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 072HR	Basin 1a	160.61	0.15
100YR - 072HR	Basin 1b	160.35	0.27
100YR - 072HR	CONTROL	0.00	0.95
100YR - 072HR	Existing Swale	0.00	0.91

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 072HR	CONTROL	63.0080	0.918
100YR - 072HR	CONTROL	63.2580	0.930
100YR - 072HR	CONTROL	63.5080	0.941
100YR - 072HR	CONTROL	63.7580	0.953
100YR - 072HR	CONTROL	64.0080	0.965
100YR - 072HR	CONTROL	64.2513	0.972
100YR - 072HR	CONTROL	64.5009	0.977
100YR - 072HR	CONTROL	64.7565	0.981
100YR - 072HR	CONTROL	65.0065	0.985
100YR - 072HR	CONTROL	65.2565	0.989
100YR - 072HR	CONTROL	65.5065	0.993
100YR - 072HR	CONTROL	65.7565	0.998
100YR - 072HR	CONTROL	66.0065	1.002
100YR - 072HR	CONTROL	66.2565	1.006
100YR - 072HR	CONTROL	66.5065	1.010
100YR - 072HR	CONTROL	66.7565	1.014
100YR - 072HR	CONTROL	67.0065	1.018
100YR - 072HR	CONTROL	67.2565	1.022
100YR - 072HR	CONTROL	67.5065	1.027
100YR - 072HR	CONTROL	67.7565	1.031
100YR - 072HR	CONTROL	68.0065	1.035
100YR - 072HR	CONTROL	68.2565	1.038
100YR - 072HR	CONTROL	68.5065	1.040
100YR - 072HR	CONTROL	68.7565	1.042
100YR - 072HR	CONTROL	69.0065	1.044
100YR - 072HR	CONTROL	69.2565	1.046
100YR - 072HR	CONTROL	69.5065	1.047
100YR - 072HR	CONTROL	69.7565	1.049
100YR - 072HR	CONTROL	70.0065	1.051
100YR - 072HR	CONTROL	70.2565	1.053
100YR - 072HR	CONTROL	70.5065	1.055
100YR - 072HR	CONTROL	70.7565	1.057
100YR - 072HR	CONTROL	71.0065	1.059
100YR - 072HR	CONTROL	71.2565	1.061
100YR - 072HR	CONTROL	71.5065	1.063
100YR - 072HR	CONTROL	71.7565	1.064
100YR - 072HR	CONTROL	72.0065	1.066
100YR - 072HR	CONTROL	72.2565	1.067
100YR - 072HR	CONTROL	72.5065	1.067
100YR - 072HR	CONTROL	72.7565	1.067
100YR - 072HR	CONTROL	73.0065	1.067
100YR - 072HR	CONTROL	73.2565	1.067

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 072HR	Existing Swale	65.7565	0.992
100YR - 072HR	Existing Swale	66.0065	0.998
100YR - 072HR	Existing Swale	66.2565	1.004
100YR - 072HR	Existing Swale	66.5065	1.009
100YR - 072HR	Existing Swale	66.7565	1.015
100YR - 072HR	Existing Swale	67.0065	1.021
100YR - 072HR	Existing Swale	67.2565	1.026
100YR - 072HR	Existing Swale	67.5065	1.032
100YR - 072HR	Existing Swale	67.7565	1.037
100YR - 072HR	Existing Swale	68.0065	1.042
100YR - 072HR	Existing Swale	68.2565	1.046
100YR - 072HR	Existing Swale	68.5065	1.049
100YR - 072HR	Existing Swale	68.7565	1.052
100YR - 072HR	Existing Swale	69.0065	1.055
100YR - 072HR	Existing Swale	69.2565	1.058
100YR - 072HR	Existing Swale	69.5065	1.061
100YR - 072HR	Existing Swale	69.7565	1.063
100YR - 072HR	Existing Swale	70.0065	1.066
100YR - 072HR	Existing Swale	70.2565	1.068
100YR - 072HR	Existing Swale	70.5065	1.070
100YR - 072HR	Existing Swale	70.7565	1.072
100YR - 072HR	Existing Swale	71.0065	1.074
100YR - 072HR	Existing Swale	71.2565	1.077
100YR - 072HR	Existing Swale	71.5065	1.079
100YR - 072HR	Existing Swale	71.7565	1.081
100YR - 072HR	Existing Swale	72.0065	1.083
100YR - 072HR	Existing Swale	72.2565	1.084
100YR - 072HR	Existing Swale	72.5065	1.084
100YR - 072HR	Existing Swale	72.7565	1.084
100YR - 072HR	Existing Swale	73.0065	1.085
100YR - 072HR	Existing Swale	73.2565	1.085
100YR - 072HR	Existing Swale	73.5065	1.085
100YR - 072HR	Existing Swale	73.7565	1.085
100YR - 072HR	Existing Swale	74.0065	1.086
100YR - 072HR	Existing Swale	74.2565	1.086
100YR - 072HR	Existing Swale	74.5065	1.086
100YR - 072HR	Existing Swale	74.7565	1.086
100YR - 072HR	Existing Swale	75.0065	1.086
100YR - 072HR	Existing Swale	75.2565	1.086
100YR - 072HR	Existing Swale	75.5065	1.086
100YR - 072HR	Existing Swale	75.7565	1.086
100YR - 072HR	Existing Swale	76.0065	1.086

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.21 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.87 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 168HR	Basin 1a	160.46	0.11
100YR - 168HR	Basin 1b	160.29	0.20
100YR - 168HR	CONTROL	0.00	0.71
100YR - 168HR	Existing Swale	0.00	0.70

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	CONTROL	157.5029	1.099
100YR - 168HR	CONTROL	157.7529	1.113
100YR - 168HR	CONTROL	158.0029	1.127
100YR - 168HR	CONTROL	158.2529	1.142
100YR - 168HR	CONTROL	158.5029	1.156
100YR - 168HR	CONTROL	158.7529	1.171
100YR - 168HR	CONTROL	159.0029	1.185
100YR - 168HR	CONTROL	159.2529	1.200
100YR - 168HR	CONTROL	159.5029	1.214
100YR - 168HR	CONTROL	159.7529	1.229
100YR - 168HR	CONTROL	160.0029	1.243
100YR - 168HR	CONTROL	160.2519	1.252
100YR - 168HR	CONTROL	160.5021	1.255
100YR - 168HR	CONTROL	160.7577	1.258
100YR - 168HR	CONTROL	161.0045	1.261
100YR - 168HR	CONTROL	161.2545	1.264
100YR - 168HR	CONTROL	161.5045	1.266
100YR - 168HR	CONTROL	161.7545	1.269
100YR - 168HR	CONTROL	162.0045	1.272
100YR - 168HR	CONTROL	162.2545	1.275
100YR - 168HR	CONTROL	162.5045	1.277
100YR - 168HR	CONTROL	162.7545	1.280
100YR - 168HR	CONTROL	163.0045	1.283
100YR - 168HR	CONTROL	163.2545	1.286
100YR - 168HR	CONTROL	163.5045	1.288
100YR - 168HR	CONTROL	163.7545	1.291
100YR - 168HR	CONTROL	164.0045	1.294
100YR - 168HR	CONTROL	164.2545	1.297
100YR - 168HR	CONTROL	164.5045	1.299
100YR - 168HR	CONTROL	164.7545	1.302
100YR - 168HR	CONTROL	165.0045	1.305
100YR - 168HR	CONTROL	165.2545	1.308
100YR - 168HR	CONTROL	165.5045	1.310
100YR - 168HR	CONTROL	165.7545	1.313
100YR - 168HR	CONTROL	166.0045	1.316
100YR - 168HR	CONTROL	166.2545	1.319
100YR - 168HR	CONTROL	166.5045	1.321
100YR - 168HR	CONTROL	166.7545	1.324
100YR - 168HR	CONTROL	167.0045	1.327
100YR - 168HR	CONTROL	167.2545	1.330
100YR - 168HR	CONTROL	167.5045	1.333
100YR - 168HR	CONTROL	167.7545	1.335

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	CONTROL	168.0045	1.338
100YR - 168HR	CONTROL	168.2545	1.339
100YR - 168HR	CONTROL	168.5045	1.339
100YR - 168HR	CONTROL	168.7545	1.339
100YR - 168HR	CONTROL	169.0045	1.339
100YR - 168HR	CONTROL	169.2545	1.339
100YR - 168HR	CONTROL	169.5045	1.339
100YR - 168HR	CONTROL	169.7545	1.339
100YR - 168HR	CONTROL	170.0045	1.339
100YR - 168HR	CONTROL	170.2545	1.339
100YR - 168HR	CONTROL	170.5045	1.339
100YR - 168HR	CONTROL	170.7545	1.339
100YR - 168HR	CONTROL	171.0045	1.339
100YR - 168HR	CONTROL	171.2545	1.339
100YR - 168HR	CONTROL	171.5045	1.339
100YR - 168HR	CONTROL	171.7545	1.339
100YR - 168HR	CONTROL	172.0045	1.339
100YR - 168HR	CONTROL	172.2545	1.339
100YR - 168HR	CONTROL	172.5045	1.339
100YR - 168HR	CONTROL	172.7545	1.339
100YR - 168HR	CONTROL	173.0045	1.339
100YR - 168HR	CONTROL	173.2545	1.339
100YR - 168HR	CONTROL	173.5045	1.339
100YR - 168HR	CONTROL	173.7545	1.339
100YR - 168HR	CONTROL	174.0045	1.339
100YR - 168HR	CONTROL	174.2545	1.339
100YR - 168HR	CONTROL	174.5045	1.339
100YR - 168HR	CONTROL	174.7545	1.339
100YR - 168HR	CONTROL	175.0045	1.339
100YR - 168HR	CONTROL	175.2545	1.339
100YR - 168HR	CONTROL	175.5045	1.339
100YR - 168HR	CONTROL	175.7545	1.339
100YR - 168HR	CONTROL	176.0045	1.339
100YR - 168HR	CONTROL	176.2545	1.339
100YR - 168HR	CONTROL	176.5045	1.339
100YR - 168HR	CONTROL	176.7545	1.339
100YR - 168HR	CONTROL	177.0045	1.339
100YR - 168HR	CONTROL	177.2545	1.339
100YR - 168HR	CONTROL	177.5045	1.339
100YR - 168HR	CONTROL	177.7545	1.339
100YR - 168HR	CONTROL	178.0045	1.339
100YR - 168HR	CONTROL	178.2545	1.339

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	Existing Swale	158.7529	1.041
100YR - 168HR	Existing Swale	159.0029	1.055
100YR - 168HR	Existing Swale	159.2529	1.069
100YR - 168HR	Existing Swale	159.5029	1.084
100YR - 168HR	Existing Swale	159.7529	1.098
100YR - 168HR	Existing Swale	160.0029	1.112
100YR - 168HR	Existing Swale	160.2519	1.122
100YR - 168HR	Existing Swale	160.5021	1.128
100YR - 168HR	Existing Swale	160.7577	1.133
100YR - 168HR	Existing Swale	161.0045	1.138
100YR - 168HR	Existing Swale	161.2545	1.143
100YR - 168HR	Existing Swale	161.5045	1.148
100YR - 168HR	Existing Swale	161.7545	1.152
100YR - 168HR	Existing Swale	162.0045	1.157
100YR - 168HR	Existing Swale	162.2545	1.162
100YR - 168HR	Existing Swale	162.5045	1.166
100YR - 168HR	Existing Swale	162.7545	1.170
100YR - 168HR	Existing Swale	163.0045	1.174
100YR - 168HR	Existing Swale	163.2545	1.178
100YR - 168HR	Existing Swale	163.5045	1.182
100YR - 168HR	Existing Swale	163.7545	1.186
100YR - 168HR	Existing Swale	164.0045	1.189
100YR - 168HR	Existing Swale	164.2545	1.193
100YR - 168HR	Existing Swale	164.5045	1.196
100YR - 168HR	Existing Swale	164.7545	1.200
100YR - 168HR	Existing Swale	165.0045	1.203
100YR - 168HR	Existing Swale	165.2545	1.206
100YR - 168HR	Existing Swale	165.5045	1.209
100YR - 168HR	Existing Swale	165.7545	1.212
100YR - 168HR	Existing Swale	166.0045	1.215
100YR - 168HR	Existing Swale	166.2545	1.218
100YR - 168HR	Existing Swale	166.5045	1.221
100YR - 168HR	Existing Swale	166.7545	1.223
100YR - 168HR	Existing Swale	167.0045	1.226
100YR - 168HR	Existing Swale	167.2545	1.229
100YR - 168HR	Existing Swale	167.5045	1.232
100YR - 168HR	Existing Swale	167.7545	1.234
100YR - 168HR	Existing Swale	168.0045	1.237
100YR - 168HR	Existing Swale	168.2545	1.238
100YR - 168HR	Existing Swale	168.5045	1.239
100YR - 168HR	Existing Swale	168.7545	1.239
100YR - 168HR	Existing Swale	169.0045	1.240

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 168HR	Existing Swale	169.2545	1.240
100YR - 168HR	Existing Swale	169.5045	1.240
100YR - 168HR	Existing Swale	169.7545	1.241
100YR - 168HR	Existing Swale	170.0045	1.241
100YR - 168HR	Existing Swale	170.2545	1.241
100YR - 168HR	Existing Swale	170.5045	1.241
100YR - 168HR	Existing Swale	170.7545	1.241
100YR - 168HR	Existing Swale	171.0045	1.241
100YR - 168HR	Existing Swale	171.2545	1.241
100YR - 168HR	Existing Swale	171.5045	1.241
100YR - 168HR	Existing Swale	171.7545	1.241
100YR - 168HR	Existing Swale	172.0045	1.241
100YR - 168HR	Existing Swale	172.2545	1.241
100YR - 168HR	Existing Swale	172.5045	1.241
100YR - 168HR	Existing Swale	172.7545	1.241
100YR - 168HR	Existing Swale	173.0045	1.241
100YR - 168HR	Existing Swale	173.2545	1.241
100YR - 168HR	Existing Swale	173.5045	1.241
100YR - 168HR	Existing Swale	173.7545	1.241
100YR - 168HR	Existing Swale	174.0045	1.241
100YR - 168HR	Existing Swale	174.2545	1.241
100YR - 168HR	Existing Swale	174.5045	1.241
100YR - 168HR	Existing Swale	174.7545	1.241
100YR - 168HR	Existing Swale	175.0045	1.241
100YR - 168HR	Existing Swale	175.2545	1.241
100YR - 168HR	Existing Swale	175.5045	1.241
100YR - 168HR	Existing Swale	175.7545	1.241
100YR - 168HR	Existing Swale	176.0045	1.241
100YR - 168HR	Existing Swale	176.2545	1.241
100YR - 168HR	Existing Swale	176.5045	1.241
100YR - 168HR	Existing Swale	176.7545	1.241
100YR - 168HR	Existing Swale	177.0045	1.241
100YR - 168HR	Existing Swale	177.2545	1.241
100YR - 168HR	Existing Swale	177.5045	1.241
100YR - 168HR	Existing Swale	177.7545	1.241
100YR - 168HR	Existing Swale	178.0045	1.241
100YR - 168HR	Existing Swale	178.2545	1.241
100YR - 168HR	Existing Swale	178.5045	1.241
100YR - 168HR	Existing Swale	178.7545	1.241
100YR - 168HR	Existing Swale	179.0045	1.241
100YR - 168HR	Existing Swale	179.2545	1.241
100YR - 168HR	Existing Swale	179.5045	1.241

Simple Basin: CONTROL

Scenario:	Scenario1
Node:	CONTROL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.7200 ac
Curve Number:	55.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DA-2

Scenario:	Scenario1
Node:	Existing Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.2700 ac
Curve Number:	61.8
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1A

Scenario:	Scenario1
Node:	Basin 1a
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2300 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post DA-1B

Scenario:	Scenario1
Node:	Basin 1b
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.2100 ac
Curve Number:	88.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 1a

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	160.16 ft
Warning Stage:	161.10 ft

Stage [ft]	Area [ac]	Area [ft2]
159.50	0.0230	1002
160.00	0.0290	1263
161.00	0.0430	1873
162.10	0.0580	2526

Comment:

Node: Basin 1b

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 159.60 ft
Warning Stage: 160.50 ft

Stage [ft]	Area [ac]	Area [ft2]
158.00	0.0340	1481
159.00	0.0520	2265
160.00	0.0720	3136
161.00	0.0940	4095
161.50	0.1050	4574

Comment:

Node: CONTROL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Existing Swale

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: GW-1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]
100YR - 240HR	Basin 1a	160.64	0.14
100YR - 240HR	Basin 1b	160.38	0.26
100YR - 240HR	CONTROL	0.00	0.92
100YR - 240HR	Existing Swale	0.00	0.88

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	CONTROL	220.5036	1.518
100YR - 240HR	CONTROL	220.7536	1.519
100YR - 240HR	CONTROL	221.0036	1.520
100YR - 240HR	CONTROL	221.2536	1.521
100YR - 240HR	CONTROL	221.5036	1.522
100YR - 240HR	CONTROL	221.7536	1.523
100YR - 240HR	CONTROL	222.0036	1.524
100YR - 240HR	CONTROL	222.2536	1.525
100YR - 240HR	CONTROL	222.5036	1.525
100YR - 240HR	CONTROL	222.7536	1.526
100YR - 240HR	CONTROL	223.0036	1.527
100YR - 240HR	CONTROL	223.2536	1.528
100YR - 240HR	CONTROL	223.5036	1.529
100YR - 240HR	CONTROL	223.7536	1.530
100YR - 240HR	CONTROL	224.0036	1.531
100YR - 240HR	CONTROL	224.2536	1.532
100YR - 240HR	CONTROL	224.5036	1.533
100YR - 240HR	CONTROL	224.7536	1.534
100YR - 240HR	CONTROL	225.0036	1.535
100YR - 240HR	CONTROL	225.2536	1.536
100YR - 240HR	CONTROL	225.5036	1.537
100YR - 240HR	CONTROL	225.7536	1.538
100YR - 240HR	CONTROL	226.0036	1.539
100YR - 240HR	CONTROL	226.2536	1.540
100YR - 240HR	CONTROL	226.5036	1.540
100YR - 240HR	CONTROL	226.7536	1.541
100YR - 240HR	CONTROL	227.0036	1.542
100YR - 240HR	CONTROL	227.2536	1.543
100YR - 240HR	CONTROL	227.5036	1.544
100YR - 240HR	CONTROL	227.7536	1.545
100YR - 240HR	CONTROL	228.0036	1.546
100YR - 240HR	CONTROL	228.2536	1.547
100YR - 240HR	CONTROL	228.5036	1.548
100YR - 240HR	CONTROL	228.7536	1.549
100YR - 240HR	CONTROL	229.0036	1.550
100YR - 240HR	CONTROL	229.2536	1.551
100YR - 240HR	CONTROL	229.5036	1.552
100YR - 240HR	CONTROL	229.7536	1.553
100YR - 240HR	CONTROL	230.0036	1.554
100YR - 240HR	CONTROL	230.2536	1.554
100YR - 240HR	CONTROL	230.5036	1.555
100YR - 240HR	CONTROL	230.7536	1.556

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	CONTROL	231.0036	1.557
100YR - 240HR	CONTROL	231.2536	1.558
100YR - 240HR	CONTROL	231.5036	1.559
100YR - 240HR	CONTROL	231.7536	1.560
100YR - 240HR	CONTROL	232.0036	1.561
100YR - 240HR	CONTROL	232.2536	1.562
100YR - 240HR	CONTROL	232.5036	1.563
100YR - 240HR	CONTROL	232.7536	1.564
100YR - 240HR	CONTROL	233.0036	1.565
100YR - 240HR	CONTROL	233.2536	1.566
100YR - 240HR	CONTROL	233.5036	1.567
100YR - 240HR	CONTROL	233.7536	1.568
100YR - 240HR	CONTROL	234.0036	1.569
100YR - 240HR	CONTROL	234.2536	1.570
100YR - 240HR	CONTROL	234.5036	1.571
100YR - 240HR	CONTROL	234.7536	1.572
100YR - 240HR	CONTROL	235.0036	1.573
100YR - 240HR	CONTROL	235.2536	1.574
100YR - 240HR	CONTROL	235.5036	1.575
100YR - 240HR	CONTROL	235.7536	1.576
100YR - 240HR	CONTROL	236.0036	1.577
100YR - 240HR	CONTROL	236.2536	1.578
100YR - 240HR	CONTROL	236.5036	1.579
100YR - 240HR	CONTROL	236.7536	1.580
100YR - 240HR	CONTROL	237.0036	1.581
100YR - 240HR	CONTROL	237.2536	1.582
100YR - 240HR	CONTROL	237.5036	1.583
100YR - 240HR	CONTROL	237.7536	1.584
100YR - 240HR	CONTROL	238.0036	1.585
100YR - 240HR	CONTROL	238.2536	1.586
100YR - 240HR	CONTROL	238.5036	1.587
100YR - 240HR	CONTROL	238.7536	1.588
100YR - 240HR	CONTROL	239.0036	1.589
100YR - 240HR	CONTROL	239.2536	1.590
100YR - 240HR	CONTROL	239.5036	1.591
100YR - 240HR	CONTROL	239.7536	1.592
100YR - 240HR	CONTROL	240.0036	1.593
100YR - 240HR	CONTROL	240.2536	1.594
100YR - 240HR	CONTROL	240.5036	1.594
100YR - 240HR	CONTROL	240.7536	1.594
100YR - 240HR	CONTROL	241.0036	1.594
100YR - 240HR	CONTROL	241.2536	1.594

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	Existing Swale	223.2536	1.391
100YR - 240HR	Existing Swale	223.5036	1.392
100YR - 240HR	Existing Swale	223.7536	1.393
100YR - 240HR	Existing Swale	224.0036	1.393
100YR - 240HR	Existing Swale	224.2536	1.394
100YR - 240HR	Existing Swale	224.5036	1.395
100YR - 240HR	Existing Swale	224.7536	1.395
100YR - 240HR	Existing Swale	225.0036	1.396
100YR - 240HR	Existing Swale	225.2536	1.397
100YR - 240HR	Existing Swale	225.5036	1.398
100YR - 240HR	Existing Swale	225.7536	1.398
100YR - 240HR	Existing Swale	226.0036	1.399
100YR - 240HR	Existing Swale	226.2536	1.400
100YR - 240HR	Existing Swale	226.5036	1.400
100YR - 240HR	Existing Swale	226.7536	1.401
100YR - 240HR	Existing Swale	227.0036	1.402
100YR - 240HR	Existing Swale	227.2536	1.403
100YR - 240HR	Existing Swale	227.5036	1.403
100YR - 240HR	Existing Swale	227.7536	1.404
100YR - 240HR	Existing Swale	228.0036	1.405
100YR - 240HR	Existing Swale	228.2536	1.405
100YR - 240HR	Existing Swale	228.5036	1.406
100YR - 240HR	Existing Swale	228.7536	1.407
100YR - 240HR	Existing Swale	229.0036	1.408
100YR - 240HR	Existing Swale	229.2536	1.408
100YR - 240HR	Existing Swale	229.5036	1.409
100YR - 240HR	Existing Swale	229.7536	1.410
100YR - 240HR	Existing Swale	230.0036	1.410
100YR - 240HR	Existing Swale	230.2536	1.411
100YR - 240HR	Existing Swale	230.5036	1.412
100YR - 240HR	Existing Swale	230.7536	1.413
100YR - 240HR	Existing Swale	231.0036	1.413
100YR - 240HR	Existing Swale	231.2536	1.414
100YR - 240HR	Existing Swale	231.5036	1.415
100YR - 240HR	Existing Swale	231.7536	1.415
100YR - 240HR	Existing Swale	232.0036	1.416
100YR - 240HR	Existing Swale	232.2536	1.417
100YR - 240HR	Existing Swale	232.5036	1.418
100YR - 240HR	Existing Swale	232.7536	1.418
100YR - 240HR	Existing Swale	233.0036	1.419
100YR - 240HR	Existing Swale	233.2536	1.420
100YR - 240HR	Existing Swale	233.5036	1.421

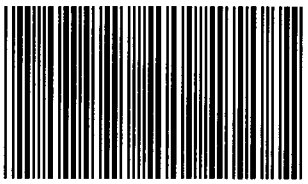
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ac_ft]
100YR - 240HR	Existing Swale	233.7536	1.422
100YR - 240HR	Existing Swale	234.0036	1.422
100YR - 240HR	Existing Swale	234.2536	1.423
100YR - 240HR	Existing Swale	234.5036	1.424
100YR - 240HR	Existing Swale	234.7536	1.425
100YR - 240HR	Existing Swale	235.0036	1.425
100YR - 240HR	Existing Swale	235.2536	1.426
100YR - 240HR	Existing Swale	235.5036	1.427
100YR - 240HR	Existing Swale	235.7536	1.428
100YR - 240HR	Existing Swale	236.0036	1.428
100YR - 240HR	Existing Swale	236.2536	1.429
100YR - 240HR	Existing Swale	236.5036	1.430
100YR - 240HR	Existing Swale	236.7536	1.431
100YR - 240HR	Existing Swale	237.0036	1.432
100YR - 240HR	Existing Swale	237.2536	1.432
100YR - 240HR	Existing Swale	237.5036	1.433
100YR - 240HR	Existing Swale	237.7536	1.434
100YR - 240HR	Existing Swale	238.0036	1.435
100YR - 240HR	Existing Swale	238.2536	1.435
100YR - 240HR	Existing Swale	238.5036	1.436
100YR - 240HR	Existing Swale	238.7536	1.437
100YR - 240HR	Existing Swale	239.0036	1.438
100YR - 240HR	Existing Swale	239.2536	1.439
100YR - 240HR	Existing Swale	239.5036	1.439
100YR - 240HR	Existing Swale	239.7536	1.440
100YR - 240HR	Existing Swale	240.0036	1.441
100YR - 240HR	Existing Swale	240.2536	1.441
100YR - 240HR	Existing Swale	240.5036	1.441
100YR - 240HR	Existing Swale	240.7536	1.441
100YR - 240HR	Existing Swale	241.0036	1.441
100YR - 240HR	Existing Swale	241.2536	1.441
100YR - 240HR	Existing Swale	241.5036	1.441
100YR - 240HR	Existing Swale	241.7536	1.441
100YR - 240HR	Existing Swale	242.0036	1.441
100YR - 240HR	Existing Swale	242.2536	1.441
100YR - 240HR	Existing Swale	242.5036	1.441
100YR - 240HR	Existing Swale	242.7536	1.441
100YR - 240HR	Existing Swale	243.0036	1.441
100YR - 240HR	Existing Swale	243.2536	1.441
100YR - 240HR	Existing Swale	243.5036	1.441
100YR - 240HR	Existing Swale	243.7536	1.441
100YR - 240HR	Existing Swale	244.0036	1.441

Attachment K

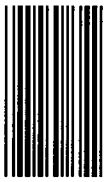
Existing Master Stormwater System
(ERP 95-0127 Wallace Construction Office Park)

ERP PERMITS
ERP Types

Separator Sheet



5



Staff Review

Created by Smeadlink express for [SUWANNEE RIVER WATER MGMT]

Time Log: It would be best to get in as-builts prior to writing out parcel exemption letters.

January 14, 1999

JH
1-15-99

Mr. Donald Wallace
Post office Box 1300
Alachua, Florida 32615

Subject: Request for As-built Certification—ERP95-0127—Wallace Construction Office Park—Alachua County

Dear Mr. Wallace:

A recent review of database records indicates that the permit for the subject project has expired, with construction complete. If you will please complete and return the enclosed forms, we will transfer the project from the construction phase to the operation and maintenance phase.

The as-built certification forms should be completed as follows:

Section A - by the permittee.
Section B - by the approved operation and maintenance entity.

The engineering portion of the as-built certification package was received from your engineers on February 18, 1997.

If you have any questions regarding this matter, please contact me.

Sincerely,

John Hastings, P.E.
Water Resources Engineer

JH/wam
Enclosures

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Post-it™ Fax Note 7671	Date 8/7/95	# of pages ▶ 1
To Don Wallace	From Chris Schumacher	
Co./Dept.	Co. SRWMD	
Phone # 904 462 1514	Phone # 904 362 1001	
Fax # 904 462-0141	Fax # 904 362 1056	

LYNETTA USHER GRINER
Chairman
Fanning Springs, Florida

M. HOWELL WARING
Vice Chairman
Madison, Florida

SUZANNE COLSON
Secretary/Treasurer
Cedar Key, Florida

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Monticello, Florida

MACEO HOWELL, JR.
Jennings, Florida

DR. EARL STARNES
Alachua, Florida

JERRY A. SCARBOROUGH
Executive Director
Live Oak, Florida

DAVID W. FISK
Asst. Executive Director
Gainesville, Florida

August 7, 1995

Mr. Charlie Morris
City of Alachua Manager
Post Office Box 9
Alachua, Florida 32615-0009

Subject: Pending Surfacewater Management Number--SWM 4-95-00127--
Wallace Construction Office Park--Alachua County

Dear Mr. Morris:

The above referenced project has made application to the District and has been found to meet approval guidelines. The permit should be issued in a week or two and is merely an administrative item at this time.

Thank you for your continued cooperation.

If you have any questions regarding this, please contact me.

Sincerely,

Chris M. Schumacher

Chris Schumacher, P.E.
Water Resources Engineer

CS/bmp
Enclosure
cc: Jerome Kelley, P.E.
Don Wallace

WALLACE Constr.. #4-95-00127 EMS pg 1/1
OFFICE PARK ALACHUA COUNTY 7/20/95

SITE DATA

S+S plans - OK
S+S calcs - OK
O&M plan - OK
E.C. - OK

NEW impervious = 11.0 AC

TOTAL AREA = 27.0 AC

— Response to RAI

(1) ditch blocks added w/ detail
(2) Profile & invert elevations to culverts provided
(3) fence added

* Design assumes 70% impervious buildout for lots

Looks ok to issue

CS
8/8/95

1-27-99 Transferred to O+M in database
mulani

13.782 500 SHEETS FILLER 5 SQUARE
42-381 50 SHEETS EYE-EASE® 5 SQUARE
42-382 100 SHEETS EYE-EASE® 5 SQUARE
42-389 200 SHEETS EYE-EASE® 5 SQUARE
42-392 100 RECYCLED WHITE 5 SQUARE
42-399 200 RECYCLED WHITE 5 SQUARE
Made in U. S. A.
National®Brand

KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

TRANSMITTAL

DATE: 04 AUG 95

TO: Chris Schumacher, P.E.

IN REFERENCE TO: WALLACE ROAD

- [X] DRAWINGS
- [ ] SPECIFICATIONS
- [ ] CORRESPONDENCE

- [ ] FOR YOUR USE
- [X] FOR APPROVAL
- [ ] FOR REVIEW AND COMMENT
- [ ] REVISE AND RESUBMIT

COPIES	DESCRIPTION
(2)	WALLACE ROAD DRAINAGE PLAN, DETAILS/CROSS-SECTION, PLAN/PROFILE

RECEIVED
S.R.W.M.D.
AUG 07 1995

ORIGINAL TO FILE 4-95-00129
COPIES TO CS, d.

REMARKS: As per conversation.

1. Pipe inverts and road profile provided.
2. Fencing around ponds provided.
3. Ditch block detail provided.

If everything O.K., please contact Jerome / City of Alachua for 08 Aug meeting. I have military next week.

Thanks,
Glenn

SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
ROUTE 3, BOX 64
LIVE OAK, FLORIDA 32060
TELEPHONE (904) 362-1001

PROJECT TIME LOG

DATE: 7/20/95

SWMPERM: 4-95-00127
OTHER: _____

FROM: CMS

Time (Start: 2:00 End: 2:30)
Phone: X Meeting: _____

CONTACT: Glenn Tootle

REASON: RAI items

REMARKS: I called Glenn today about above referenced project. I told him we would need a profile of road with culvert inverts and a ditch block detail. I also suggested a fence around retention area adjacent to 441 R-O-W. Glenn agreed and will send in items early next week. Nothing else needed for issuance.

CC: _____
_____
_____
_____

KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

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July 12, 1995

Ms. Derenda L. Shepherd
Suwannee River Water Management District
Route 3, Box 6
Live Oak, FL 32060

RE: Wallace Construction Office Park - Alachua County
SWM 4-95-00127

Dear Ms. Shepherd:

This letter is a response to your letter dated July 5, 1995, about the above referenced project concerning an incomplete application. Following are the responses to your questions:

1. For Item number 6, the proposed office lots will be sold. The City of Alachua will maintain ownership of the proposed stormwater system, as illustrated by the attached letter from the City.

2. For Item number 11, an aerial photograph was mailed to SRWMD last week and should have arrived by now. I believe the project boundary was not delineated. Should you need another aerial from us, please let me know.

3. For Item number 12, see the attached revised site plan. A note has been added concerning the maximum coverage per lot.

Should you have any further questions about this project, please contact me at this office.

Sincerely,

Glenn A. Tootle, P.E.

GAT:slk

enclosures

City Of Alachua

P.O. BOX 9
ALACHUA, FLORIDA 32615-0009
904/462-1231
FAX 904/462-1985

ALACHUA COUNTY, FLORIDA

DEPARTMENT Public Works

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July 11, 1995

Dear
From
DE Wallace
Const. Corp

Suwannee River Water Management District
Route 3, Box 64
Live Oak, Florida 32060

Subj: Storm Water Management System
Wallace Office Park 4-95-00127

Gentlemen:

The City of Alachua will be responsible for the operation and maintenance of the subject system. The City will assume responsibility one year after the certification of completion is signed.

Questions regarding the City of Alachua involvement may be directed to Paul O'Dea, Public Works Director at (904) 462-1231.

Sincerely,

Paul O'Dea
Public Works Director

3"

hf.

PO/ee

GERALD CRISWELL
Mayor

JIMMY SWICK, II
Vice Mayor

C.H. HATHCOCK, SR.
Commissioner

JAMES A. LEWIS
Commissioner

PATRICK MURPHY
Commissioner

CHARLES M. MORRIS
City Manager

NEIL A. MALPHURS
City Attorney

KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

T R A N S M I T T A L

DATE: June30,1995

TO: SRWMD

IN REFERENCE TO: Wallace Office Site

- ☐ DRAWINGS
- ☐ SPECIFICATIONS
- ☐ CORRESPONDENCE

- ☐ FOR YOUR USE
- ☐ FOR APPROVAL
- ☐ FOR REVIEW AND COMMENT
- ☐ REVISE AND RESUBMIT

COPIES	DESCRIPTION
2	Proof of Ownership
2	O&M Letter
2	O&M Guidelines
2	Permit Application
2	Construction Drawings
2	Calculations
1	Application Fee Check (#10123, $700.00)

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REMARKS:

PROJECT: Wallace Construction Office Site

TO: Suwannee River Water Management District

Donald E Wallace will be responsible for operation and maintenance of stormwater facilities as shown on the plans by Kelley Engineering, Inc.

Signed

Date: 6/27/95

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KELLEY
ENGINEERING, INC.
4131 NW 13th St. • Suite 224
Gainesville, Florida 32609 • (904) 371-2741

Maintenance Guidelines
for
Stormwater Retention/Detention Facilities

These guidelines are intended to supplement all governing regulations pertaining to maintenance of Stormwater Facilities. All Facilities shall be maintained to function per the approved plans including but not limited to:

1. Retention/Detention areas size, volume and elevations shall be maintained.
2. Inlet and outlet structures shall be maintained to their design capacity.
3. Periodic cleaning of the facilities shall be conducted, including removing sediment, silt deposits, debris and other matter that would normally impact the facilities function.
4. Filtration systems, underdrains and other features as applicable shall be checked periodically and cleaned (flushed) and/or replaced as necessary to function as designed.
5. Any change in on site conditions (flooding, high water table etc.) shall be reported to the permitting authority.

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PROJECT: Wallace Construction Office Site

TO: Suwannee River Water Management District

Donald E Wallace will be responsible for operation and maintenance of stormwater facilities as shown on the plans by Kelley Engineering, Inc.

Signed

Date: 6/27/95

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ENGINEERING, INC.
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Maintenance Guidelines
for
Stormwater Retention/Detention Facilities

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5. Any change in on site conditions (flooding, high water table etc.) shall be reported to the permitting authority.

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June 29, 1995 (WALLACE.SR)

STORMWATER MANAGEMENT REPORT
FOR
WALLACE CONSTRUCTION - OFFICE PARK

DESCRIPTION

The proposed Wallace Construction Office Park has a project area of 27.0 acres. The proposed construction would consist of a paved roadway with future development on (19) lots. The proposed stormwater design assumes each lot is 70% impervious. Universal Engineering Sciences soils report determined permeability to be 7 ft/day and a seasonal high groundwater elevation to be at a depth greater than (10) feet. The proposed drainage design will:

(1) SRWMD - Retain 1.0 inches of runoff and completely drawdown in less than 72 hours.

(2) SRWMD - Complete retention of the 100-year 1, 2, 4, 8, and 24-hour "Critical" Storm event. The SRWMD rainfall distribution along with the Modified Rational Method and Storage-Indication Flood Routing Method are used to perform the calculations.

DESIGN CRITERIA AND CALCULATIONS

Basin "A"

Total Area (ac)	= 13.0
Impervious Area - Lots (ac)	= 6.3
Impervious Area - Roadway (ac)	= 0.7
Impervious Area - Total (ac)	= 7.0
C Post	= 0.58
Volume - 1.00 inches of Runoff (cf)	= 47,190
Volume Retained (cf)	= 150,016
Drawdown Time (hr)	= 17.0

I. SRWMD 100-year "Critical" Storm

POND DATA:

TOP ELEV (FT)	=	85.0	TOP LENGTH (FT)	=	250.0
BOT ELEV (FT)	=	80.0	TOP WIDTH (FT)	=	150.0
SS (H:1)=	4.0				

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

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RESULTS - FLOOD HYDROGRAPH ROUTING:

RETEN VOL (CF) = 150016

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	71.3	24.6	0.0	83.9
2	50.9	17.6	0.0	84.3
4	26.3	9.1	0.0	84.8
8	25.3	8.7	0.0	84.7
24	8.3	2.9	0.0	84.1

HYDROGRAPH DATA:

AREA (ACRES)	=	13.00
C PRE	=	0.20
C POST	=	0.58
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

	71.3		2S1/DT+O1		83.9
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	6.6	6.64	0.00	6.64	80.0
0.2	19.9	26.54	2.89	29.43	80.2
0.3	39.8	59.72	25.61	85.32	80.6
0.4	69.7	109.48	81.33	190.81	81.3
0.5	71.3	141.00	186.51	327.51	82.2
0.6	59.7	131.05	322.80	453.85	82.9
0.7	36.5	96.21	448.81	545.02	83.5
0.8	23.2	59.72	539.70	599.42	83.8
0.9	3.3	26.54	593.95	620.49	83.9
1.0	0.0	3.32	614.97	618.29	83.9

	50.9		2S1/DT+O1		84.3
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	10.2	10.18	0.00	10.18	80.0
0.2	20.4	30.54	6.44	36.97	80.2
0.3	25.4	45.81	33.15	78.95	80.5
0.4	30.5	55.98	75.00	130.98	80.9
0.5	35.6	66.16	126.86	193.02	81.3
0.6	40.7	76.34	188.72	265.06	81.8
0.7	45.8	86.52	260.54	347.06	82.3
0.8	50.9	96.70	342.31	439.01	82.9

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0.9	35.6	86.52	433.98	520.50	83.3
1.0	20.4	55.98	515.27	571.26	83.6
1.1	16.3	36.64	565.89	602.53	83.8
1.2	12.2	28.50	597.06	625.57	83.9
1.3	11.2	23.41	620.05	643.46	84.0
1.4	10.2	21.38	637.89	659.27	84.1
1.5	9.2	19.34	653.65	672.99	84.1
1.6	8.1	17.30	667.37	684.67	84.2
1.7	7.1	15.27	679.01	694.27	84.2
1.8	6.1	13.23	688.61	701.84	84.3
1.9	3.1	9.16	696.12	705.28	84.3
2.0	0.0	3.05	699.56	702.62	84.3

	26.3		2S1/DT+O1		84.8
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	4.1	4.05	0.00	4.05	80.0
1.0	10.1	14.19	0.31	14.50	80.4
1.5	18.2	28.37	10.59	38.96	81.3
2.0	26.3	44.59	34.66	79.25	82.6
2.5	21.3	47.63	74.36	121.99	83.8
3.0	14.2	35.47	116.52	151.99	84.5
3.5	5.1	19.25	146.17	165.42	84.8
4.0	0.0	5.07	159.45	164.51	84.8

	25.3		2S1/DT+O1		84.7
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.6	0.60	0.00	0.60	80.0
1.0	1.2	1.81	-0.60	1.21	80.0
1.5	2.4	3.62	-1.21	2.41	80.0
2.0	3.6	6.03	-1.33	4.70	80.1
2.5	6.3	9.95	0.92	10.87	80.3
3.0	9.0	15.38	7.00	22.38	80.7
3.5	17.2	26.24	18.34	44.58	81.5
4.0	25.3	42.53	40.20	82.72	82.7
4.5	17.5	42.83	77.78	120.61	83.7
5.0	9.7	27.14	115.19	142.33	84.3
5.5	6.6	16.29	136.61	152.90	84.5
6.0	3.6	10.25	147.08	157.34	84.7
6.5	3.3	6.94	151.41	158.35	84.7
7.0	3.0	6.33	152.43	158.76	84.7
7.5	1.5	4.52	152.84	157.37	84.7
8.0	0.0	1.51	151.44	152.95	84.5

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	8.3		2S1/DT+O1		84.1
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.4	0.42	0.00	0.42	80.0
1.0	0.8	1.25	-0.42	0.83	80.0
1.5	1.2	2.08	-0.83	1.25	80.0
2.0	1.7	2.91	-1.25	1.66	80.0
2.5	2.1	3.75	-1.66	2.08	80.0
3.0	2.5	4.58	-1.66	2.92	80.0
3.5	2.5	4.99	-0.83	4.17	80.0
4.0	2.5	4.99	0.42	5.42	80.1
4.5	2.5	4.99	1.63	6.63	80.1
5.0	2.5	4.99	2.84	7.84	80.2
5.5	2.9	5.41	4.01	9.42	80.2
6.0	3.3	6.24	5.60	11.84	80.3
6.5	3.3	6.66	7.97	14.63	80.4
7.0	3.3	6.66	10.72	17.38	80.5
7.5	3.3	6.66	13.43	20.09	80.6
8.0	3.3	6.66	16.09	22.75	80.7
8.5	4.2	7.49	18.71	26.20	80.8
9.0	5.0	9.16	22.12	31.28	81.0
9.5	5.0	9.99	27.11	37.10	81.2
10.0	5.0	9.99	32.84	42.83	81.4
10.5	5.8	10.82	38.49	49.31	81.6
11.0	6.7	12.49	44.88	57.36	81.9
11.5	7.5	14.15	52.79	66.94	82.2
12.0	8.3	15.82	62.24	78.05	82.5
12.5	7.1	15.40	73.21	88.61	82.8
13.0	5.8	12.90	83.62	96.53	83.1
13.5	5.4	11.24	91.40	102.63	83.2
14.0	5.0	10.41	97.46	107.86	83.4
14.5	5.0	9.99	102.59	112.58	83.5
15.0	5.0	9.99	107.26	117.25	83.6
15.5	4.6	9.57	111.88	121.45	83.7
16.0	4.2	8.74	116.03	124.77	83.8
16.5	3.7	7.91	119.30	127.21	83.9
17.0	3.3	7.08	121.69	128.76	83.9
17.5	3.3	6.66	123.25	129.91	84.0
18.0	3.3	6.66	124.34	131.00	84.0
18.5	3.3	6.66	125.43	132.09	84.0
19.0	3.3	6.66	126.52	133.18	84.0
19.5	2.9	6.24	127.61	133.85	84.1
20.0	2.5	5.41	128.24	133.65	84.1
20.5	2.5	4.99	128.03	133.02	84.0
21.0	2.5	4.99	127.45	132.45	84.0
21.5	2.1	4.58	126.88	131.46	84.0
22.0	1.7	3.75	125.89	129.64	84.0
22.5	1.2	2.91	124.07	126.98	83.9

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23.0	0.8	2.08	121.46	123.54	83.8
23.5	0.4	1.25	118.07	119.32	83.7
24.0	0.0	0.42	113.90	114.32	83.5

III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
80.0	23100	0	1.87	**********	**********
80.1	23357	2320	1.89	14.78	4.47
80.2	23615	4667	1.91	27.84	7.10
80.3	23874	7039	1.93	41.04	9.76
80.4	24134	9437	1.96	54.38	12.44
80.5	24396	11861	1.98	67.87	15.16
80.6	24659	14311	2.00	81.50	17.90
80.7	24923	16788	2.02	95.28	20.67
80.8	25189	19291	2.04	109.21	23.47
80.9	25456	21820	2.06	123.29	26.31
81.0	25724	24377	2.08	137.51	29.17
81.1	25993	26960	2.11	151.88	32.06
81.2	26264	29570	2.13	166.41	34.98
81.3	26536	32208	2.15	181.08	37.94
81.4	26809	34872	2.17	195.91	40.92
81.5	27084	37564	2.19	210.89	43.93
81.6	27360	40284	2.22	226.02	46.98
81.7	27637	43031	2.24	241.30	50.05
81.8	27915	45806	2.26	256.74	53.16
81.9	28195	48608	2.28	272.33	56.29
82.0	28476	51439	2.31	288.08	59.46
82.1	28758	54298	2.33	303.99	62.66
82.2	29042	57185	2.35	320.05	65.89
82.3	29327	60101	2.38	336.27	69.15
82.4	29613	63045	2.40	352.65	72.45
82.5	29900	66017	2.42	369.18	75.77
82.6	30189	69019	2.45	385.88	79.13
82.7	30479	72049	2.47	402.74	82.52
82.8	30770	75108	2.49	419.76	85.95
82.9	31062	78197	2.52	436.94	89.40
83.0	31356	81315	2.54	454.29	92.89
83.1	31651	84462	2.56	471.80	96.41
83.2	31947	87638	2.59	489.47	99.96
83.3	32245	90845	2.61	507.31	103.55
83.4	32544	94081	2.64	525.31	107.17
83.5	32844	97347	2.66	543.48	110.82
83.6	33145	100643	2.69	561.82	114.51
83.7	33448	103970	2.71	580.32	118.23
83.8	33752	107326	2.73	598.99	121.99
83.9	34057	110713	2.76	617.83	125.77

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84.0	34364	114131	2.78	636.85	129.60
84.1	34672	117579	2.81	656.03	133.45
84.2	34981	121059	2.83	675.38	137.34
84.3	35291	124569	2.86	694.91	141.27
84.4	35603	128110	2.88	714.61	145.23
84.5	35916	131682	2.91	734.48	149.22
84.6	36230	135286	2.94	754.52	153.25
84.7	36546	138921	2.96	774.74	157.32
84.8	36863	142588	2.99	795.14	161.42
84.9	37181	146286	3.01	815.71	165.55
85.0	37500	150016	3.04	836.46	169.72

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 150,016 cf / 2.46 cfs * 1 hr / 3600 s
= 17.0 hr

Basin "B"

Total Area (ac)	= 14.0
Impervious Area - Lots (ac)	= 3.2
Impervious Area - Roadway (ac)	= 0.8
Impervious Area - Total (ac)	= 4.0
C Post	= 0.40
Volume - 1.00 inches of Runoff (cf)	= 50,820
Volume Retained (cf)	= 155,155
Drawdown Time (hr)	= 6.8

I. SRWMD 100-year "Critical" Storm

POND DATA:
TOP ELEV (FT) = 104.0 TOP LENGTH (FT) = 350.0
BOT ELEV (FT) = 102.0 TOP WIDTH (FT) = 235.0
SS (H:1)= 4.0

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

RESULTS - FLOOD HYDROGRAPH ROUTING:
RETEN VOL (CF) = 155155

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	53.0	26.5	0.0	102.9
2	37.8	18.9	0.0	102.8
4	19.6	9.8	0.0	102.8
8	18.8	9.4	0.0	102.6
24	6.2	3.1	0.0	102.0

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HYDROGRAPH DATA:		
AREA (ACRES)	=	14.00
C PRE	=	0.20
C POST	=	0.40
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

TIME (HRS)	53.0 INFLOW (CFS)	I1 + I2	2S1/DT+O1 -2O1	2S2/DT+O2	102.9 STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	4.9	4.93	0.00	4.93	102.0
0.2	14.8	19.71	-4.93	14.78	102.0
0.3	29.6	44.35	2.93	47.28	102.1
0.4	51.7	81.31	35.36	116.67	102.2
0.5	53.0	104.72	104.68	209.40	102.4
0.6	44.4	97.33	197.25	294.58	102.6
0.7	27.1	71.46	282.30	353.75	102.8
0.8	17.2	44.35	341.32	385.67	102.9
0.9	2.5	19.71	373.17	392.88	102.9
1.0	0.0	2.46	380.37	382.84	102.9

TIME (HRS)	37.8 INFLOW (CFS)	I1 + I2	2S1/DT+O1 -2O1	2S2/DT+O2	102.8 STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	7.6	7.56	0.00	7.56	102.0
0.2	15.1	22.68	-4.29	18.39	102.0
0.3	18.9	34.02	6.54	40.56	102.0
0.4	22.7	41.58	28.70	70.28	102.1
0.5	26.5	49.14	58.36	107.50	102.2
0.6	30.2	56.70	95.50	152.20	102.3
0.7	34.0	64.26	140.13	204.39	102.4
0.8	37.8	71.82	192.25	264.07	102.6
0.9	26.5	64.26	251.79	316.05	102.7
1.0	15.1	41.58	303.69	345.27	102.8
1.1	12.1	27.22	332.84	360.05	102.8
1.2	9.1	21.17	347.62	368.79	102.8
1.3	8.3	17.39	356.35	373.74	102.8
1.4	7.6	15.88	361.31	377.19	102.8
1.5	6.8	14.36	364.75	379.12	102.8
1.6	6.0	12.85	366.69	379.54	102.8

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1.7	5.3	11.34	367.10	378.44	102.8
1.8	4.5	9.83	366.01	375.84	102.8
1.9	2.3	6.80	363.41	370.21	102.8
2.0	0.0	2.27	357.78	360.05	102.8

	19.6		2S1/DT+O1		102.8
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	3.0	3.01	0.00	3.01	102.0
1.0	7.5	10.54	-3.01	7.53	102.0
1.5	13.5	21.07	-4.33	16.75	102.1
2.0	19.6	33.12	4.82	37.94	102.3
2.5	15.8	35.37	25.87	61.25	102.6
3.0	10.5	26.34	48.96	75.30	102.8
3.5	3.8	14.30	62.87	77.17	102.8
4.0	0.0	3.76	64.74	68.50	102.7

	18.8		2S1/DT+O1		102.6
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.4	0.45	0.00	0.45	102.0
1.0	0.9	1.34	-0.45	0.90	102.0
1.5	1.8	2.69	-0.90	1.79	102.0
2.0	2.7	4.48	-1.79	2.69	102.0
2.5	4.7	7.39	-2.69	4.70	102.0
3.0	6.7	11.42	-4.70	6.72	102.0
3.5	12.8	19.49	-5.13	14.36	102.1
4.0	18.8	31.58	2.43	34.02	102.3
4.5	13.0	31.81	21.95	53.76	102.5
5.0	7.2	20.16	41.54	61.70	102.6
5.5	4.9	12.10	49.42	61.51	102.6
6.0	2.7	7.62	49.23	56.84	102.6
6.5	2.5	5.15	44.56	49.71	102.5
7.0	2.2	4.70	37.49	42.20	102.4
7.5	1.1	3.36	30.06	33.42	102.3
8.0	0.0	1.12	21.35	22.47	102.2

	6.2		2S1/DT+O1		102.0
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.3	0.31	0.00	0.31	102.0
1.0	0.6	0.93	-0.31	0.62	102.0
1.5	0.9	1.55	-0.62	0.93	102.0
2.0	1.2	2.16	-0.93	1.24	102.0
2.5	1.5	2.78	-1.24	1.55	102.0
3.0	1.9	3.40	-1.55	1.85	102.0

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3.5	1.9	3.71	-1.85	1.85	102.0
4.0	1.9	3.71	-1.85	1.85	102.0
4.5	1.9	3.71	-1.85	1.85	102.0
5.0	1.9	3.71	-1.85	1.85	102.0
5.5	2.2	4.02	-1.85	2.16	102.0
6.0	2.5	4.64	-2.16	2.47	102.0
6.5	2.5	4.95	-2.47	2.47	102.0
7.0	2.5	4.95	-2.47	2.47	102.0
7.5	2.5	4.95	-2.47	2.47	102.0
8.0	2.5	4.95	-2.47	2.47	102.0
8.5	3.1	5.56	-2.47	3.09	102.0
9.0	3.7	6.80	-3.09	3.71	102.0
9.5	3.7	7.42	-3.71	3.71	102.0
10.0	3.7	7.42	-3.71	3.71	102.0
10.5	4.3	8.04	-3.71	4.33	102.0
11.0	4.9	9.27	-4.33	4.95	102.0
11.5	5.6	10.51	-4.95	5.56	102.0
12.0	6.2	11.75	-5.56	6.18	102.0
12.5	5.3	11.44	-5.67	5.77	102.0
13.0	4.3	9.58	-4.74	4.84	102.0
13.5	4.0	8.35	-3.82	4.53	102.0
14.0	3.7	7.73	-3.51	4.22	102.0
14.5	3.7	7.42	-3.20	4.22	102.0
15.0	3.7	7.42	-3.20	4.22	102.0
15.5	3.4	7.11	-3.20	3.91	102.0
16.0	3.1	6.49	-2.89	3.60	102.0
16.5	2.8	5.87	-2.58	3.29	102.0
17.0	2.5	5.26	-2.27	2.99	102.0
17.5	2.5	4.95	-1.96	2.99	102.0
18.0	2.5	4.95	-1.96	2.99	102.0
18.5	2.5	4.95	-1.96	2.99	102.0
19.0	2.5	4.95	-1.96	2.99	102.0
19.5	2.2	4.64	-1.96	2.68	102.0
20.0	1.9	4.02	-1.65	2.37	102.0
20.5	1.9	3.71	-1.34	2.37	102.0
21.0	1.9	3.71	-1.34	2.37	102.0
21.5	1.5	3.40	-1.34	2.06	102.0
22.0	1.2	2.78	-1.03	1.75	102.0
22.5	0.9	2.16	-0.72	1.44	102.0
23.0	0.6	1.55	-0.41	1.13	102.0
23.5	0.3	0.93	-0.11	0.82	102.0
24.0	0.0	0.31	0.20	0.51	102.0

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III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
102.0	73146	0	5.93	**********	**********
102.1	73589	7329	5.96	46.68	14.11
102.2	74033	14703	6.00	87.68	22.33
102.3	74479	22121	6.03	128.93	30.61
102.4	74926	29584	6.07	170.43	38.94
102.5	75374	37092	6.11	212.17	47.32
102.6	75823	44644	6.14	254.16	55.75
102.7	76274	52241	6.18	296.41	64.23
102.8	76726	59883	6.22	338.90	72.75
102.9	77179	67571	6.25	381.65	81.33
103.0	77634	75304	6.29	424.65	89.96
103.1	78090	83082	6.33	467.90	98.64
103.2	78547	90906	6.36	511.40	107.37
103.3	79005	98776	6.40	555.16	116.15
103.4	79465	106692	6.44	599.17	124.98
103.5	79926	114653	6.48	643.44	133.87
103.6	80388	122661	6.51	687.96	142.80
103.7	80852	130715	6.55	732.74	151.79
103.8	81317	138815	6.59	777.78	160.83
103.9	81783	146962	6.63	823.08	169.92
104.0	82250	155155	6.66	868.64	179.06

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 155,155 cf / 6.30 cfs * 1 hr / 3600 s
= 6.8 hr

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June 29, 1995 (WALLACE.SR)

STORMWATER MANAGEMENT REPORT
FOR
WALLACE CONSTRUCTION - OFFICE PARK

DESCRIPTION

The proposed Wallace Construction Office Park has a project area of 27.0 acres. The proposed construction would consist of a paved roadway with future development on (19) lots. The proposed stormwater design assumes each lot is 70% impervious. Universal Engineering Sciences soils report determined permeability to be 7 ft/day and a seasonal high groundwater elevation to be at a depth greater than (10) feet. The proposed drainage design will:

(1) SRWMD - Retain 1.0 inches of runoff and completely drawdown in less than 72 hours.

(2) SRWMD - Complete retention of the 100-year 1, 2, 4, 8, and 24-hour "Critical" Storm event. The SRWMD rainfall distribution along with the Modified Rational Method and Storage-Indication Flood Routing Method are used to perform the calculations.

DESIGN CRITERIA AND CALCULATIONS

Basin "A"

Total Area (ac)	= 13.0
Impervious Area - Lots (ac)	= 6.3
Impervious Area - Roadway (ac)	= 0.7
Impervious Area - Total (ac)	= 7.0
C Post	= 0.58
Volume - 1.00 inches of Runoff (cf)	= 47,190
Volume Retained (cf)	= 150,016
Drawdown Time (hr)	= 17.0

I. SRWMD 100-year "Critical" Storm

POND DATA:

TOP ELEV (FT)	=	85.0	TOP LENGTH (FT)	=	250.0
BOT ELEV (FT)	=	80.0	TOP WIDTH (FT)	=	150.0
SS (H:1)=	4.0				

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

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RESULTS - FLOOD HYDROGRAPH ROUTING:

RETEN VOL (CF) = 150016

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	71.3	24.6	0.0	83.9
2	50.9	17.6	0.0	84.3
4	26.3	9.1	0.0	84.8
8	25.3	8.7	0.0	84.7
24	8.3	2.9	0.0	84.1

HYDROGRAPH DATA:

AREA (ACRES)	=	13.00
C PRE	=	0.20
C POST	=	0.58
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

	71.3		2S1/DT+O1		83.9
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	6.6	6.64	0.00	6.64	80.0
0.2	19.9	26.54	2.89	29.43	80.2
0.3	39.8	59.72	25.61	85.32	80.6
0.4	69.7	109.48	81.33	190.81	81.3
0.5	71.3	141.00	186.51	327.51	82.2
0.6	59.7	131.05	322.80	453.85	82.9
0.7	36.5	96.21	448.81	545.02	83.5
0.8	23.2	59.72	539.70	599.42	83.8
0.9	3.3	26.54	593.95	620.49	83.9
1.0	0.0	3.32	614.97	618.29	83.9

	50.9		2S1/DT+O1		84.3
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.1	10.2	10.18	0.00	10.18	80.0
0.2	20.4	30.54	6.44	36.97	80.2
0.3	25.4	45.81	33.15	78.95	80.5
0.4	30.5	55.98	75.00	130.98	80.9
0.5	35.6	66.16	126.86	193.02	81.3
0.6	40.7	76.34	188.72	265.06	81.8
0.7	45.8	86.52	260.54	347.06	82.3
0.8	50.9	96.70	342.31	439.01	82.9

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0.9	35.6	86.52	433.98	520.50	83.3
1.0	20.4	55.98	515.27	571.26	83.6
1.1	16.3	36.64	565.89	602.53	83.8
1.2	12.2	28.50	597.06	625.57	83.9
1.3	11.2	23.41	620.05	643.46	84.0
1.4	10.2	21.38	637.89	659.27	84.1
1.5	9.2	19.34	653.65	672.99	84.1
1.6	8.1	17.30	667.37	684.67	84.2
1.7	7.1	15.27	679.01	694.27	84.2
1.8	6.1	13.23	688.61	701.84	84.3
1.9	3.1	9.16	696.12	705.28	84.3
2.0	0.0	3.05	699.56	702.62	84.3

	26.3		2S1/DT+O1		84.8
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	4.1	4.05	0.00	4.05	80.0
1.0	10.1	14.19	0.31	14.50	80.4
1.5	18.2	28.37	10.59	38.96	81.3
2.0	26.3	44.59	34.66	79.25	82.6
2.5	21.3	47.63	74.36	121.99	83.8
3.0	14.2	35.47	116.52	151.99	84.5
3.5	5.1	19.25	146.17	165.42	84.8
4.0	0.0	5.07	159.45	164.51	84.8

	25.3		2S1/DT+O1		84.7
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.6	0.60	0.00	0.60	80.0
1.0	1.2	1.81	-0.60	1.21	80.0
1.5	2.4	3.62	-1.21	2.41	80.0
2.0	3.6	6.03	-1.33	4.70	80.1
2.5	6.3	9.95	0.92	10.87	80.3
3.0	9.0	15.38	7.00	22.38	80.7
3.5	17.2	26.24	18.34	44.58	81.5
4.0	25.3	42.53	40.20	82.72	82.7
4.5	17.5	42.83	77.78	120.61	83.7
5.0	9.7	27.14	115.19	142.33	84.3
5.5	6.6	16.29	136.61	152.90	84.5
6.0	3.6	10.25	147.08	157.34	84.7
6.5	3.3	6.94	151.41	158.35	84.7
7.0	3.0	6.33	152.43	158.76	84.7
7.5	1.5	4.52	152.84	157.37	84.7
8.0	0.0	1.51	151.44	152.95	84.5

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TIME (HRS)	8.3 INFLOW (CFS)	I1 + I2	2S1/DT+O1 -2O1	2S2/DT+O2	84.1 STAGE (FT)
0.0	0.0	0.00	0.00	0.00	80.0
0.5	0.4	0.42	0.00	0.42	80.0
1.0	0.8	1.25	-0.42	0.83	80.0
1.5	1.2	2.08	-0.83	1.25	80.0
2.0	1.7	2.91	-1.25	1.66	80.0
2.5	2.1	3.75	-1.66	2.08	80.0
3.0	2.5	4.58	-1.66	2.92	80.0
3.5	2.5	4.99	-0.83	4.17	80.0
4.0	2.5	4.99	0.42	5.42	80.1
4.5	2.5	4.99	1.63	6.63	80.1
5.0	2.5	4.99	2.84	7.84	80.2
5.5	2.9	5.41	4.01	9.42	80.2
6.0	3.3	6.24	5.60	11.84	80.3
6.5	3.3	6.66	7.97	14.63	80.4
7.0	3.3	6.66	10.72	17.38	80.5
7.5	3.3	6.66	13.43	20.09	80.6
8.0	3.3	6.66	16.09	22.75	80.7
8.5	4.2	7.49	18.71	26.20	80.8
9.0	5.0	9.16	22.12	31.28	81.0
9.5	5.0	9.99	27.11	37.10	81.2
10.0	5.0	9.99	32.84	42.83	81.4
10.5	5.8	10.82	38.49	49.31	81.6
11.0	6.7	12.49	44.88	57.36	81.9
11.5	7.5	14.15	52.79	66.94	82.2
12.0	8.3	15.82	62.24	78.05	82.5
12.5	7.1	15.40	73.21	88.61	82.8
13.0	5.8	12.90	83.62	96.53	83.1
13.5	5.4	11.24	91.40	102.63	83.2
14.0	5.0	10.41	97.46	107.86	83.4
14.5	5.0	9.99	102.59	112.58	83.5
15.0	5.0	9.99	107.26	117.25	83.6
15.5	4.6	9.57	111.88	121.45	83.7
16.0	4.2	8.74	116.03	124.77	83.8
16.5	3.7	7.91	119.30	127.21	83.9
17.0	3.3	7.08	121.69	128.76	83.9
17.5	3.3	6.66	123.25	129.91	84.0
18.0	3.3	6.66	124.34	131.00	84.0
18.5	3.3	6.66	125.43	132.09	84.0
19.0	3.3	6.66	126.52	133.18	84.0
19.5	2.9	6.24	127.61	133.85	84.1
20.0	2.5	5.41	128.24	133.65	84.1
20.5	2.5	4.99	128.03	133.02	84.0
21.0	2.5	4.99	127.45	132.45	84.0
21.5	2.1	4.58	126.88	131.46	84.0
22.0	1.7	3.75	125.89	129.64	84.0
22.5	1.2	2.91	124.07	126.98	83.9

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23.0	0.8	2.08	121.46	123.54	83.8
23.5	0.4	1.25	118.07	119.32	83.7
24.0	0.0	0.42	113.90	114.32	83.5

III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
80.0	23100	0	1.87	**********	**********
80.1	23357	2320	1.89	14.78	4.47
80.2	23615	4667	1.91	27.84	7.10
80.3	23874	7039	1.93	41.04	9.76
80.4	24134	9437	1.96	54.38	12.44
80.5	24396	11861	1.98	67.87	15.16
80.6	24659	14311	2.00	81.50	17.90
80.7	24923	16788	2.02	95.28	20.67
80.8	25189	19291	2.04	109.21	23.47
80.9	25456	21820	2.06	123.29	26.31
81.0	25724	24377	2.08	137.51	29.17
81.1	25993	26960	2.11	151.88	32.06
81.2	26264	29570	2.13	166.41	34.98
81.3	26536	32208	2.15	181.08	37.94
81.4	26809	34872	2.17	195.91	40.92
81.5	27084	37564	2.19	210.89	43.93
81.6	27360	40284	2.22	226.02	46.98
81.7	27637	43031	2.24	241.30	50.05
81.8	27915	45806	2.26	256.74	53.16
81.9	28195	48608	2.28	272.33	56.29
82.0	28476	51439	2.31	288.08	59.46
82.1	28758	54298	2.33	303.99	62.66
82.2	29042	57185	2.35	320.05	65.89
82.3	29327	60101	2.38	336.27	69.15
82.4	29613	63045	2.40	352.65	72.45
82.5	29900	66017	2.42	369.18	75.77
82.6	30189	69019	2.45	385.88	79.13
82.7	30479	72049	2.47	402.74	82.52
82.8	30770	75108	2.49	419.76	85.95
82.9	31062	78197	2.52	436.94	89.40
83.0	31356	81315	2.54	454.29	92.89
83.1	31651	84462	2.56	471.80	96.41
83.2	31947	87638	2.59	489.47	99.96
83.3	32245	90845	2.61	507.31	103.55
83.4	32544	94081	2.64	525.31	107.17
83.5	32844	97347	2.66	543.48	110.82
83.6	33145	100643	2.69	561.82	114.51
83.7	33448	103970	2.71	580.32	118.23
83.8	33752	107326	2.73	598.99	121.99
83.9	34057	110713	2.76	617.83	125.77

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84.0	34364	114131	2.78	636.85	129.60
84.1	34672	117579	2.81	656.03	133.45
84.2	34981	121059	2.83	675.38	137.34
84.3	35291	124569	2.86	694.91	141.27
84.4	35603	128110	2.88	714.61	145.23
84.5	35916	131682	2.91	734.48	149.22
84.6	36230	135286	2.94	754.52	153.25
84.7	36546	138921	2.96	774.74	157.32
84.8	36863	142588	2.99	795.14	161.42
84.9	37181	146286	3.01	815.71	165.55
85.0	37500	150016	3.04	836.46	169.72

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 150,016 cf / 2.46 cfs * 1 hr / 3600 s
= 17.0 hr

Basin "B"

Total Area (ac)	= 14.0
Impervious Area - Lots (ac)	= 3.2
Impervious Area - Roadway (ac)	= 0.8
Impervious Area - Total (ac)	= 4.0
C Post	= 0.40
Volume - 1.00 inches of Runoff (cf)	= 50,820
Volume Retained (cf)	= 155,155
Drawdown Time (hr)	= 6.8

I. SRWMD 100-year "Critical" Storm

POND DATA:
TOP ELEV (FT) = 104.0 TOP LENGTH (FT) = 350.0
BOT ELEV (FT) = 102.0 TOP WIDTH (FT) = 235.0
SS (H:1)= 4.0

OUTFLOW DATA:
SOIL- K(FT/HR)= 0.292

RESULTS - FLOOD HYDROGRAPH ROUTING:
RETEN VOL (CF) = 155155

100 YEAR (HOUR)	POST (CFS)	PRE (CFS)	OUTFLOW (CFS)	WATER HT (FEET)
1	53.0	26.5	0.0	102.9
2	37.8	18.9	0.0	102.8
4	19.6	9.8	0.0	102.8
8	18.8	9.4	0.0	102.6
24	6.2	3.1	0.0	102.0

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HYDROGRAPH DATA:

AREA (ACRES)	=	14.00
C PRE	=	0.20
C POST	=	0.40
P (1 HOUR)	=	4.40
P (2 HOUR)	=	5.40
P (4 HOUR)	=	6.72
P (8 HOUR)	=	8.00
P (24 HOUR)	=	11.04

II. 1, 2, 4, 8, and 24-hour Floodrouting Results

	53.0		2S1/DT+O1		102.9
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	4.9	4.93	0.00	4.93	102.0
0.2	14.8	19.71	-4.93	14.78	102.0
0.3	29.6	44.35	2.93	47.28	102.1
0.4	51.7	81.31	35.36	116.67	102.2
0.5	53.0	104.72	104.68	209.40	102.4
0.6	44.4	97.33	197.25	294.58	102.6
0.7	27.1	71.46	282.30	353.75	102.8
0.8	17.2	44.35	341.32	385.67	102.9
0.9	2.5	19.71	373.17	392.88	102.9
1.0	0.0	2.46	380.37	382.84	102.9

	37.8		2S1/DT+O1		102.8
TIME (HRS)	INFLOW (CFS)	I1 + I2	-2O1	2S2/DT+O2	STAGE (FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.1	7.6	7.56	0.00	7.56	102.0
0.2	15.1	22.68	-4.29	18.39	102.0
0.3	18.9	34.02	6.54	40.56	102.0
0.4	22.7	41.58	28.70	70.28	102.1
0.5	26.5	49.14	58.36	107.50	102.2
0.6	30.2	56.70	95.50	152.20	102.3
0.7	34.0	64.26	140.13	204.39	102.4
0.8	37.8	71.82	192.25	264.07	102.6
0.9	26.5	64.26	251.79	316.05	102.7
1.0	15.1	41.58	303.69	345.27	102.8
1.1	12.1	27.22	332.84	360.05	102.8
1.2	9.1	21.17	347.62	368.79	102.8
1.3	8.3	17.39	356.35	373.74	102.8
1.4	7.6	15.88	361.31	377.19	102.8
1.5	6.8	14.36	364.75	379.12	102.8
1.6	6.0	12.85	366.69	379.54	102.8

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1.7	5.3	11.34	367.10	378.44	102.8
1.8	4.5	9.83	366.01	375.84	102.8
1.9	2.3	6.80	363.41	370.21	102.8
2.0	0.0	2.27	357.78	360.05	102.8

	19.6		2S1/DT+O1		102.8
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	3.0	3.01	0.00	3.01	102.0
1.0	7.5	10.54	-3.01	7.53	102.0
1.5	13.5	21.07	-4.33	16.75	102.1
2.0	19.6	33.12	4.82	37.94	102.3
2.5	15.8	35.37	25.87	61.25	102.6
3.0	10.5	26.34	48.96	75.30	102.8
3.5	3.8	14.30	62.87	77.17	102.8
4.0	0.0	3.76	64.74	68.50	102.7

	18.8		2S1/DT+O1		102.6
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.4	0.45	0.00	0.45	102.0
1.0	0.9	1.34	-0.45	0.90	102.0
1.5	1.8	2.69	-0.90	1.79	102.0
2.0	2.7	4.48	-1.79	2.69	102.0
2.5	4.7	7.39	-2.69	4.70	102.0
3.0	6.7	11.42	-4.70	6.72	102.0
3.5	12.8	19.49	-5.13	14.36	102.1
4.0	18.8	31.58	2.43	34.02	102.3
4.5	13.0	31.81	21.95	53.76	102.5
5.0	7.2	20.16	41.54	61.70	102.6
5.5	4.9	12.10	49.42	61.51	102.6
6.0	2.7	7.62	49.23	56.84	102.6
6.5	2.5	5.15	44.56	49.71	102.5
7.0	2.2	4.70	37.49	42.20	102.4
7.5	1.1	3.36	30.06	33.42	102.3
8.0	0.0	1.12	21.35	22.47	102.2

	6.2		2S1/DT+O1		102.0
TIME	INFLOW	I1 + I2	-2O1	2S2/DT+O2	STAGE
(HRS)	(CFS)				(FT)
0.0	0.0	0.00	0.00	0.00	102.0
0.5	0.3	0.31	0.00	0.31	102.0
1.0	0.6	0.93	-0.31	0.62	102.0
1.5	0.9	1.55	-0.62	0.93	102.0
2.0	1.2	2.16	-0.93	1.24	102.0
2.5	1.5	2.78	-1.24	1.55	102.0
3.0	1.9	3.40	-1.55	1.85	102.0

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3.5	1.9	3.71	-1.85	1.85	102.0
4.0	1.9	3.71	-1.85	1.85	102.0
4.5	1.9	3.71	-1.85	1.85	102.0
5.0	1.9	3.71	-1.85	1.85	102.0
5.5	2.2	4.02	-1.85	2.16	102.0
6.0	2.5	4.64	-2.16	2.47	102.0
6.5	2.5	4.95	-2.47	2.47	102.0
7.0	2.5	4.95	-2.47	2.47	102.0
7.5	2.5	4.95	-2.47	2.47	102.0
8.0	2.5	4.95	-2.47	2.47	102.0
8.5	3.1	5.56	-2.47	3.09	102.0
9.0	3.7	6.80	-3.09	3.71	102.0
9.5	3.7	7.42	-3.71	3.71	102.0
10.0	3.7	7.42	-3.71	3.71	102.0
10.5	4.3	8.04	-3.71	4.33	102.0
11.0	4.9	9.27	-4.33	4.95	102.0
11.5	5.6	10.51	-4.95	5.56	102.0
12.0	6.2	11.75	-5.56	6.18	102.0
12.5	5.3	11.44	-5.67	5.77	102.0
13.0	4.3	9.58	-4.74	4.84	102.0
13.5	4.0	8.35	-3.82	4.53	102.0
14.0	3.7	7.73	-3.51	4.22	102.0
14.5	3.7	7.42	-3.20	4.22	102.0
15.0	3.7	7.42	-3.20	4.22	102.0
15.5	3.4	7.11	-3.20	3.91	102.0
16.0	3.1	6.49	-2.89	3.60	102.0
16.5	2.8	5.87	-2.58	3.29	102.0
17.0	2.5	5.26	-2.27	2.99	102.0
17.5	2.5	4.95	-1.96	2.99	102.0
18.0	2.5	4.95	-1.96	2.99	102.0
18.5	2.5	4.95	-1.96	2.99	102.0
19.0	2.5	4.95	-1.96	2.99	102.0
19.5	2.2	4.64	-1.96	2.68	102.0
20.0	1.9	4.02	-1.65	2.37	102.0
20.5	1.9	3.71	-1.34	2.37	102.0
21.0	1.9	3.71	-1.34	2.37	102.0
21.5	1.5	3.40	-1.34	2.06	102.0
22.0	1.2	2.78	-1.03	1.75	102.0
22.5	0.9	2.16	-0.72	1.44	102.0
23.0	0.6	1.55	-0.41	1.13	102.0
23.5	0.3	0.93	-0.11	0.82	102.0
24.0	0.0	0.31	0.20	0.51	102.0

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III. Pond - Area/Volume/Percolation Rate/Stage-storage Curve

ELEV (FT)	A (FT^2)	T VOL (CF)	PERC RATE (CFS)	DT=0.1 HR 2S/DT+O (CFS)	DT=0.5 HR 2S/DT+O (CFS)
102.0	73146	0	5.93	**********	**********
102.1	73589	7329	5.96	46.68	14.11
102.2	74033	14703	6.00	87.68	22.33
102.3	74479	22121	6.03	128.93	30.61
102.4	74926	29584	6.07	170.43	38.94
102.5	75374	37092	6.11	212.17	47.32
102.6	75823	44644	6.14	254.16	55.75
102.7	76274	52241	6.18	296.41	64.23
102.8	76726	59883	6.22	338.90	72.75
102.9	77179	67571	6.25	381.65	81.33
103.0	77634	75304	6.29	424.65	89.96
103.1	78090	83082	6.33	467.90	98.64
103.2	78547	90906	6.36	511.40	107.37
103.3	79005	98776	6.40	555.16	116.15
103.4	79465	106692	6.44	599.17	124.98
103.5	79926	114653	6.48	643.44	133.87
103.6	80388	122661	6.51	687.96	142.80
103.7	80852	130715	6.55	732.74	151.79
103.8	81317	138815	6.59	777.78	160.83
103.9	81783	146962	6.63	823.08	169.92
104.0	82250	155155	6.66	868.64	179.06

IV. Drawdown Time

Time = Total Volume / Average Percolation Rate
= 155,155 cf / 6.30 cfs * 1 hr / 3600 s
= 6.8 hr

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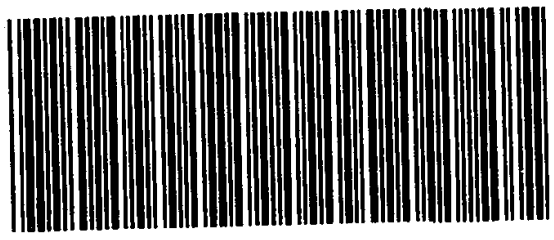
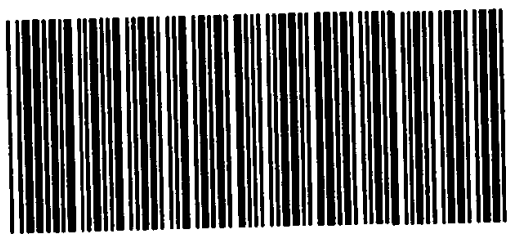
HeaderSheet



ERP95-0127



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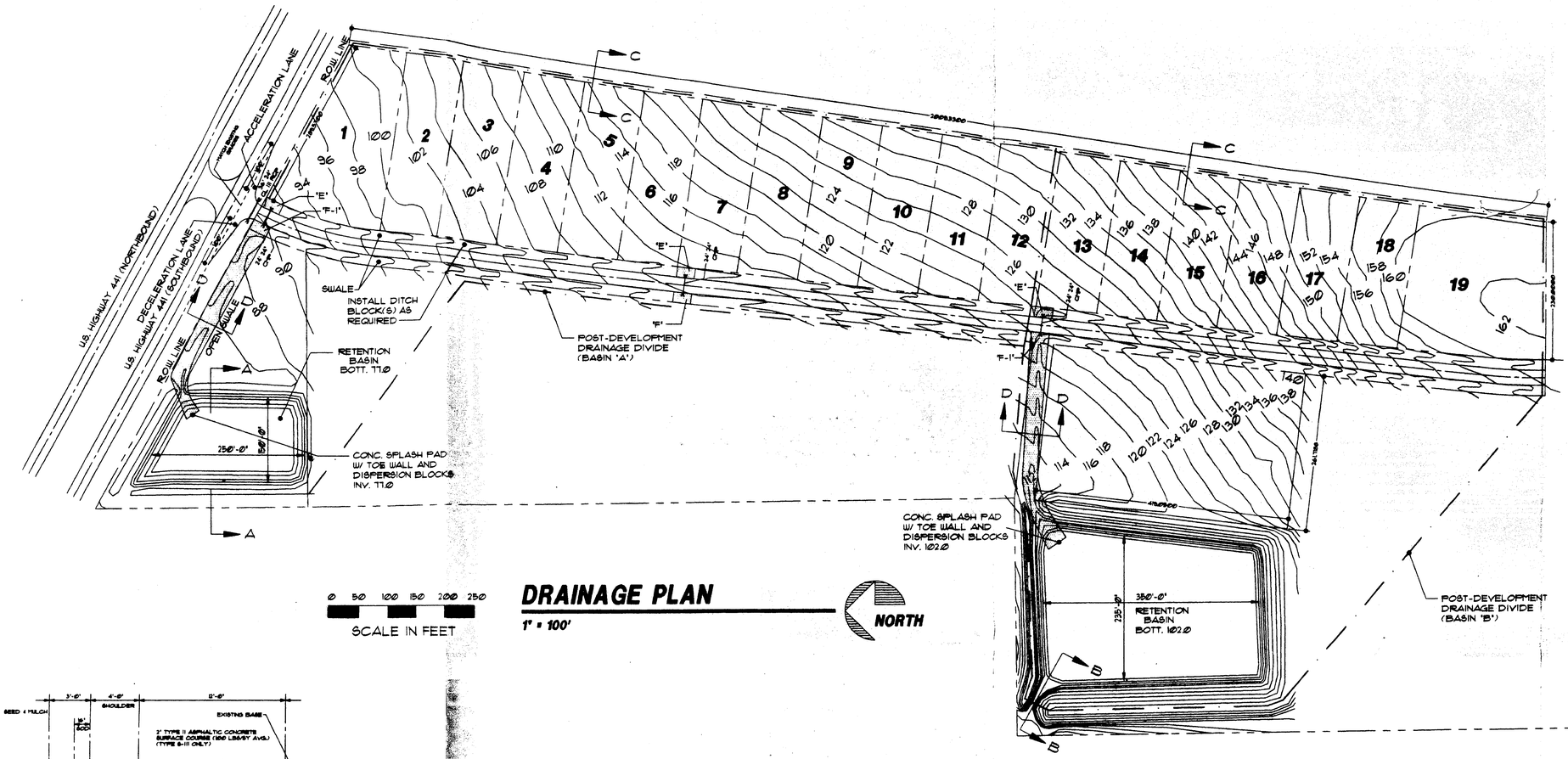

0 50 100 150 200 250

SCALE IN FEET

DRAINAGE PLAN

1" = 100'

NORTH

SWM 4-95-00127 - ORIGINAL APPLICATION
7-6-95
PAGE 1 OF 1

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WALLACE CONSTRUCTION OFFICE PARK
ALACHUA

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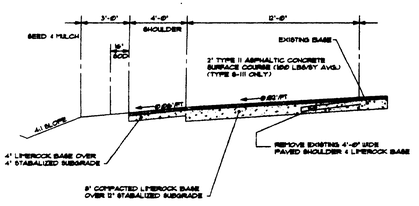
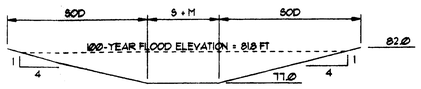


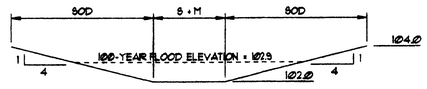
TYPICAL ROAD SECTION

N.T.S.



SECTION A-A

N.T.S. (POND 'A')



SECTION B-B

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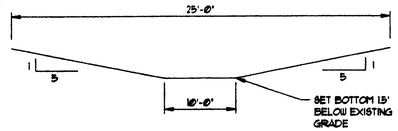
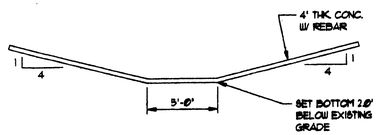


SECTION C-C

N.T.S. (DIVERSION SWALE)



SECTION D-D

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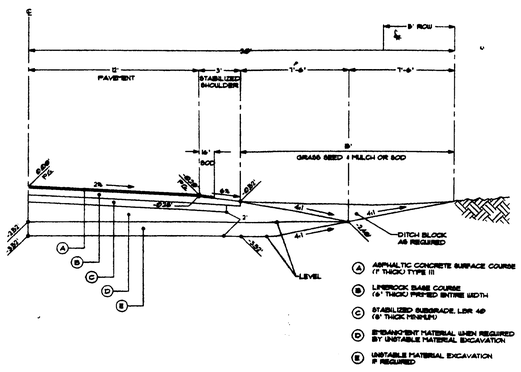
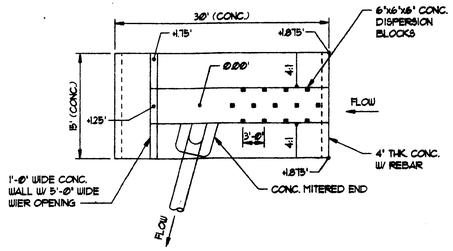


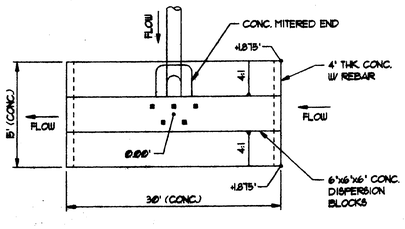
DRAINAGE SWALE & ROAD DETAIL

N.T.S.



DETAIL 'E'

1" = 10'



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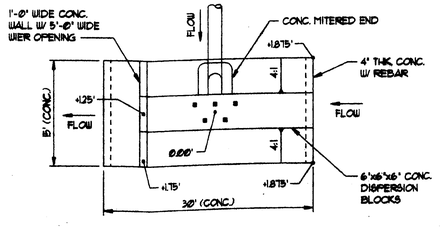

DETAIL 'F-1'

1" = 10'

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DATE: 6/8/95
PROJECT FILE: 95-00
COMPUTER FILE: 95-00-2.DWG

DON R. MORGAN ARCHITECT A.I.A.
P. O. DRAWER 1208
KEYSTONE HEIGHTS, FLORIDA (904) 473-2602

D.E. WALLACE CONSTRUCTION CORPORATION

NEW ROAD CONST. & PARCEL DEVELOPMENT

FLORIDA

ALACHUA

SHEET NO.
C-2
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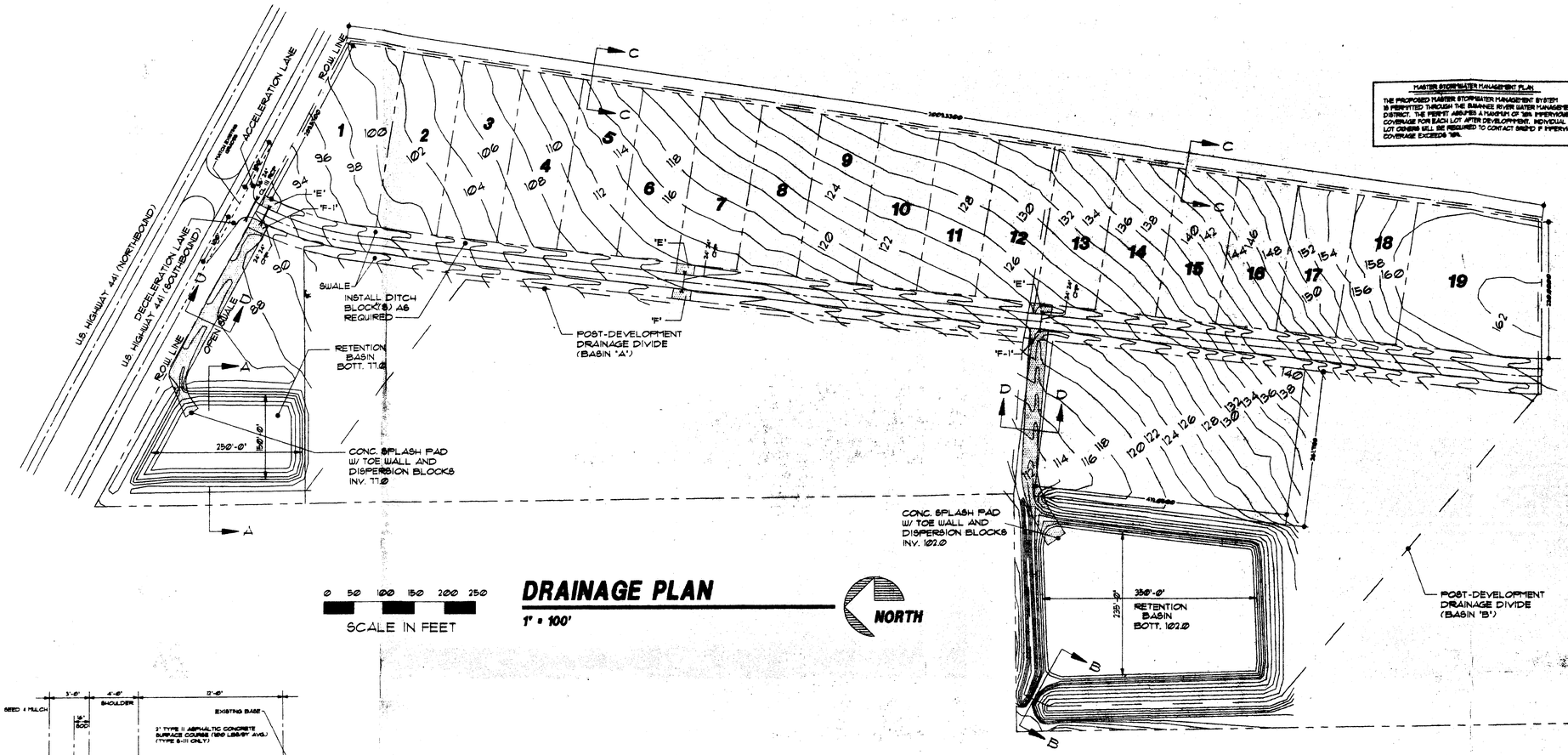
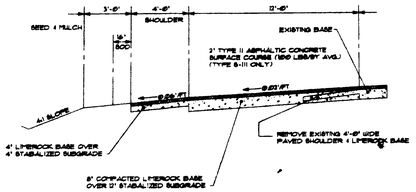


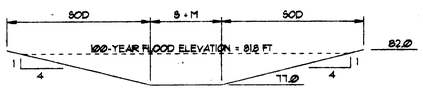
0 50 100 150 200 250
SCALE IN FEET

DRAINAGE PLAN
1" = 100'

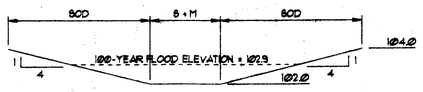
NORTH



TYPICAL ROAD SECTION
N.T.S.



SECTION A-A
N.T.S. (POND 'A')



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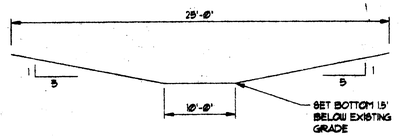

SECTION C-C
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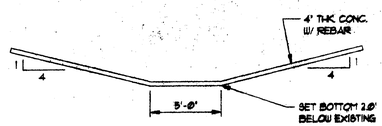

SECTION D-D
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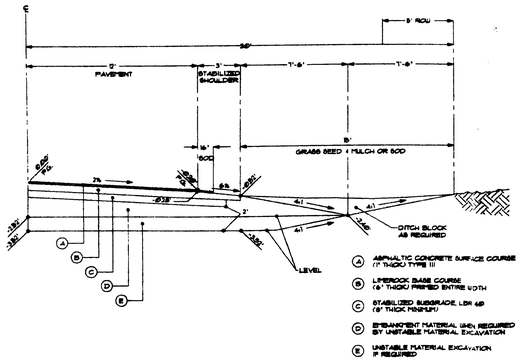
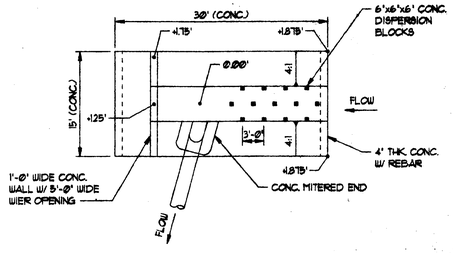
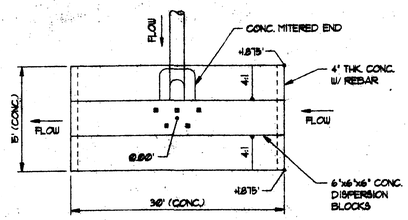


DRAINAGE SWALE & ROAD DETAIL
N.T.S.



DETAIL 'E'
1" = 10'



DETAIL 'F'
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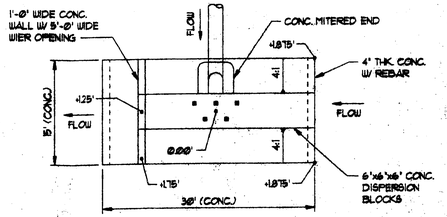


DETAIL 'F-1'
1" = 10'

D.E. WALLACE CONSTRUCTION CORPORATION

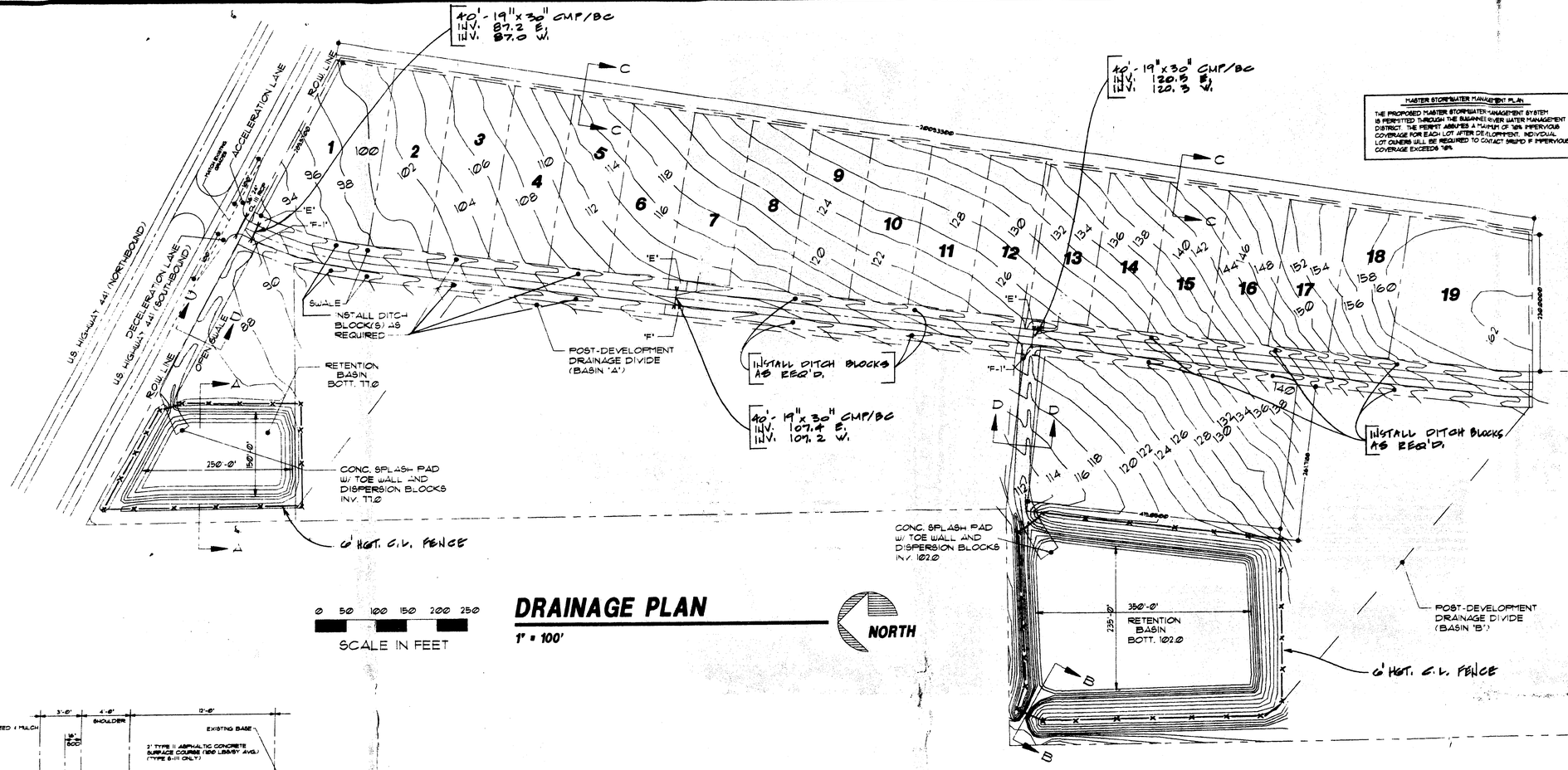
NEW ROAD CONST. & PARCEL DEVELOPMENT

ALACHUA FLORIDA

WALLACE CONSTRUCTION OFFICE PARK

ERP95-01127

SHEET NO. C-2 OF

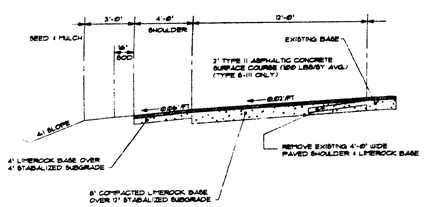


DRAINAGE PLAN

1" = 100'

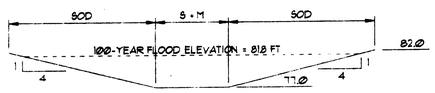
Designed by Glenn Tootle ( ) sheets
I have reviewed the engineering features of these plans and ... surveying calculations ... reviewed under my ... that the engineering ... requirements ... FAC, and 373 FS.

Christopher M. Schumacher, P.E. #46698 Date 8/8/95
SRWMD DISTRICT ENGINEER



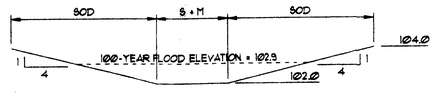
TYPICAL ROAD SECTION

N.T.S.



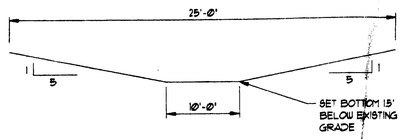
SECTION A-A

N.T.S. (POND 'A')



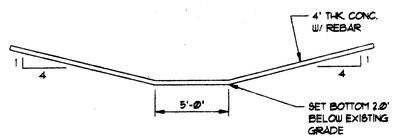
SECTION B-B

N.T.S.



SECTION C-C

N.T.S. (DIVERSION SWALE)



SECTION D-D

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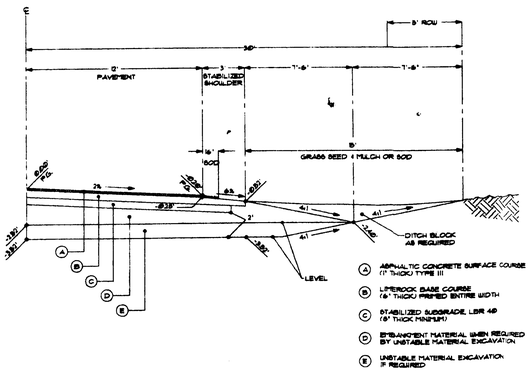
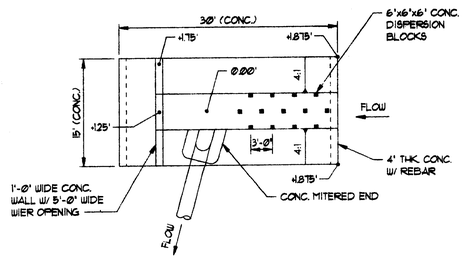


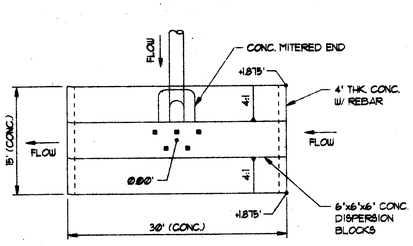
DRAINAGE SWALE & ROAD DETAIL

N.T.S.



DETAIL 'E'

1" = 10'



DETAIL 'F'

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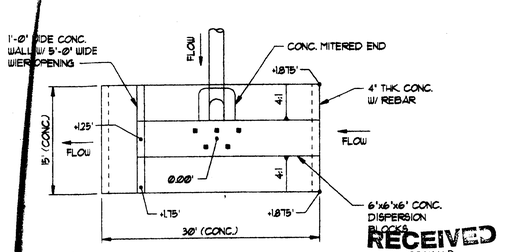

DETAIL 'F-1'

1" = 10'

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6/4 Tootle 04 AUG 95

JUL 12 1995

KELLEY ENGINEERING, INC. - GAINESVILLE, FLORIDA

DRAWN BY: CAD
DATE: 6-16-95
PROJECT FILE: 95006-2245
COMPUTER FILE: 95006-2245

DON R. MORGAN ARCHITECT A.I.A.
P. O. DRAWER 1208
KEYSTONE HEIGHTS, FLORIDA
(904) 473-2982

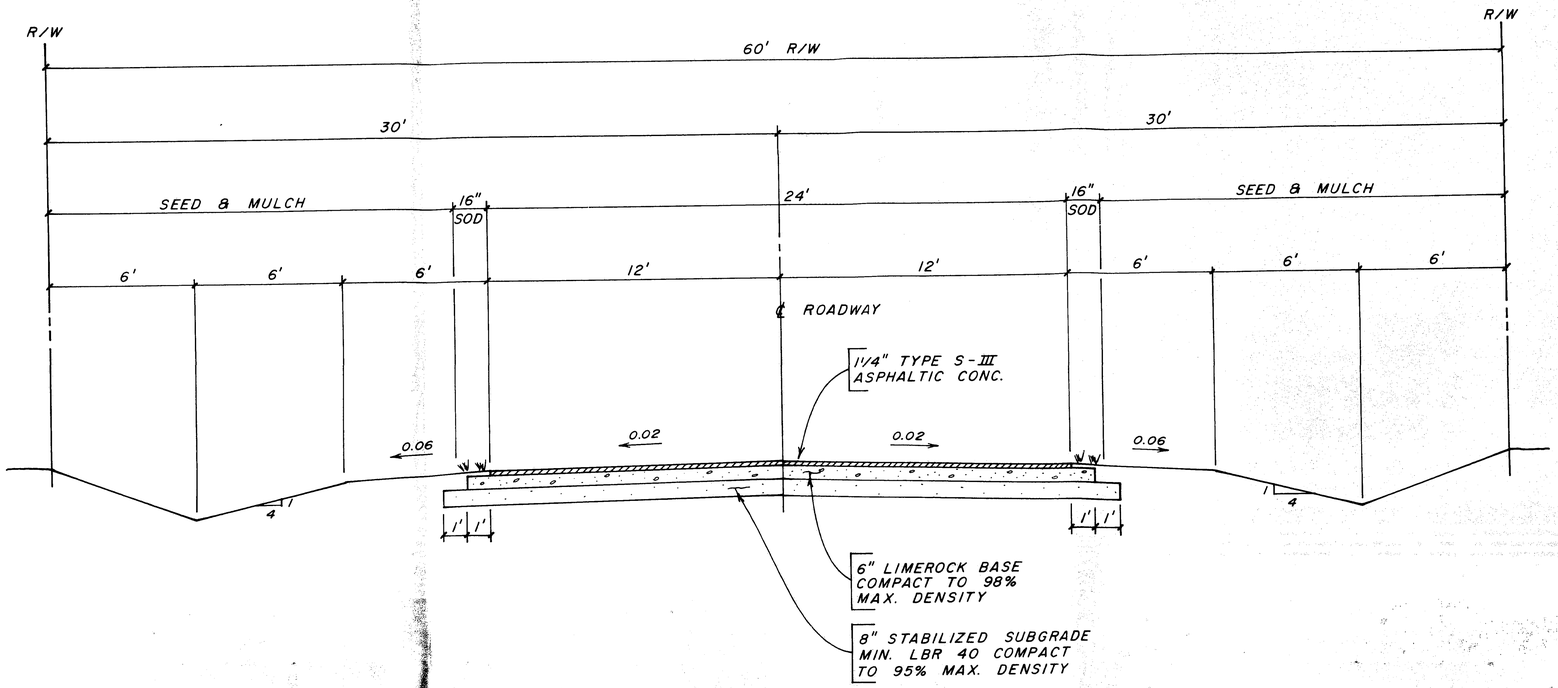
D.E. WALLACE CONSTRUCTION CORPORATION

NEW ROAD CONST. & PARCEL DEVELOPMENT

ALACHUA, FLORIDA

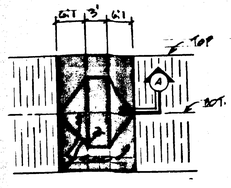
WALLACE CONSTRUCTION OFFICE PARK
ERP-95-27

SHEET NO.
C-2
OF

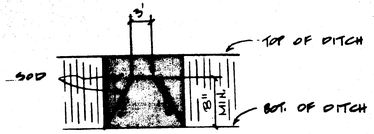


Typical Roadway Section

1" = 3'



PLAN VIEW



SECTION "A"

Ditch Block Detail N.T.S.

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D.E. WALLACE CONSTRUCTION CORP.
U.S. HWY. 441 ALACHUA, FL
NEW ROADWAY CONSTRUCTION

TYPICAL ROADWAY SECTION

NO.	DATE	REVISION	BY	APPR.

KELLEY ENGINEERING, INC.
ENGINEERING ··· PLANNING
4131 N.W. 13th STREET SUITE 224
GAINESVILLE, FLORIDA 32609
(904) 371 - 2741

SCALE: 1" = 30'	DESIGNED:	JOB NO: 53 - 95
DATE:	DRAWN: CSL	DWG. NO. 1 OF 3

KELLEY ENGINEERING, INC.
GAINESVILLE, FL

North

1" = 50'

NEW 40'-34" RCP PLUS M.E.S.'s.
INV.
INV.
(DOT INDEX 272)

NEW 40' - 19" x 30" CMP/BC
(CUT PIPE FLUSH WITH CONC. DITCH - BOTH ENDS)
INV. 87.2 E.
INV. 87.0 W.
STA 1+01

U.S. HWY. 441
(NORTHBOUND LANE)
(SOUTHBOUND LANE)

N61°57'52"W 75'
ACC. LANE
20' R.
P.C. STA. 0+85
P.T. STA. 2+83.245
R/W
0+00
S06°48'28"W
5+00
10+00
R/W
R/W
STA 13+00
MATCH LINE

CURVE NO. 1
Δ = 21°15'13.4"
K = 524.43'
T = 100.215'
L = 198.245'
CH = S31°20'34.7"W 197.11'

STA. 8+10
NEW 40' - 19" x 30" CMP/BC
(CUT PIPE FLUSH WITH CONC. DITCH - BOTH ENDS)
INV. 107.4 E.
INV. 107.2 W.

CONC. DITCH (TYP.)
(SEE SEPARATE DWG. FOR DETAILS OF CONC. DITCHES)

PLAN
SURVEYED
PLOTTED
NOTE BOOK
NO.
BY
DRAWN CHECKED
ALIGNMENT CHECKED
ALL OF ABV CHECKED
STRUCTURE ELEVATIONS CHECKED

NEW & GRADE

+3.25%
+2.22%
+0.89%
+2.80%
150' V.C.
100' V.C.
150' V.C.
NEW & GRADE
EXIST. GRD.
NEW 19" x 30" CMP/BC
NEW 19" x 30" CMP/BC

PROFILE
SURVEYED
PLOTTED
NOTE BOOK
NO.
BY
DRAWN CHECKED
ALIGNMENT CHECKED
ALL OF ABV CHECKED
STRUCTURE ELEVATIONS CHECKED

HORIZ. 1" = 50', VERT. 1" = 10'

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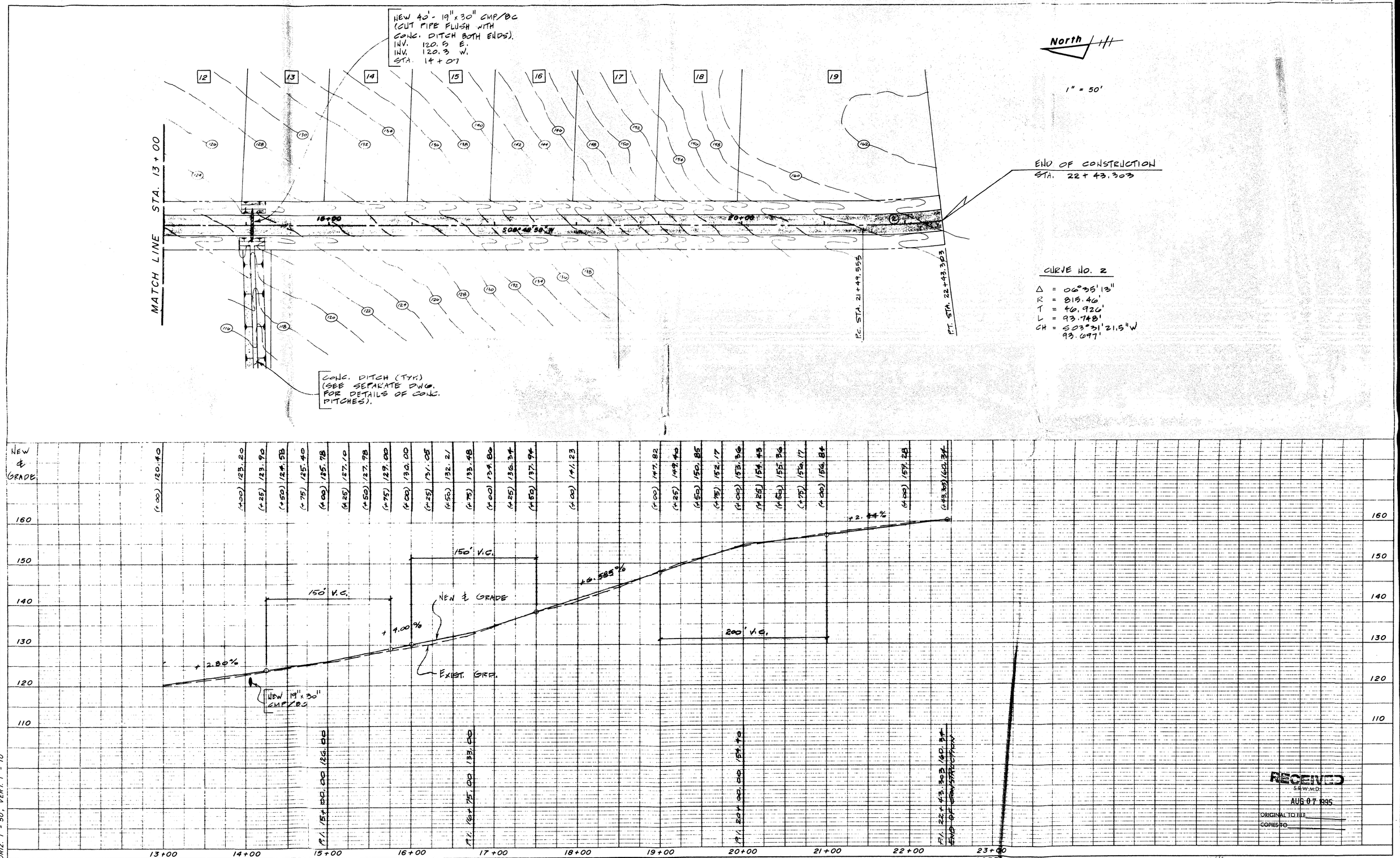
D.E. WALLACE CONSTRUCTION CORP
U.S. HWY. 441 ALACHUA, FL
NEW ROADWAY CONSTRUCTION

PLAN & PROFILE

DWG. 2 OF 3
P.N. 53-95

GC Todd
04 AUG 95

KELLEY ENGINEERING, INC.
GAINESVILLE, FL



PLAN
NOTE BOOK
No.
SURVEYED
PLOTTED
ALIGNMENT CHECKED
RT. OF WAY CHECKED
BY
DATE

PROFILE
NOTE BOOK
No.
SURVEYED
PLOTTED
GRADES CHECKED
B.M. & NOTED
STRUCTURE NOTATIONS CHECKED
BY
DATE

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NEW ROADWAY CONSTRUCTION

PLAN & PROFILE

DWG. 3 OF 3
P.N. 53 - 95

04 AUG 95

WALLACE CONSTRUCTION OFFICE PARK
ERP95-0127

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PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
FOR THE FLORIDA DEPARTMENT OF REVENUE

NORTH

ED CRAPO
ALACHUA COUNTY PROPERTY APPRAISER

SCALE 1" = 300'	SECTION	TWP	RANGE
PHOTO DATE 10-18-91	19	08 S	19 E
PHOTO NO. PD-4032			

Nix Engineering, Inc.

Electrical Engineer
14418 NW 41st Avenue
Newberry, Florida 32669

(352) 339-4691 Phone

Florida and Georgia
Registrations

February 7, 2022

eda consultants, inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Re: Electrical Load Calculations
Tobais Mobile Veterinary Clinic
Alachua, Florida

To Whom it May Concern:

The following are electrical load calculations for the referenced project:

PHASE 1

Single tenant veterinary clinic with approximately 600 sf of office space and 3000 sf of garage bays

Lighting	4610 sf x 1.3 VA/sf	= 5,990 VA
General Purpose Receptacles	4610 sf x 1.0 VA/sf	= 4,610 VA
Autoclave		= 1,000 VA
Refrigerators	3 x 800 VA each	= 2,400 VA
Freezer		= 1,000 VA
Washers	2 x 1500 VA	= 3,000 VA
Dryers	2 x 5000 VA	= 10,000 VA
Heat Pump (4 Ton est)		= 5,600 VA
Electric Strip Heat (est)		= 10,000 VA
Infrared Heat (Garage – est)		= 12,000 VA
Computers	8 x 300 VA each	= 2,400 VA
Misc		= 5,000 VA
Total		= 63,000 VA

Because there are no known three phase loads at this time, it is assumed the service voltage will be 120/240V single phase.

63,000 VA/240V = 262 Amps minimum service size
Projected building electrical service is 400 amps at 120/240 volts single phase

PHASE 2 - Speculative Office Building of Approximately 4600 sf With Four Tenants

Typical Tenant (assume 1200 sf max per tenant)

Lighting	1200 sf x 1.3 VA/sf	= 1,560 VA
General Purpose Receptacles	1200 sf x 1.0 VA/sf	= 1,2000 VA
Heat Pump (3 Ton est)		= 4,320 VA
Electric Strip Heat (est)		= 5,000 VA
Computers	3 x 300 VA each	= 900 VA
Misc		= 2,500 VA
Total		= 15,480 VA

15,480 VA/240V = 65 Amps minimum feeder size per unit
Projected tenant panel size is 125 amps at 120/240 volts single phase (four panels required, separate metering per tenant is assumed)

15,480 VA/unit X 4 units = 61,920 VA total projected connected load on building
61,920 VA/240V = 258 minimum service size for the building
Projected building electrical service size is 400 amps at 12/240Volts single phase

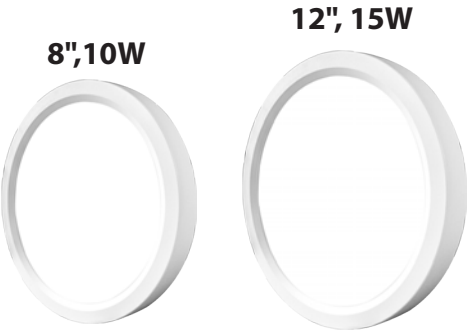
Submitted By:

Ronald J. Nix, P.E.

SKU#: _____ PROJECT NAME: _____ DATE: _____

TYPE XC

THINTEK™ MINI RW LED Edge Lit Downlight



Wet Location Rated

DESCRIPTION

The TGS ThinTek™ Mini RW low profile surface mounted downlight is an ideal solution for ceiling or surface mount applications in damp or wet locations. This 0.94" ultra-slim luminaire is the thinnest available option with an integral driver for existing junction boxes, can lights, or new construction applications. It comes with built-in tri-color switch option for 3000K, 4000K, and 5000K.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Basement Remodels, Kitchens, Hallways, Showers, and Bathrooms.

ThinTek™ Mini RW
8", 10W (850 lm)
12", 15W (1,275 lm)

Reported L70: 36,000 hours
Phase/ TRIAC Dimming

FEATURES

Construction
Injection molded PC housing, thin profile and lightweight design.

Electrical
Integrated driver with short circuit protection.
Input voltage: 120-277VAC; Triac Dimming at 120VAC
25W Emergency Battery Backup available

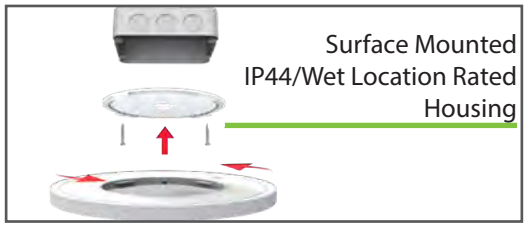
Optical System
Glare reducing lens for comfortable light distribution.
Provides a 120° beam angle.

Installation/ Mounting
Surface Mounted: octagon junction box

Warranty
36,000 Hours warranty.
See warranty documentation for more information.

Controls/Dimming
Phase/TRIAC Dimming in 120VAC
CCT Switchable between 3000K, 4000K, 5000K.
Title 24 compliance at 3000K and 4000K.

TITLE 24 Compliant
CCT Switchable
Universal Input Voltage
Phase/TRIAC Dimming (120V)
90+ CRI
IP44/Wet Location Rated





Ordering Information

EXAMPLE: 880810-RW-TM-CC-90CRI

LED Round Panel	Size/Wattage	Shape	Series	CCT Switchable	CRI
88	0810 - 8 in/10W 1215 - 12 in/15W	RW - Round - Wet Location	TM - ThinTek™ Mini	CC - 3000K/4000K/5000K	90CRI (Standard)

Accessories

90025-H (25W High Voltage Emergency Battery Backup)
T-BR-EM (T-Bar Bracket for Emergency Battery Backup)

Specifications and Dimensions subject to change without notice.

Accessories are purchased separately.

***MOQ and longer lead times may apply, please contact customer service for more information.**

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com
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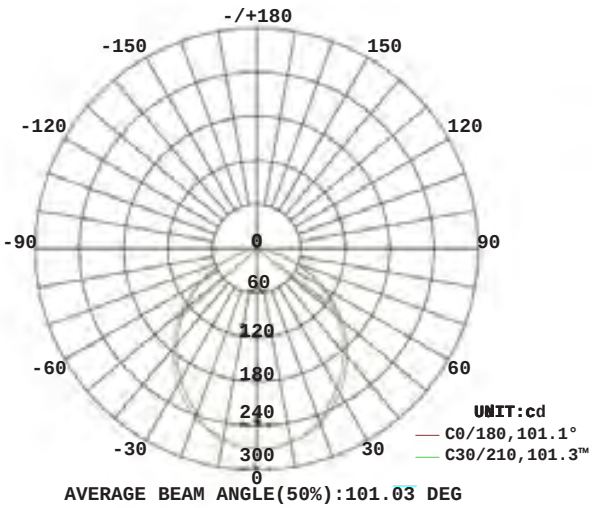
Performance Information

Input Voltage	120-277VAC
Input Frequency	60Hz
Wattage	See Performance Table
Delivered Lumens	See Performance Table
Efficacy	See Performance Table
CRI	>90
Available CCT	3000K, 4000K, 5000K
Reported L70	36,000+ hours
Power Factor	>0.9
THD	<20%
Dimming	Phase/TRIAC Dimming in 120VAC
Operating Temp.	-4º~104ºF
IP Rating	Wet Location Rated/IP44

Photometric Data

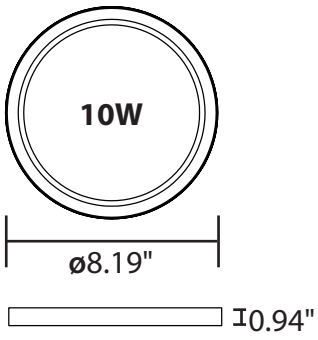
*IES Available Upon Request

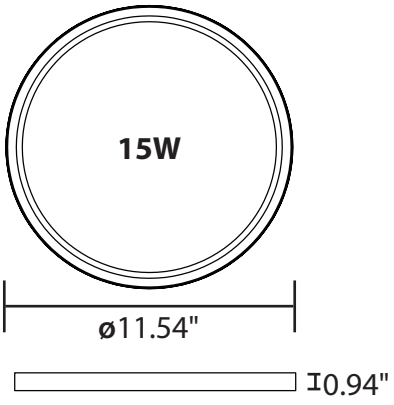


Performance Table

		3000K	
SKU	Wattage (W)	Delivered Lumens (lm)	Efficacy (lm/W)
880810-RW-TM-CC-90CRI	10	850	85
881215-RW-TM-CC-90CRI	15	1275	85

Product Dimensions





Accessories



High Voltage Emergency Battery Backup (25W)
[90025-H]



T-Bar Emergency Battery Bracket
[T-BR-EM]

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Dimmer Compatibility List

Recommended dimmers

Lutron	Leviton
MSCL-OP153M	DSL06-1LZ
DVW-603PGH	6674-P0W
PD-6WCL	IPL06-10Z
SCL-153P	6672-1LW
CTCL-153P	
MACL-153M	
DVCL-153P	

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Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

TYPES XW3/XW4

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options		
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**
LPW16							
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**BAC**[3] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

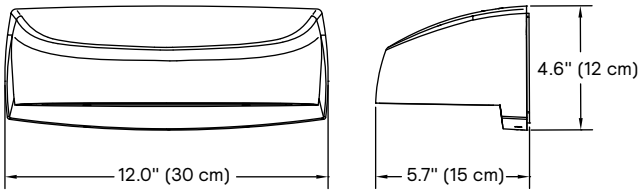
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

[4] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW16 LytePro

LED medium wall sconce

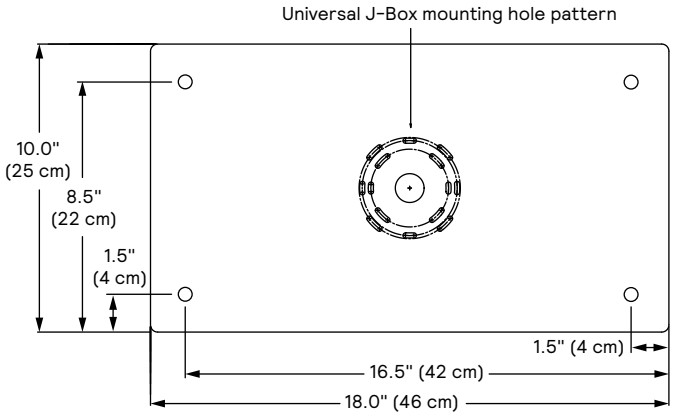
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

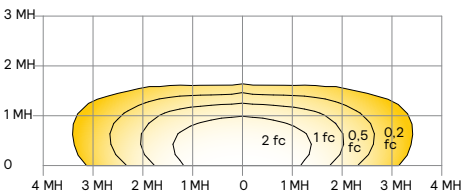
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

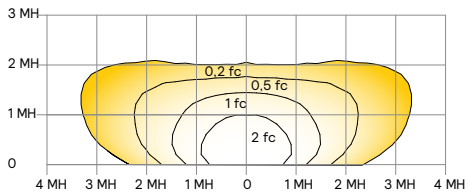
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



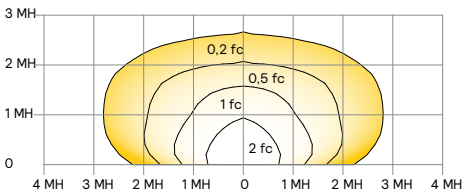
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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GARDCO by signify

Site & Area

EcoForm

ECF-S small area light



TYPE PL3

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[19] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[19] 1050 mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:
HIS-32-H [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Footnotes

20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

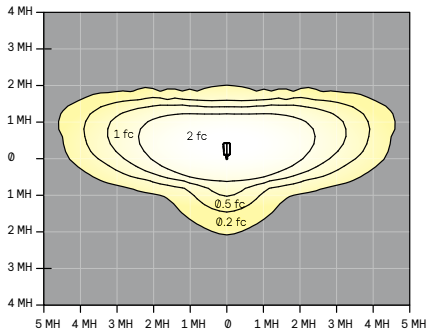
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



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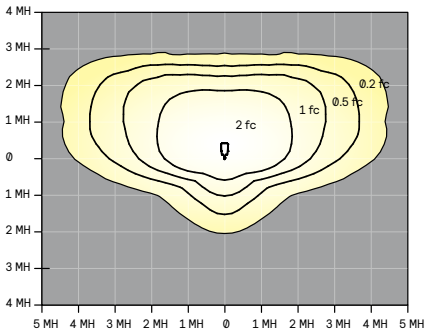

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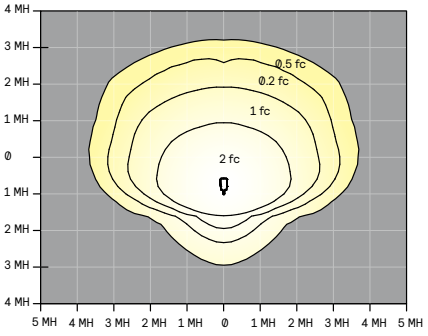

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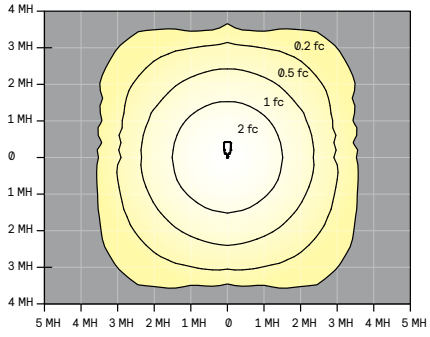
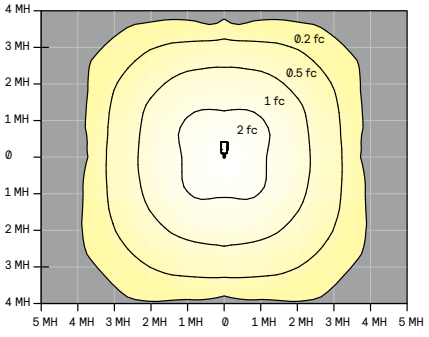
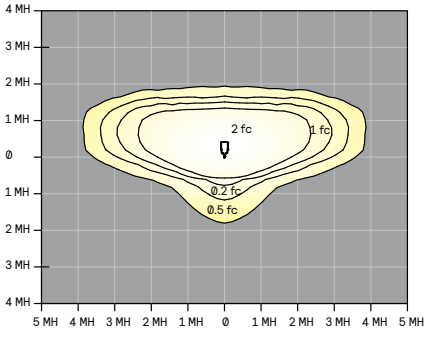


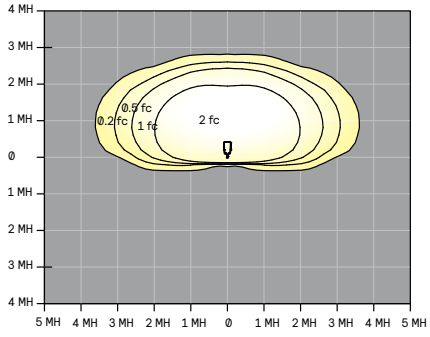
Type 5



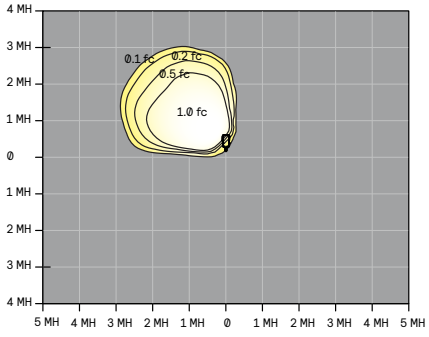
Type 5W



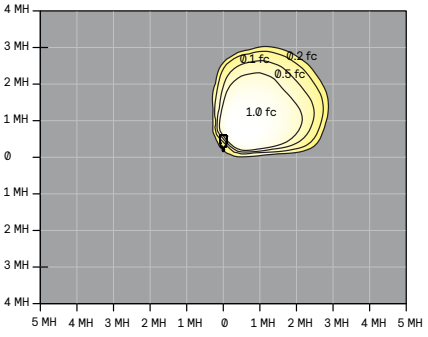
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

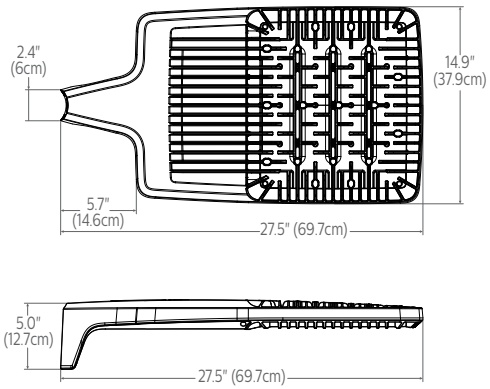
ECF-S EcoForm small

Area luminaire

Dimensions

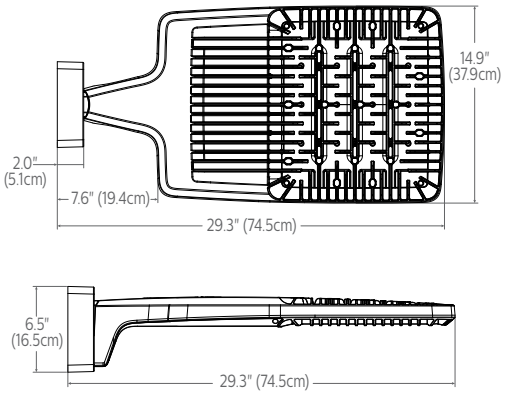
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



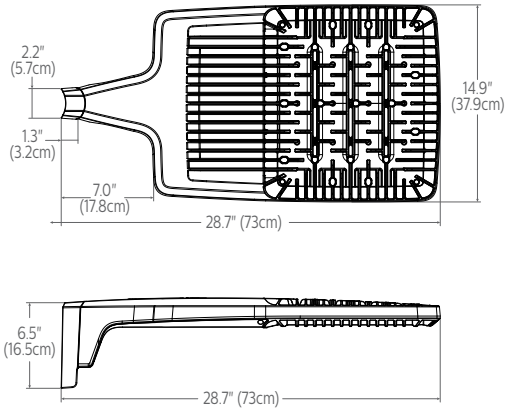
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



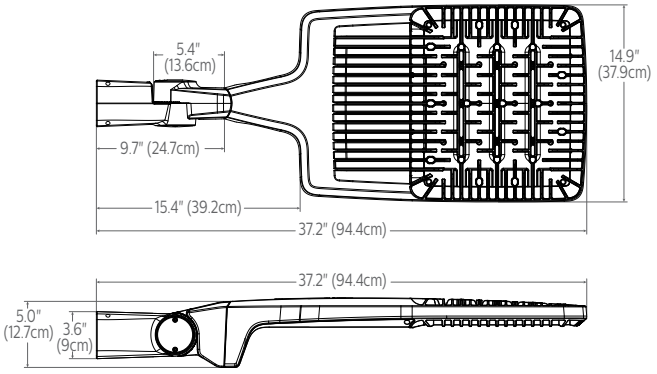
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

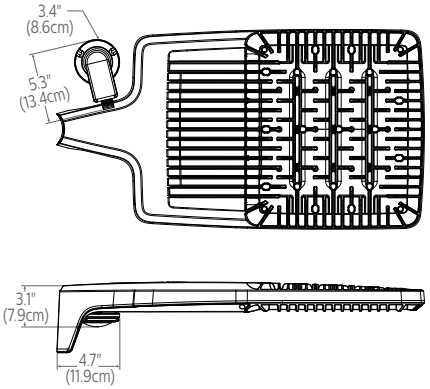


Slip fitter (**SF**)

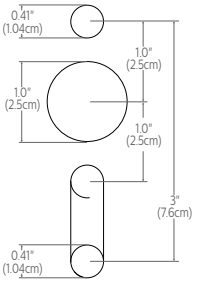
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



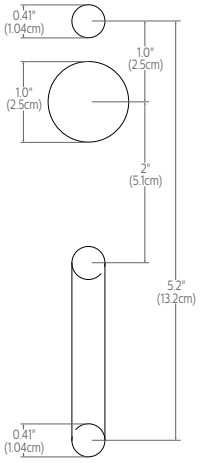
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



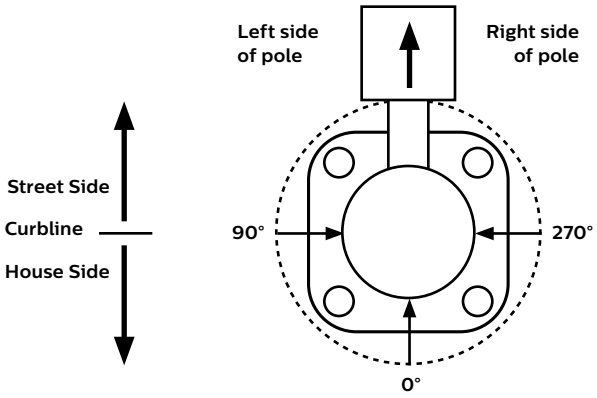
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

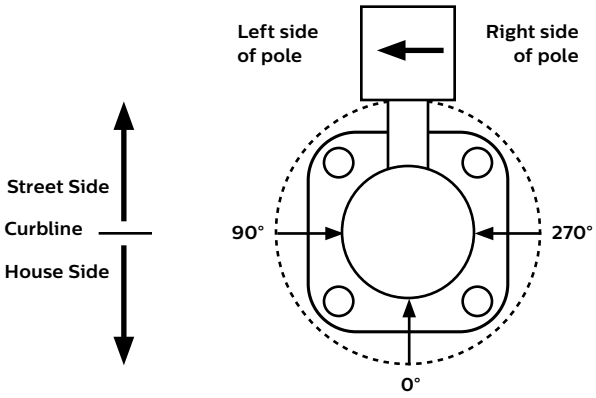
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

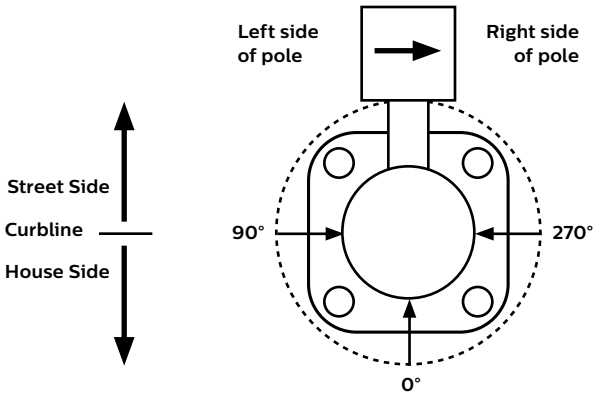
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

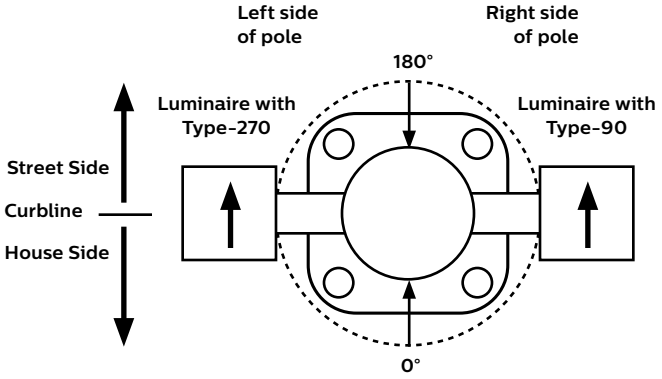
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

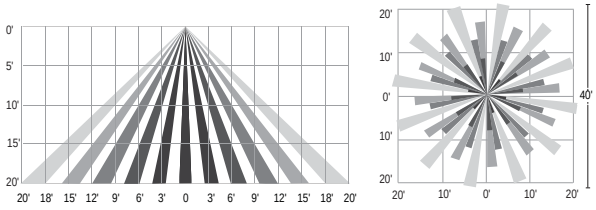
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

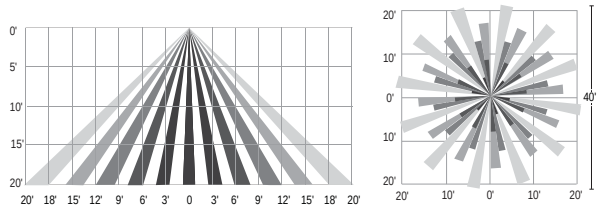
ECF-S EcoForm small

Area luminaire

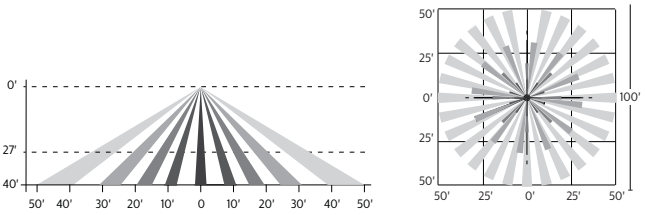
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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Hydrant Flow Test Report

Test Date 12/15/2021 **Test Time** 8:30 AM

Location

Alachua County Progress Boulevard
San Felasco state park/ NW 140th Street
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on Progress BLVD at San Felasco State Park /Cottontail
Flowing Hydrant on Progress BLVD at NW 140th Street

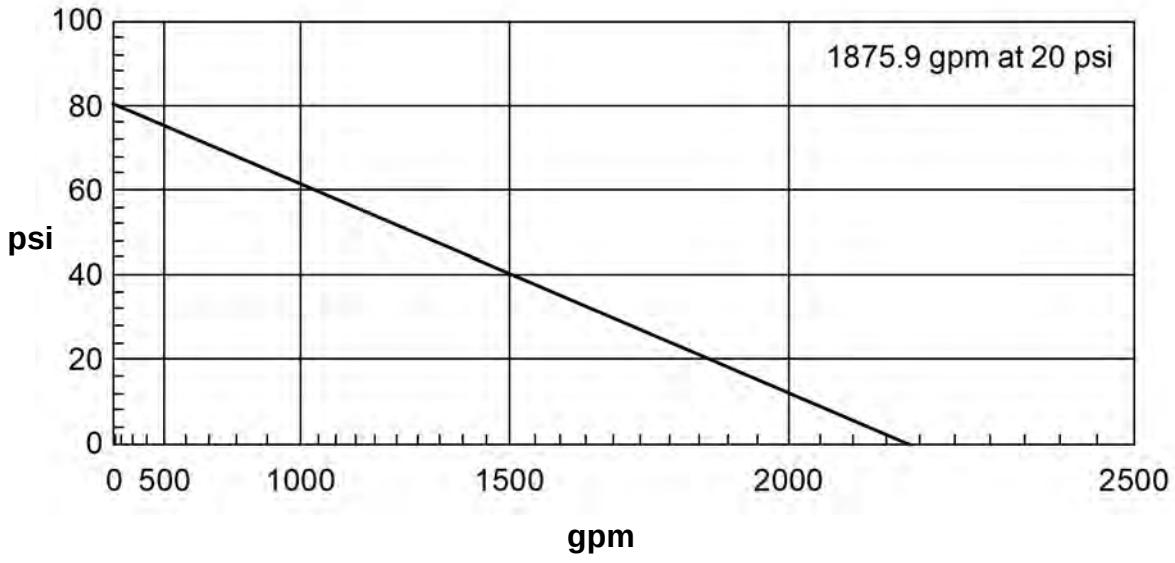
Read Hydrant

80 psi **static pressure**
53 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	13	605 gpm
				Total	1255 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Letter of Transmittal

Date:	February 22, 2022	**To:**	City of Alachua Planning and
Attn:	Justin Tabor		Community Development
Re:	Tobias Veterinary		15100 NW 142nd Terrace
	Site Plan Application		(386) 418-6100

We are sending you the following items:

☐Shop Drawings ☐Prints ☒Plans ☒Other _____

Copies	Date	No.	Description
1	2/21/22	1	Comment Response Letter
7	2/21/22	2	Plan Sets (24x36)
2	2/21/22	3	Cover Letter
2	2/21/22	4	Site Plan Application
2	2/21/22	5	Authorization to Submit
2	2/21/22	6	Fire Flow Test Results
2	2/21/22	7	Needed Fire Flow Calculations
2	2/21/22	8	ISO Fire Flow Calculations
2	2/21/22	9	Trip Generation Calculations
2	2/21/22	10	Water Meter Sizing Calculations
2	2/21/22	11	Drainage Design Notes
2	2/21/22	12	Stormwater Code Affidavit of Compliance
2	2/21/22	13	Suwannee River Water Management District Confirmation
2	2/21/22	14	Concurrency Impact Analysis
2	2/21/22	15	Comprehensive Plan Consistency
2	2/21/22	16	Neighborhood Meeting Materials
2	2/21/22	17	Legal Description
2	2/21/22	18	Proof of Ownership
2	2/21/22	19	Proof of Taxes Paid
2	2/21/22	20	Lighting Fixtures
2	2/21/22	21	Electrical Load Calculations

THESE ARE TRANSMITTED as checked below:

☒For Review and Comments **Signed Claudia Vega, P.E.**

Worksheet for Trip Generation

Project Name : Tobias Veterinary Services
Customer / Builder Name : Tobias Veterinary Holdings, LLC
Property Address : 13000 Block of NW 104th Terrace
Alachua, FL 32615

PROPOSED

PROPOSED: VETERINARY OFFICE
ITE LAND USE: 640 ANIMAL HOSPITAL/VETERINARY CLINIC
SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 102-106

2350 SF Per 1000 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	3.73	2.35	8.77	53%	47%	4.65	4.12
PM	3.83	2.35	9.00	52%	48%	4.68	4.32
AVG	21.50	2.35	50.53	50%	50%	25.26	25.26

PROPOSED: OFFICE SPACE
ITE LAND USE: 710 GENERAL OFFICE BUILDING
SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 1-7

2275 SF Per 1000 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.47	2.3	3.34	65%	35%	2.17	1.17
PM	1.42	2.3	3.23	24%	76%	0.78	2.46
AVG	9.74	2.3	22.16	50%	50%	11.08	11.08

PROPOSED: TENANT
ITE LAND USE: 150 WAREHOUSING
SOURCE: ITE TRIP GENERATION, 10TH EDITION, PAGES 67-72

4599 SF Per 1000 SF

			TRIP DISTRIBUTION			PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.22	4.6	1.01	65%	35%	0.66	0.35
PM	0.24	4.6	1.10	24%	76%	0.26	0.84
AVG	1.74	4.6	8.00	50%	50%	4.00	4.00

TOTAL

	AM	PM	AVG
VETERINARY OFFICE	8.77	9.00	50.53
TENANT BUILDING	1.01	1.10	8.00
OFFICE	3.34	3.23	22.16
TOTAL	13.12	13.33	80.69

consultants inc.

Worksheet for Commercial Water Meter Sizing - Building 1

Project Name : Tobias Veterinary Services

Customer / Builder Name : Tobias Veterinary Holdings, LLC

Property Address : 13000 Block of NW 104th Terrace

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Veterinary Clinic - Per Practitioner	250.00	2	Practitioner	500
Office Building - Per 100 SF of floor space	15.00	46	100 SF	690
TOTAL DEMAND				1,190
Peaking Factor				2.5
Operating Period (hrs)				8
Peak Demand				**6 gpm**
TOTAL DEMAND				**6 gpm**
NEEDED WATER METER SIZE		**5/8" Water Meter**		

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

consultants inc.

Worksheet for Commercial Water Meter Sizing - Building 2

Project Name : Tobias Veterinary Services

Customer / Builder Name : Tobias Veterinary Holdings, LLC

Property Address : 13000 Block of NW 104th Terrace

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Office Building - Per 100 SF of floor space	15.00	46	100 SF	690
TOTAL DEMAND				690
Peaking Factor				2.5
Operating Period (hrs)				8
Peak Demand				**4 gpm**
TOTAL DEMAND				**4 gpm**
NEEDED WATER METER SIZE		**5/8" Water Meter**		

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

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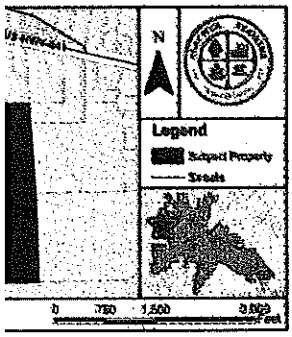
covers the pheromones and

LACHUA

OF PUBLIC BEFORE THE AND ZONING THE CITY OF A, FLORIDA

: the Planning & Zoning Board vill hold a public hearing on n. The hearing will be held in ıission Chambers in City Hall, 2nd Terrace, Alachua, Florida, : A request by Clay Sweger, A Consultants, Inc., applicant : and Kevin & Shima Carter, ısideration of a Large Scale ndment to amend the Future a ±162.5 acre subject property ınity Commercial (±7.00 acres), (±115.5 acres), and Moderate 0 acres); located southeast of ıway 441 and NW 188th Street; umbers 03046-003-001, 03046-03046-003-004, 03046-002-005,)-005, 03875-001-001, 03875- nd a portion of 03046-003-000. e; Proposed FLUM: Community s), Low Density Residential ate Density Residential (±40.0 gricultural (A) (±125.27 acres) ±37.23 acres).



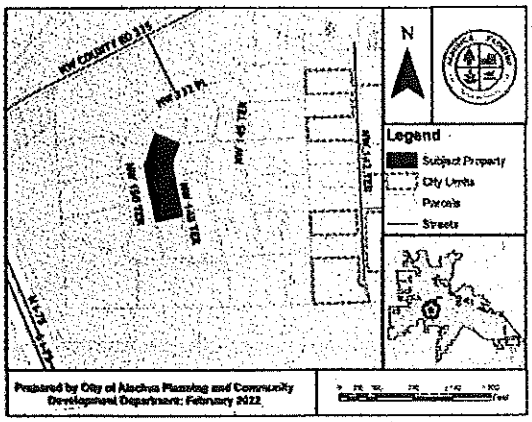
interested parties may appear t to the application. Copies of ıle for public inspection at the ty Development Department, ce, Alachua, Florida, on any en the hours of 7:30 a.m. to 6:00 ın the application may be sent City of Alachua, Planning and P.O. Box 9, Alachua, FL 32616. to Section 286.0105, Florida ppeal any decision made at the ed a record of the proceedings, you may need to ensure that a eedings is made, which includes upon which the appeal is to be the Americans with Disabilities disability requiring reasonable to participate in this meeting at (386) 418-6100 x 101 at least hearing.

ıty Today - February 24, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ronald Edwards, agent for Thomas and Phyllis Burrows, property owners, for consideration of a Final Plat. The final plat proposes a minor subdivision to replat Lots 15 and 16 of the existing Oak Ridge Crossing subdivision. The subject property is located at 13018 NW 148th Terrace. Tax Parcel Number 03925-010-015; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Planned Unit Development (PUD).



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

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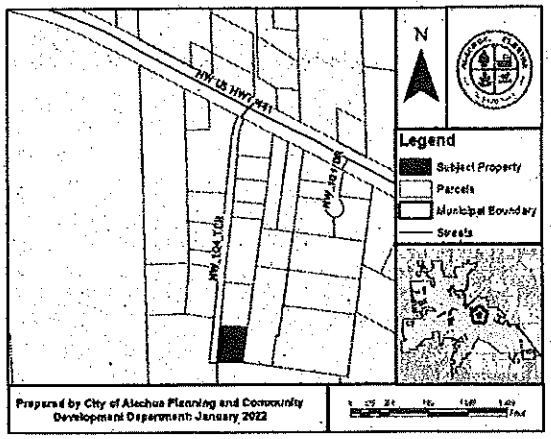

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(Published: Alachua County Today - February 24, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

mailed 2/17/22 KC

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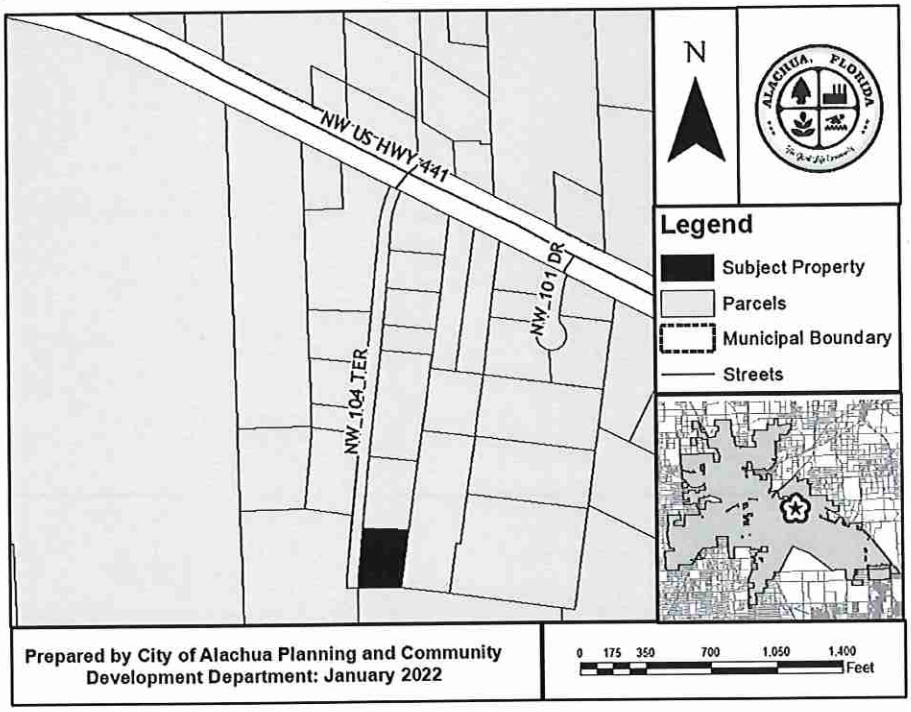

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-011-002 & 05949-011-006
05949-011-007
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-006-000 & 05949-019-000
05949-011-003 & 05949-011-004
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615-5608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-004-000
MOTORY GROUP LLC
13723 NW US HWY 441
ALACHU, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05949-016-000
JOHNSON BRIAN B
19215 NW 72ND AVE
ALACHUA, FL 32615-7719

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05949-011-001
ROUHANI & BRANTLY ASSOCIATES LLC
2475 NW 138TH TER
GAINESVILLE, FL 32606

05949-009-000
STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-008
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

05970-000-000 & 05970-001-004
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05964-005-000 & 05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
PO BOX 1227
ALACHUA, FL 32616-1227

05964-002-001 & 05964-002-002
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-004-000
CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

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1007 N MAIN ST
GAINESVILLE, FL 32601

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-011-002 & 05949-011-006
05949-011-007
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-006-000 & 05949-019-000
05949-011-003 & 05949-011-004
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615-5608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-004-000
MOTORY GROUP LLC
13723 NW US HWY 441
ALACHU, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05949-016-000
JOHNSON BRIAN B
19215 NW 72ND AVE
ALACHUA, FL 32615-7719

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05949-011-001
ROUHANI & BRANTLY ASSOCIATES LLC
2475 NW 138TH TER
GAINESVILLE, FL 32606

05949-009-000
STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-008
PTI ALACHUA PROPERTIES LLC
415 PATRICIA DR
WARMINSTER, PA 18974

05970-000-000 & 05970-001-004
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05964-005-000 & 05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05949-004-000
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288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, Fl 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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1000 Turkey Creek
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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
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County Manager
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Alachua, FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 02/17/22 FOR THE Tobias Veterinary Services 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 (one)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St./US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

The subject property is generally located south of the intersection of NW US Highway 441 and NW 188th Street. The property undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

Existing FLUM Designations

Objective 1.1 of the Future Land Use Element (FLUE) establishes the Agriculture land use category. Policies 1.1.a through 1.1.d identify the uses allowed within the Agriculture land use category. The following uses are examples of uses permitted within the Agriculture land use category: single family detached dwellings; accessory dwellings; community services, such as schools, houses of worship, parks, and community centers; agri-business and agritourism; and conservation subdivisions.

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.a of the FLUE establishes the Low Density Residential land use category, and states that this category allows residential development at a maximum density of 1 dwelling unit per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

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

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Workshop Materials
- Written Public Comments
- Draft Ordinance
- Public Notice Materials for the 3/8/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres)
APPLICANT/AGENT:	Clay Sweger, AICP EDA Consultants, Inc.
PROPERTY OWNERS:	JTFA, LLC and Kevin & Shima Carter
LOCATION:	Generally located southeast of the intersection of US Highway 441 and NW 188th Street
PARCEL ID NUMBERS:	03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
ACREAGE:	±162.5 acre
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

The subject property is generally located south of the intersection of NW US Highway 441 and NW 188th Street. The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

Existing FLUM Designations

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Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.a of the FLUE establishes the Low Density Residential land use category, and states that this category allows residential development at a maximum density of 1 dwelling unit per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

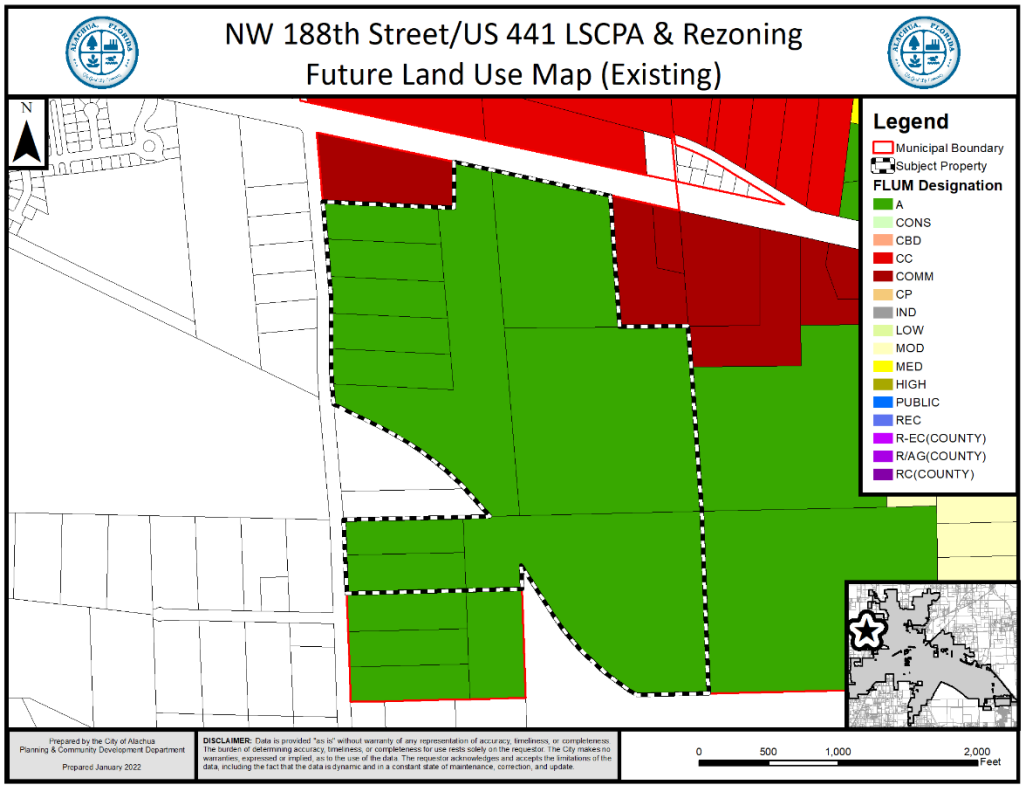
Policy 1.2.b of the FLUE establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling

units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

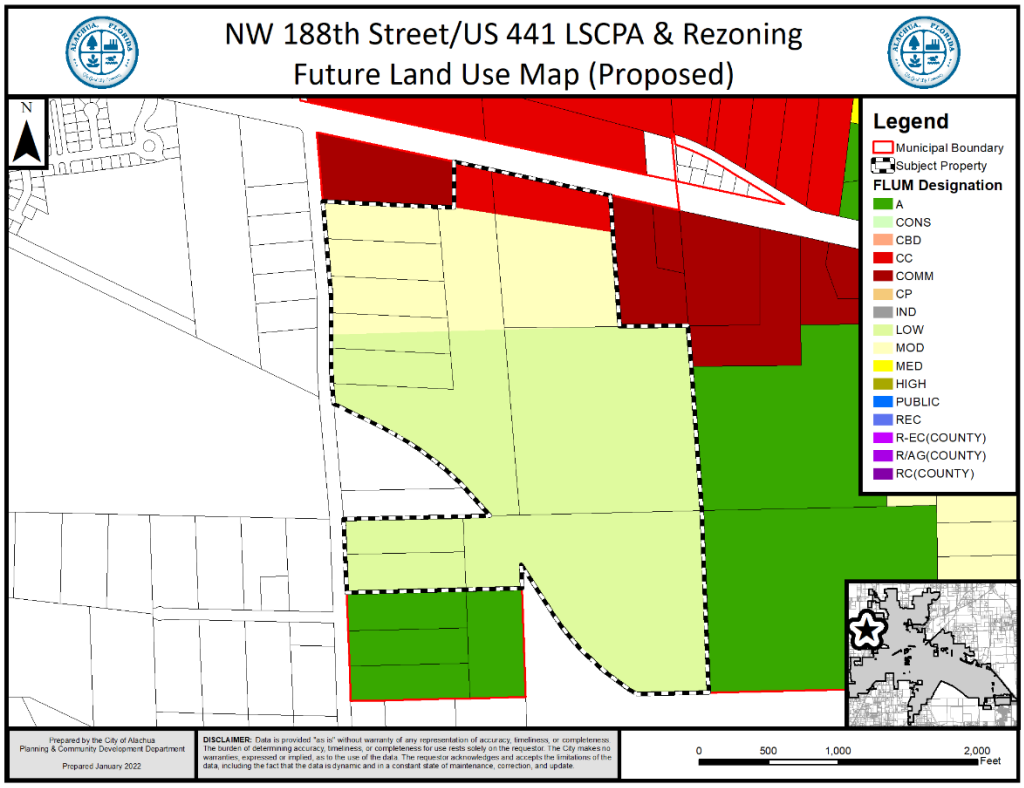
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designation:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	32 dwellings	275 dwellings
Max. Floor Area:	0 square feet	152,460 square feet
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	***Decrease of 243 dwellings*** ***Increase of 152,460 square feet non-residential uses***	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

SURROUNDING USES

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

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

Map 3. Vicinity Map

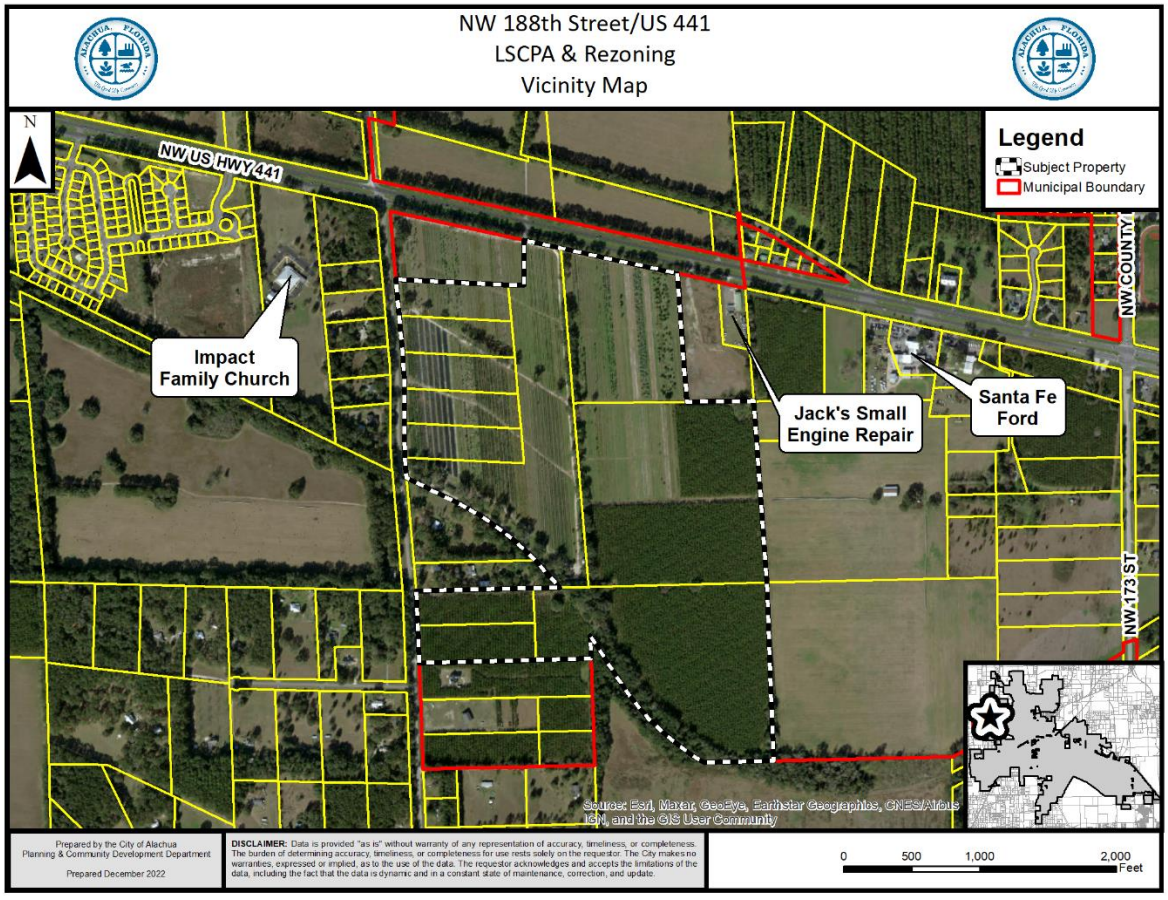


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441; Vacant Commercial and Residential Lands	Community Commercial; Moderate Density Residential	Agricultural (A)
South	Single Family Residential Uses; Agricultural Lands	Agriculture	Agricultural (A)
East	Vacant Commercial Lands; Agricultural Uses	Agriculture; Commercial;	Agricultural (A); Commercial Intensive (CI)
West	Single Family Residential Uses	Agriculture (County); Residential Suburban (High Springs)	Agricultural (Alachua County); Residential – 1 (High Springs)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on December 23, 2021 at 6:00 p.m. at Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, 11 persons attended the meeting. An additional neighborhood meeting was held virtually on January 13, 2022.

Concerns included traffic, utility connections, and construction activities impacting existing residences.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the

medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The applicant contends that the subject property is located in an area which includes existing nearby urban development in multiple directions with urban services available and that the subject property is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. The applicant notes that public services (centralized water & sewer utilities, police/fire protection, etc.) are available to serve the site at adequate capacity to accommodate on-site development and that there is also existing residential and commercial development in the immediate vicinity of the parcel.

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 proposed land use change would provide for a mix of commercial and residential uses at densities and intensities comparable to those land use categories located proximate to the subject property.

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

Evaluation & Findings: The subject property is located along US Highway 441. There are existing urban uses located within close proximity to the subject property. The densities and intensities permitted by the proposed land use categories are comparable to those land use categories located proximate to the subject property.

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

Evaluation & Findings: The subject property is located along the US 441 corridor. This corridor is characterized by commercial and residential uses. The proposed land use categories would not result in radial, strip, isolated or ribbon patterns emanating from existing urban development.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property is undeveloped and consists of lands used as a tree farm and planted pine. There are no known environmental features which would preclude the use of this property for commercial and residential uses.

(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 used for agricultural and silvicultural uses. Some adjacent lands are utilized for agricultural activities, however, the use of the land for commercial and residential uses are not anticipated to adversely affect the agricultural operations on any adjacent lands.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: The property is proximate lands designated for commercial and residential uses the US 441 corridor. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

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

Evaluation & Findings: The subject property is located between existing commercial and residential development located along the US 441 corridor. The property is proximate to land presently designated for urban uses.

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

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

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

Evaluation & Findings: The proposed land use change would provide lands that permit both commercial and residential uses. The Community Commercial land use category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas.

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

Evaluation & Findings: The proposed land use change is not expected to result in poor accessibility among linked or related land uses. The City's Comprehensive Plan requires interconnectivity between adjacent developments when development is compatible.

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

Evaluation & Findings: The proposed land use change would not result in a loss of functional open space.

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

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

Evaluation & Findings: The proposed land use change would not result in any significant adverse impact to natural resources and ecosystems. There are no known environmental features that would preclude the use of the subject property for commercial or residential uses.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: The proposed Low and Moderate Density Residential land use categories will provide a mix of uses and densities that will support a range of housing

choices within the community. Any proposed development will be required to provide sidewalks in accordance with any requirements of the City's Land Development Regulations.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed land use change could potentially reduce the lands available for agricultural activities, however, lands are available within other areas of the City and surrounding area for such uses.

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

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

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

Evaluation & Findings: The proposed land use change would provide a limited amount of commercial lands that support the nonresidential needs of nearby residents and would provide additional lands for residential uses.

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

Evaluation & Findings: The amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

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

Future Land Use Element

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

> *Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre)*: The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory Dwelling Units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Residential Planned Developments; and,
> 5. Supporting community services such as schools, houses of worship, parks, and community centers.

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

> Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria;

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.ab. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

> Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:
>
> 1. Neighborhood commercial establishments;
> 2. Residential/offices and live-work units;
> 3. Business and professional offices; Personal services;
> 4. Financial institutions;
> 5. Retail sales and services that serve the community;
> 6. Eating establishments;
> 7. Indoor recreation/entertainment;
> 8. Single-family and multi-family residential above first floor commercial uses;
> 9. Bed and breakfasts;
> 10. Supporting community services such as schools, houses of worship, parks, and community centers; and,
> 11. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed land use change would apply land use categories that are compatible with the designations and uses of surrounding properties. Lands adjacent to and proximate to the subject property are presently used or designated for commercial and residential uses.

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.

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.

Evaluation & Findings: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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

Evaluation & Findings: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 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 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 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.

Evaluation & Findings: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities Element of the City of Alachua Comprehensive Plan.

Housing Element

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

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Evaluation & Findings: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Evaluation & Findings: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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 water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Evaluation & Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in an adverse impact 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 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The

distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation & Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Objective 1.4: Air Quality

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed Community Commercial land us category in close proximity to Low and Moderate Density Residential land use categories will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
   a. Residences and any support buildings must be built on pilings of sufficient

height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
    i. Clustering of units shall be located in the perimeter areas of the wetlands; and
    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:
    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and
ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:
   a. Less than .25 acres in size; and,
   b. Determined to be of poor quality by a certified environmental specialist; and,
   c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
   d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum

Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Evaluation & Findings: There are no known wetlands on the subject property. If wetlands are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

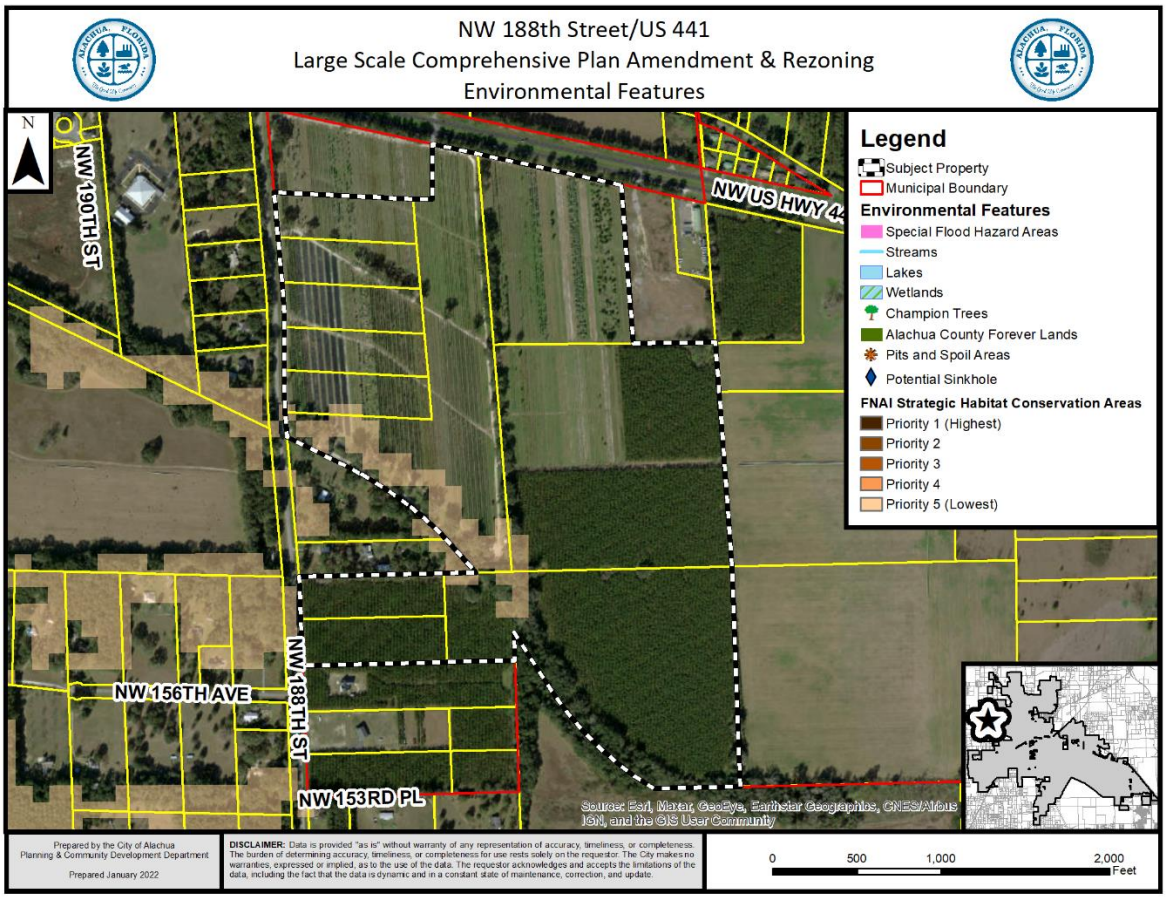
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

Map 3. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same

process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

> This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A

> This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

> This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Norfolk Loamy Fine Sand (5-8% slopes)
Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panel 0120D 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 Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City's Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System,

however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	1 dwelling/5 acres	1 dwelling/acre (Low Density Residential); 4 dwellings/acre (Moderate Density Residential)
Floor Area Ratio:	0.50 FAR	0.50 FAR
Maximum Density:	32 dwelling units	275 dwelling units
Maximum Intensity:	0 square feet	152,460 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning Amendment	Single Family Residential (ITE Code 210) [1]	2,596 (1,298/1,298)	211 (55/156)	275 (176/99)
	Community Commercial (ITE Code 820)[2]	5,755 (2,877/2,877)	457 (246/211)	581 (278/303)
Pass By Reduction		1,957 (978/978)	155 (83/72)	198 (95/103)
Potential Net Trips		**6,394 (3,197/3,197)**	**513 (218/295)**	**658 (359/299)**

1 ITE Trip Generation for Single Family Residence (ITE 210): AADT: 9.44 trips per unit = 275 x 9.44 = 4,493 (50% enter/50% exit). PM 1.0 trips per unit = 275 x 1.00 = 275. (64% enter/36% exit). AM: .77 trips per unit = 275 x .77=211 (26% enter/74% exit).
2 ITE Trip Generation for Shopping Center (ITE 820): AADT 37.75 trips per 1 ksf = 152.46 x 37.75 = 5,755 (50% enter/ 50% exit). PM Peak: 3.81 trips per 1 ksf = 3.81 x 152.46 = 581 (48% enter/ 52% exit). AM Peak: 3.00 trips per 1 ksf = 3.00 x 152.46 = 457 (54% enter/ 46% exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	43,000	39,000	15,120	15,120
Existing Traffic[3]	22,250	30,111	5,209	1,380
Reserved Trips[4]	1,565	1,927	287	816
Available Capacity[4]	19,421	6,962	9,624	12,924
Potential Impact Generated by Proposed Zoning Amendment[5]	6,394	2,462	1,343	671
Residual Capacity after Proposed Zoning Amendment[6]	**13,027**	**4,500**	**8,281**	**12,253**
PM Peak Hour Traffic Analysis	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	3,870	3,510	1,359	1,359
Existing Traffic[3]	2,114	2,861	495	131
Reserved Trips[4]	129	154	31	85
Available Capacity[4]	1,627	495	833	1,143
Potential Impact Generated by Proposed Zoning Amendment [5]	658	253	138	69
Residual Capacity after Proposed Zoning Amendment[6]	**969**	**242**	**695**	**1,074**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021

4 Source: City of Alachua January 2022 Development Monitoring Report.

5 Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips

6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 6, 7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	90,871
Residual Capacity	**707,972**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	83,996
Residual Capacity	**558,903**
Percentage of Permitted Design Capacity Utilized	**62.74%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	3.80
Residual Recreational Capacity After Impacts	**74.87**

Sources:

1 *City of Alachua January 2022 Development Monitoring Report.*

2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*

3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.76 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**32.84 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*

2 *Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.*

3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,356	795
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*

2 *City of Alachua January 2022 Development Monitoring Report*

3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/ day)*

4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 795 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 25, 2022, capacity is available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

JTFA, LLC AND KEVIN AND SHIMA CARTER (NW 188TH STREET/US 441)
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 25, 2022

RE: ACPS – NW 188th St / US 441

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 162.5 acres identified as Parcels 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 030442-050-004, 030442-060-005, 03875-001-001, and 03875-010-001. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.* The proposed amendment will entitle 275 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 25 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 33 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D. for Supt.
Superintendent
Encl.
cc: ACPS Director of Community Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

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32601-5498

www.sbac.edu
(352) 955-7300

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Lofton (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	**40%**
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/22/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Feb 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability. **FYI**
4.	**Comment on Feb 10, 2022 Submittal** Public Services has no additional comments, and thus rate this submittal as: **No Exceptions Noted.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On February 7, 2022, the City of Alachua received your revised application and materials for a Large Scale Comprehensive Plan Amendment submitted on behalf of JTFA, LLC and Kevin & Shima Carter for the NW 188th Street/US 441 LSCPA. 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 a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, February 22, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, March 7, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

February 7, 2022

Justin Tabor, AICP
Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: NW 188th Street / US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Tabor & Mr. Hall:

The applicant's responses to the completeness review comments issued on January 20, 2022 are below:

LSCPA Review Comments

1. *Public Facilities Impact Analysis*
   a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

   b. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

   c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.

RESPONSE: The Justification Report tables for water, sewer and solid waste have been revised to include both commercial and residential development impacts.

   d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.

RESPONSE: The Justification Report information related to school impacts have been revised to address this comment.

e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

RESPONSE: The Justification Report information related to recreational demand has been revised to address this comment.

2. *Miscellaneous*
   a. The Needs Analysis refers to the proposed land use change as "urban infill". Please clarify or amend this statement.

RESPONSE: The Needs Analysis section of the Justification Report has been revised to address this comment.

   b. The application refers to the proposed land use change as "infill in nature" in response to the urban sprawl indicators. Please clarify or amend this statement.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

   c. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

   d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

RESPONSE: The reference to existing zoning has been changed in the Justification Report.

3. *Public Services Comments*

   a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

RESPONSE: Noted. The applicant has reviewed the Public Services comments and understands the requirements for utility provision.

If you require any additional information in order to complete the review, please let us know.

Sincerely,

Clay Sweger

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary:
NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres). A completeness review was performed on January 10, 2022 and the application were determined to be complete on the same date.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, February 7, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Public Facilities Impact Analysis*
   a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

b. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.
c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.
d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.
e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

2. *Miscellaneous*
   a. The Needs Analysis refers to the proposed land use change as "urban infill". Please clarify or amend this statement.
   b. The application refers to the proposed land use change as "infill in nature" in response to the urban sprawl indicators. Please clarify or amend this statement.
   c. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.
   d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

3. *Public Services Comments*
   a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/20/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Dec 29, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

NW 170TH LN

NW 166TH AVE

NW 165TH LN

NW 164TH PL

NW 164TH RD

NW 163RD TER

NW 161ST WAY

NW 160TH ST

US 441

POSSIBLE EXTENSION OF 12-INCH WATER MAIN

NW 164TH LN

EXISTING 12-INCH WATER MAIN

NW 175TH TER

NW 174TH TER

NW 168TH AVE

NW 173RD TER

NW COUNTY RD 235A

NW 174TH DR

NW 167TH ST

NW 166TH LN

NW 168TH TER

NW 167TH TER

NW 166TH TER

NW 165TH TER

NW 167TH BLVD

NW 163RD LN

NW US HWY 441

NW 162ND LN

NW 161ST TER

EXISTING 8-INCH WATER MAIN

NW 156TH AVE

NW 155TH ST

NW 153RD PL

NW 173RD ST

ATTACHMENT 1
MODIFIED GIS WATER INFRASTRUCTURE MAP

N


NW 170TH LN
NW 169TH WAY
NW 166TH AVE
NW 165TH LN
NW 160TH ST
NW 164TH PL
NW 164TH TER
NW 164TH RD
NW 164TH LN
NW 175TH TER
NW 174TH TER
NW 173RD TER
NW 168TH AVE
NW 168TH TER
NW COUNTY RD 235A
NW 174TH DR
NW US HWY 441
NW 162ND LN
NW 173RD ST
NW 156TH AVE
NW 160TH ST
NW 153RD PL
POSSIBLE LOCATION OF PROPOSED FORCE MAIN
EXISTING 6-INCH FORCE MAIN
POSSIBLE LOCATION OF PROPOSED LIFT STATION 2
ATTACHMENT 2
MODIFIED GIS WASTEWATER INFRASTRUCTURE MAP 2
Top 152.05 Invert 145.06 MH-HO-SW-29
Top 127 Invert 119 MH-SFHS-14
Top 122 Invert 119 MH-SFHS-15
Top 126 Invert 118 MH-SFHS-16
Top 124 Invert 116 MH-SFHS-17
Top 117 Invert 108.5 MH-SFHS-20
Top 114 Invert 107 MH-SFHS-21
Top 120 Invert 120 MH-SFHS-26
Top 124.8 Invert 116.93 MH-SFHS-23
Top 118.9 Invert 114.9 MH-SFHS-22
Top 109 Invert 104 MH-SFHS-7
Top 97 Invert 93 MH-HO-SW-17
Top 85.6 Invert 78.15 MH-AW-3
Top 93.19 Invert
Top 82.76 Invert 71.32 MH-AW-4
N

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, January 13, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application Attachment D.7., Mailing Labels:** The mailing labels submitted with the application package did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of

mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.

2. **Comprehensive Plan Amendment Application Attachment D.8., Public School Generation Form:** The form submitted with the application package appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. **Comprehensive Plan Amendment Application Attachment D.11., Proof of Payment of Taxes:** The materials submitted with the application package indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.
4. **Neighborhood Meeting Materials:** The neighborhood workshop materials submitted with the application package did not include proof of publication of notice (tearsheet or publisher's affidavit). Please provide proof of publication of advertisement.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

Attachment: City of Alachua Public School Student Generation Form

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- □ Existing legal lots eligible for a building permit.
- □ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: NW 188th Street / US 441Comprehensive Plan Amendment
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcels
4. Existing Use of Property: Tree Farm / Timberland
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Community Commercial, Moderate & Low Density Residential
7. Acreage: 163 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ▣ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( )352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See Attached Owner Information
   Mailing Address: --
   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ▣ No
   If yes, list names of all parties involved: --
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 17th day of December, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): See Attached Owner Information

   Mailing Address: --

   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: NW 188th Street / US 441 Planned Development
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcel Numbers
4. Section 8 & 17 Township 8 Range 18 Grant N/A Acreage: 155 (+/-)
5. Existing Use of Property: Tree Farm / Timberland
6. Future Land Use Map Designation: Moderate & Low Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 275

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: Irby

Middle: Mebane

High: Sante Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
****Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 10th day of January, 2022 by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Debbie Wallen
Signature of Notary Public, State of Florida

DEBBIE WALLEN
Notary Public - State of Florida
Commission # GG 201085
My Comm. Expires Jul 22, 2022
Bonded through National Notary Assn.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2

Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC

Mailing Address: 4881 NW 8th Avenue, Ste. 4

City: Gainesville State: FL ZIP: 32605

Telephone: 352-373-3000 FAX: e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Keith Lerner

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 10 day of December, 2021, by Keith Lerner

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

GUSTAAF LAMBERT VAES
Notary Public – State of Florida
Commission # GG 181702
My Comm. Expires Mar 8, 2022
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa State: FL ZIP: 33626

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Kevin L. Carter

Typed or printed name and title of applicant

Signature of Co-applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 15th day of Dec, 2021, by _____, who is known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TIM CURTIS
MY COMMISSION #GG329967
EXPIRES: July 6, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431513 7 PGS
2008 MAY 30 04:05 PM BK 3792 PG 1164
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#373621
Doc Stamp-Deed: 11,576.60

2431513

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **08-099**
Grantee S.S. No.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **May, 2008** between **PARKER LAND CO., a Florida corporation** whose post office address is **Post Office Box 357133, Gainesville, FL 32635**, grantor, and **KEVIN L. CARTER and SHIMA CARTER, husband and wife** whose post office address is **7853 Gunn Highway , Tampa, FL 33626**, 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:

SEE ATTACHED LEGAL DESCRIPTIONS AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Parcel Identification Number: 03046-003-000, 03046-003-00, 03046-003-002, 03046-003-003, 03046-003-004 and 03046-003-005

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, 2007**.

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: Carl L. Johnson

Witness Name: Lisa Taylor

PARKER LAND CO., a Florida corporation

By: Eric J. Parker
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by ERIC J. PARKER, President of PARKER LAND CO., a Florida corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # DD 485127
EXPIRES: November 13, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2431513
7 PGS

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

$0.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2774306 2 PG(S)
February 26, 2013 03:57:47 PM
Book 4175 Page 1935
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

Parcel No.
Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 18th day of January, 2013, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to KEVIN L. CARTER and SHIMA CARTER, husband and wife, hereinafter called the Grantee, whose post office address is: 7835 Gunn Highway, Tampa, FL 33626.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
CARL L. JOHNSON
Printed Name

Witness Signature
Printed Name

PARKER LAND CO.
By: _____
ERIC J. PARKER, Pres.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of January, 2013.

NOTARY PUBLIC
My commission expires:

CARL L. JOHNSON
MY COMMISSION # DD 939270
EXPIRES: November 13, 2013
Bonded Thru Notary Public Underwriters

Exhibit "A"

All of Grantor's right , title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on or under, or that may be produced from, the following described property:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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 tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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, 2018**.

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:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 3880/360 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.930
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$25,900	$25,900	$25,900	$25,900	$25,900
Agricultural (Market) Value	$199,300	$199,300	$199,300	$199,300	$199,300
Just (Market) Value	**$199,300**	**$199,300**	**$199,300**	**$199,300**	**$199,300**
Assessed Value	$25,900	$25,900	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$25,900	$25,900	$25,900	$25,900	$25,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L	Link (Clerk)
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	37 - NOT EXPOSED TO OPEN MKT	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	40.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$14,600	$14,600	$15,600	$15,600	$9,000
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Just (Market) Value	**$116,000**	**$116,000**	**$116,000**	**$116,000**	**$116,000**
Assessed Value	$14,600	$14,600	$15,600	$15,600	$9,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,600	$14,600	$15,600	$15,600	$9,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	38.490
Homestead	N

View Map



Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$2,994	$3,168	$3,344	$3,100	$3,500
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$50,100	$50,100	$50,100	$50,100	$50,100
Agricultural (Market) Value	$335,248	$335,248	$335,248	$335,200	$335,200
Just (Market) Value	**$338,242**	**$338,416**	**$338,592**	**$338,300**	**$338,700**
Assessed Value	$53,094	$53,268	$53,444	$53,200	$53,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$53,094	$53,268	$53,444	$53,200	$53,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	8.51	370695.6	0	0	CI
6905	TREE FARM	29.98	1305928.8	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0241	BARN POLE 1	132	2013		R2	RES	$195
0661	CP 1	240	2013		R2	RES	$737
0661	CP 1	240	2013		R2	RES	$737
2021	SHED 1	36	2013		R2	RES	$69
2221	STG 1	240	2013		R2	RES	$1,083

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Q - QUALIFIED	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	U - UNQUALIFIED	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	Yes	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

Photos

No data available for the following modules: Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS) OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 (LESS MINERAL RIGHTS)OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (LESS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (LESS MINERAL RI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (L (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$4,690	$4,690	$4,690	$4,800	$4,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$34,690**	**$34,690**	**$34,690**	**$34,800**	**$34,900**
Assessed Value	$11,190	$11,190	$11,190	$11,300	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$11,190	$11,190	$11,190	$11,300	$11,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	3	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2008

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
1020	GATE EL OP	2	2008		R7	RES	$1,190
2402	WELL IRR	1	2008		R5	RES	$3,500

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.210
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0
Land Value	$0	$0
Land Agricultural Value	$13,582	$13,582
Agricultural (Market) Value	$130,235	$130,235
Just (Market) Value	**$130,235**	**$130,235**
Assessed Value	$13,582	$13,582
Exempt Value	$0	$0
Taxable Value	$13,582	$13,582
Maximum Save Our Homes Portability	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1885276.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS OR 3320/476) (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map



Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,825	$1,825	$2,000	$2,000	$1,100
Agricultural (Market) Value	$45,000	$35,000	$35,000	$35,000	$35,000
Just (Market) Value	**$45,000**	**$35,000**	**$35,000**	**$35,000**	**$35,000**
Assessed Value	$1,825	$1,825	$2,000	$2,000	$1,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,825	$1,825	$2,000	$2,000	$1,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.390
Homestead	N

View Map



Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,967	$1,967	$2,100	$2,100	$1,200
Agricultural (Market) Value	$48,510	$37,730	$37,800	$37,800	$37,800
Just (Market) Value	**$50,394**	**$39,614**	**$39,684**	**$39,700**	**$39,700**
Assessed Value	$3,851	$3,851	$3,984	$4,000	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,851	$3,851	$3,984	$4,000	$3,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1999		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

Photos

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ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 004	UNASSIGNED LOCATION RE	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	25,900	0	25,900	203.73
LIBRARY GENERAL	1.0856	25,900	0	25,900	28.12
SCHOOL CAP36 PROJECT	1.5000	25,900	0	25,900	38.85
SCHOOL DISCRNRY & CN	0.7480	25,900	0	25,900	19.37
SCHOOL GENERAL	3.5950	25,900	0	25,900	93.11
SCHOOL VOTED	1.0000	25,900	0	25,900	25.90
CHILDREN'S TRUST	0.5000	25,900	0	25,900	12.95
SUWANNEE RIVER WATER MGT DIST	0.3615	25,900	0	25,900	9.36
CITY OF ALACHUA	5.3900	25,900	0	25,900	139.60

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $570.99

LEGAL DESCRIPTION

COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $570.99

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12470
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062229 $548.15 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 005	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	14,600	0	14,600	114.85
LIBRARY GENERAL	1.0856	14,600	0	14,600	15.85
SCHOOL CAP36 PROJECT	1.5000	14,600	0	14,600	21.90
SCHOOL DISCRNRY & CN	0.7480	14,600	0	14,600	10.92
SCHOOL GENERAL	3.5950	14,600	0	14,600	52.49
SCHOOL VOTED	1.0000	14,600	0	14,600	14.60
CHILDREN'S TRUST	0.5000	14,600	0	14,600	7.30
SUWANNEE RIVER WATER MGT DIST	0.3615	14,600	0	14,600	5.28
CITY OF ALACHUA	5.3900	14,600	0	14,600	78.69

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $321.88

LEGAL DESCRIPTION

THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $321.88

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037319 $309.00 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 000	16650 NW US HWY 441	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	53,094	0	53,094	417.65
LIBRARY GENERAL	1.0856	53,094	0	53,094	57.64
SCHOOL CAP36 PROJECT	1.5000	53,094	0	53,094	79.64
SCHOOL DISCRNRY & CN	0.7480	53,094	0	53,094	39.71
SCHOOL GENERAL	3.5950	53,094	0	53,094	190.87
SCHOOL VOTED	1.0000	53,094	0	53,094	53.09
CHILDREN'S TRUST	0.5000	53,094	0	53,094	26.55
SUWANNEE RIVER WATER MGT DIST	0.3615	53,094	0	53,094	19.19
CITY OF ALACHUA	5.3900	53,094	0	53,094	286.18

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,170.52

LEGAL DESCRIPTION

COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,170.52

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 000	16650 NW US HWY 441

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $1,123.70 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $246.71

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $246.71

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $236.84 Paid 12/13/2021
11/30/2021 Effective Date

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $299.43

LEGAL DESCRIPTION

COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $299.43

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037322 $287.45 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15097

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $40.25

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$40.25

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037314 $38.64 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $84.90

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$84.90

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15098
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

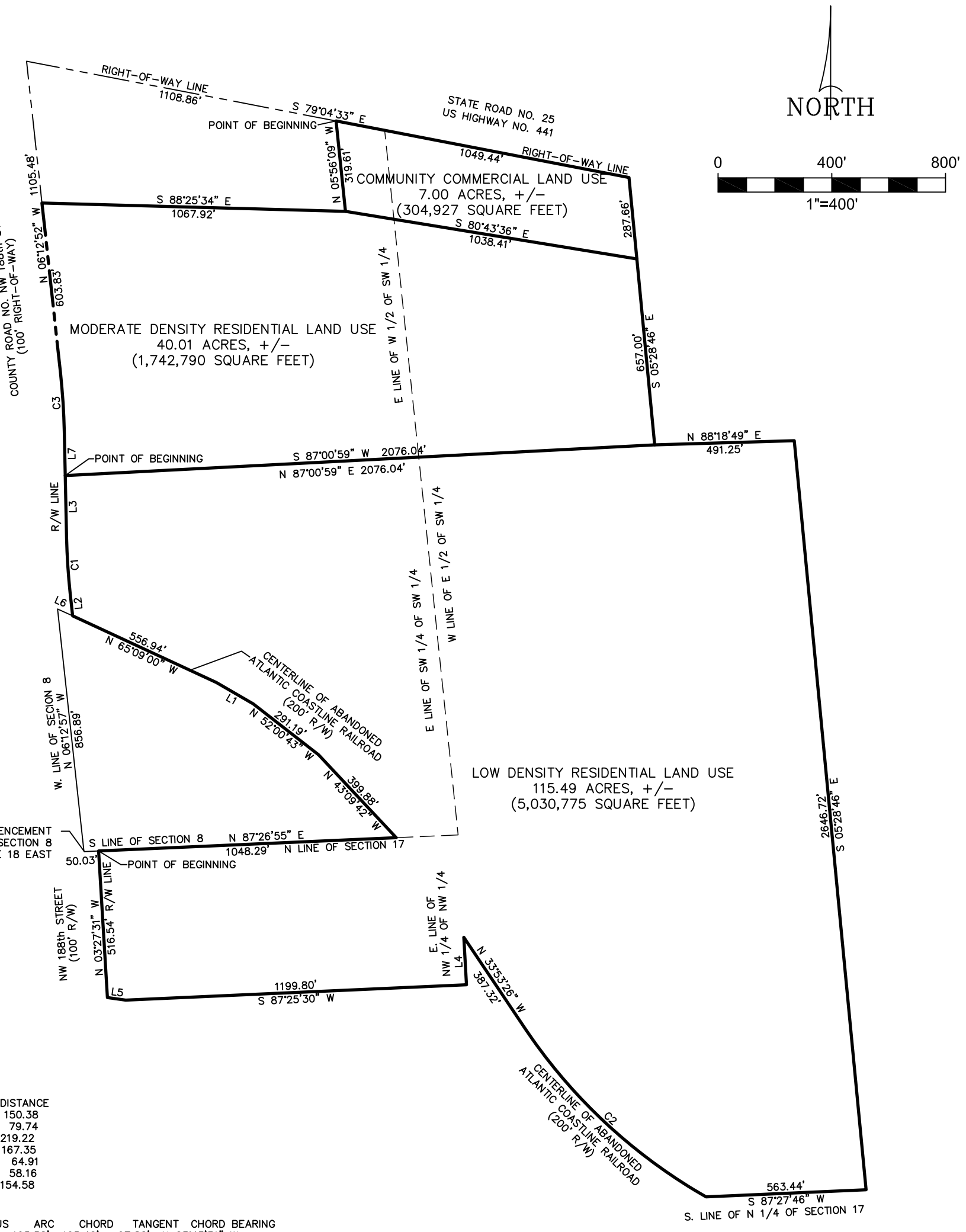
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037317 $81.50 Paid 11/23/2021



LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L3	N 01°12'11" W	219.22
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16
L7	N 01°12'11" W	154.58

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

R/W = RIGHT-OF-WAY

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SCALE: 1" = 400'

COPYRIGHT©2021

PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

J:\BOB\2021-176.DWG

eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

LEGAL DESCRIPTION

Moderate Density Residential (MDR)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of said Section 8, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence South 87°00'59" West, 2076.04 feet to the Point of Beginning.

Containing 40.01 Acres (1,742,790 Square Feet), more or less.

LEGAL DESCRIPTION

Low Density Residential (LDR)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 115.49 Acres (5,030,775 Square Feet), more or less.

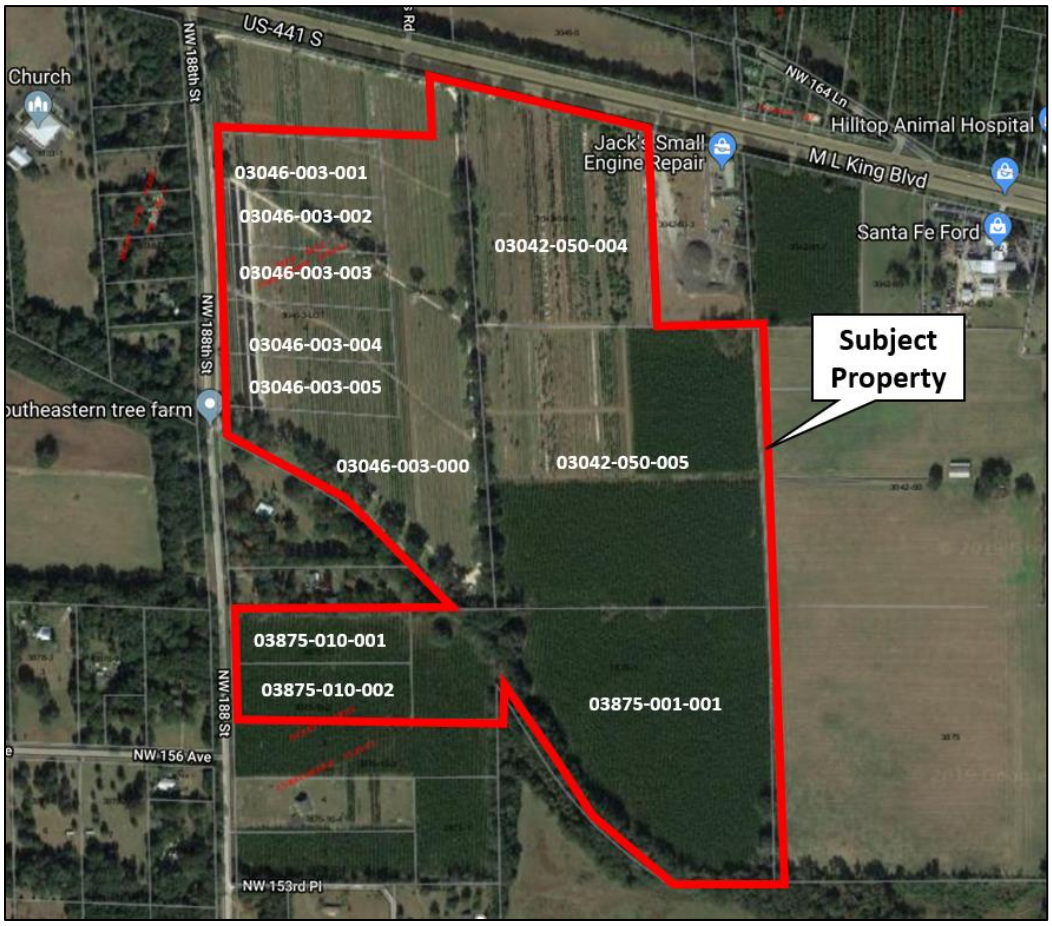
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021

Time: 6:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY
DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER
TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting - Sign-in Sheet

Project: Rezoning & Land Use Change

Date & Time: Thursday, December 23, 2021

Location: Legacy Park Multipurpose Center

NAME	ADDRESS	PHONE	EMAIL
Gary Pappas	16104 NW 188th St.	305-213-1121	GMPFISH@Outlook.com
Nancy Gillespie	19107 NW 151 Ave	352.318.0871	sundayacres82@gmail.com
Sharon Rush	18805 NW 156 AVE	352-318 4227	sharondr442yahoo.com
S. Conyard	19111 NW 156 Av.		Conyard5719@att.com
Donna Hewett	19202 NW 151st Ave	386 454 3760	donnahewett@gmail.com
Buddy Register	" "	"	Register8549windstream.net
Steve Lang	16320 NW 188 th ST	3864543127	sjlang@Windstream.net
Sarah Kramme	14931 NW 193rd St.	352-318-0195	sarahjpa@gmail.com
Jevon Saunders	14807 NW 193rd st	954-464-1774	JAYJEV@AOL.COM
Jay Horton	19005 NW 138th Ave	386.418.1346	bluemoonfarm@yahoo.com

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment:	We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response:	With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.
Comment:	West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response:	Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.
Q:	Will these be wet or dry basins?
A:	They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.
Comment:	It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.
Q:	Who can I talk to at the County about 188th?
A:	Chris Dawson at County Growth Management
Q:	What about the City:
A:	Recommend speaking to Justin or Adam at City planning.
Q:	We have bad internet connections. Would fiber be run into this neighborhood?
A:	Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.
Q:	What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A:	That is something that we can consider.
Comment:	From several people – emergency access (only) on 188th would be very much appreciated.
Comment:	One of the property owners to the south has many bees on their property, FYI.
Comment:	Concern with construction staging and construction access.
Response:	We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).
Comment:	We are used to and like our country lifestyle and please take that into consideration as you design your project.
Comment:	Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

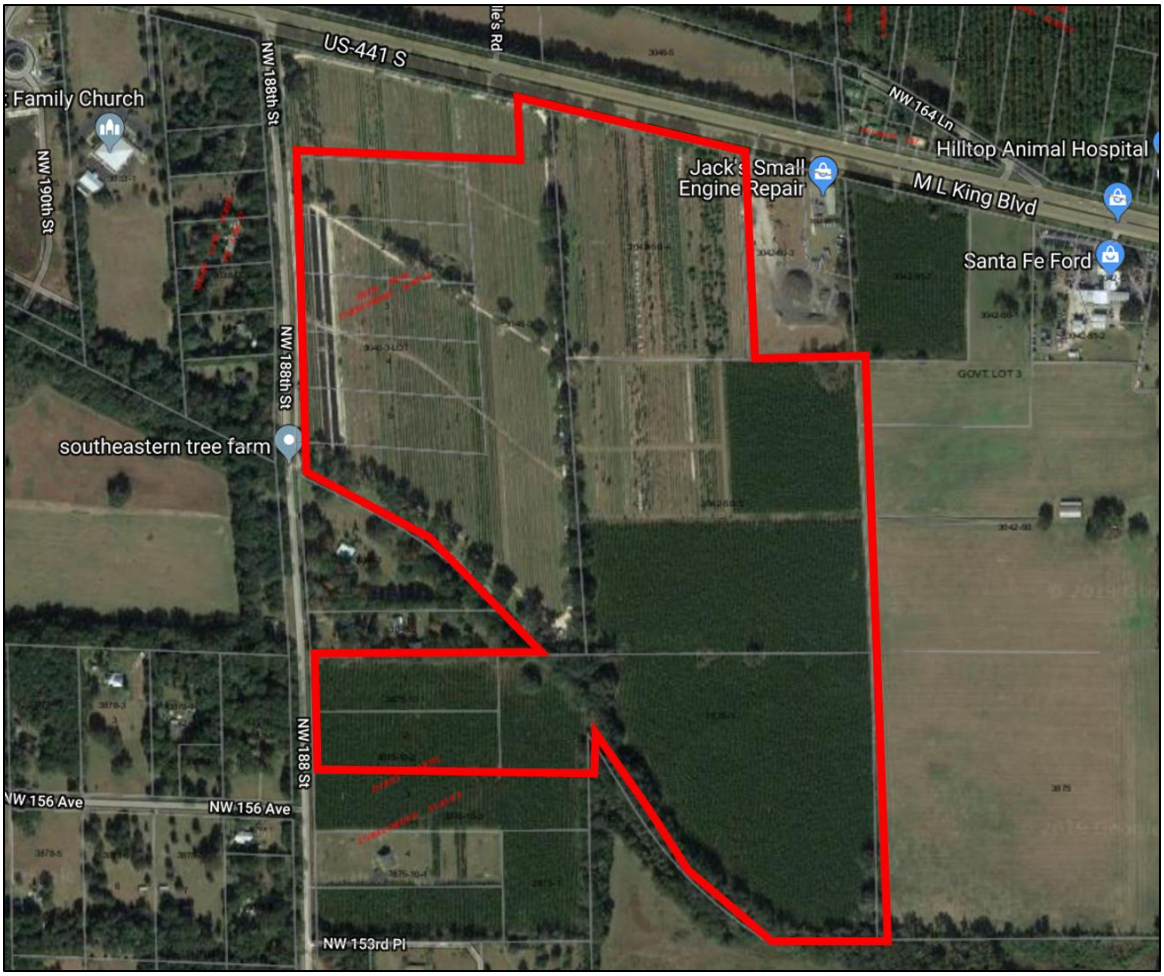
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Future Land Use Map Amendment
Justification Report



Request:	Large Scale Future Land Use Map Amendment application from Agriculture to Community Commercial, Moderate & Low Density Residential.
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002
Acreage:	162.5 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	February 2, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

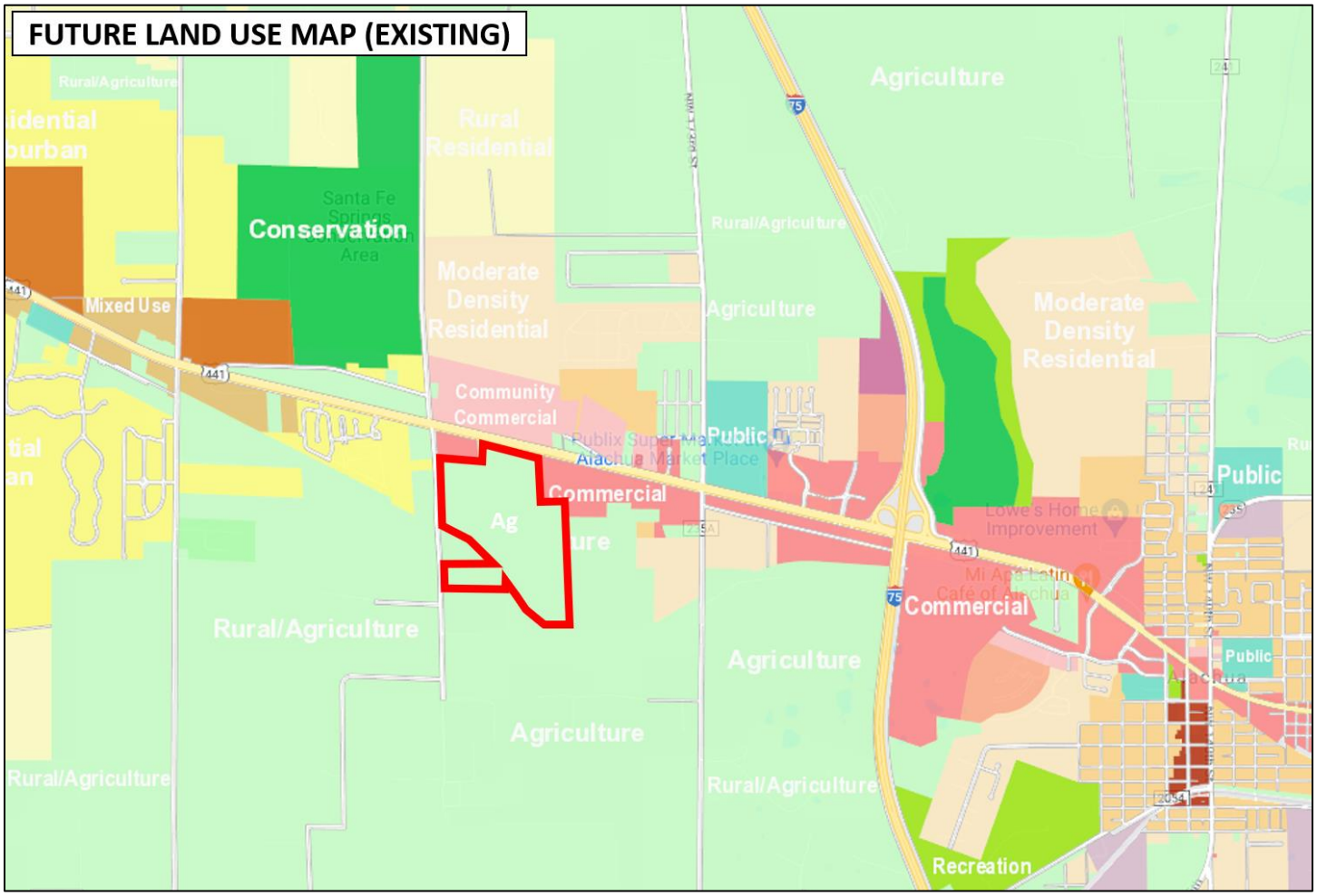


The parcel currently is undeveloped and is classified as ornamentals/misc. agriculture and timberland, according to the Property Appraiser's records.

Statement of Proposed Change

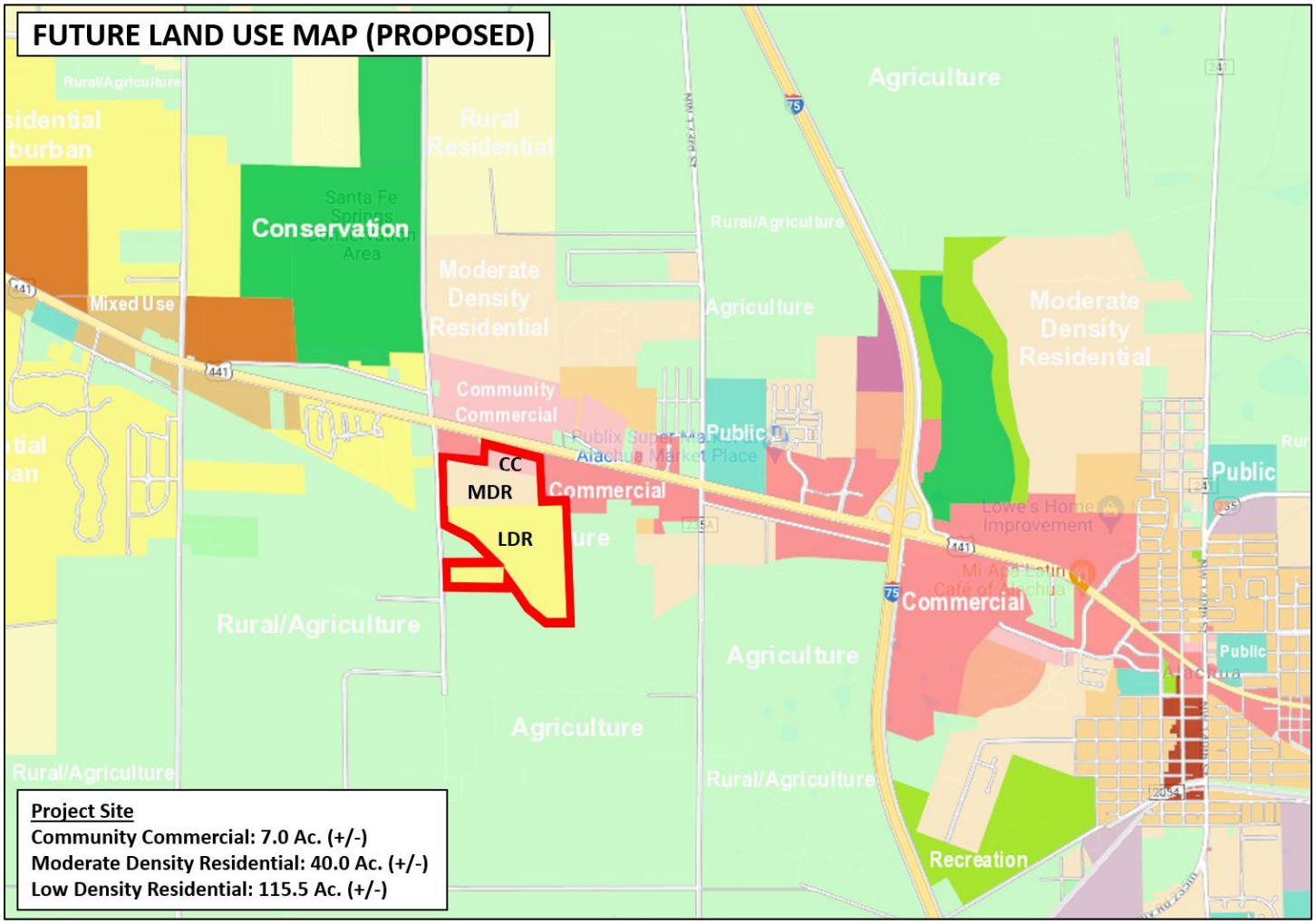
The property owners request a large-scale future land use map amendment to amend the future land use category from Agriculture to Community Commercial (approx. 7 acres), Moderate Density Residential (approx. 40 acres) and Low Density Residential (approx.115.5 acres). The related application is to rezone the property from Agricultural (Alachua County) to Community Commercial (approx. 7 acres) and Planned Development – Residential (PD-R) on approximately 155.5 acres for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel currently has an Agriculture future land use designation and is bounded by a mix of commercial, residential and agricultural designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Community Commercial zoning on the property with a proposed Community Commercial future land use designation and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and singe family subdivisions.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. ***Residential Planned Developments****; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*

7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

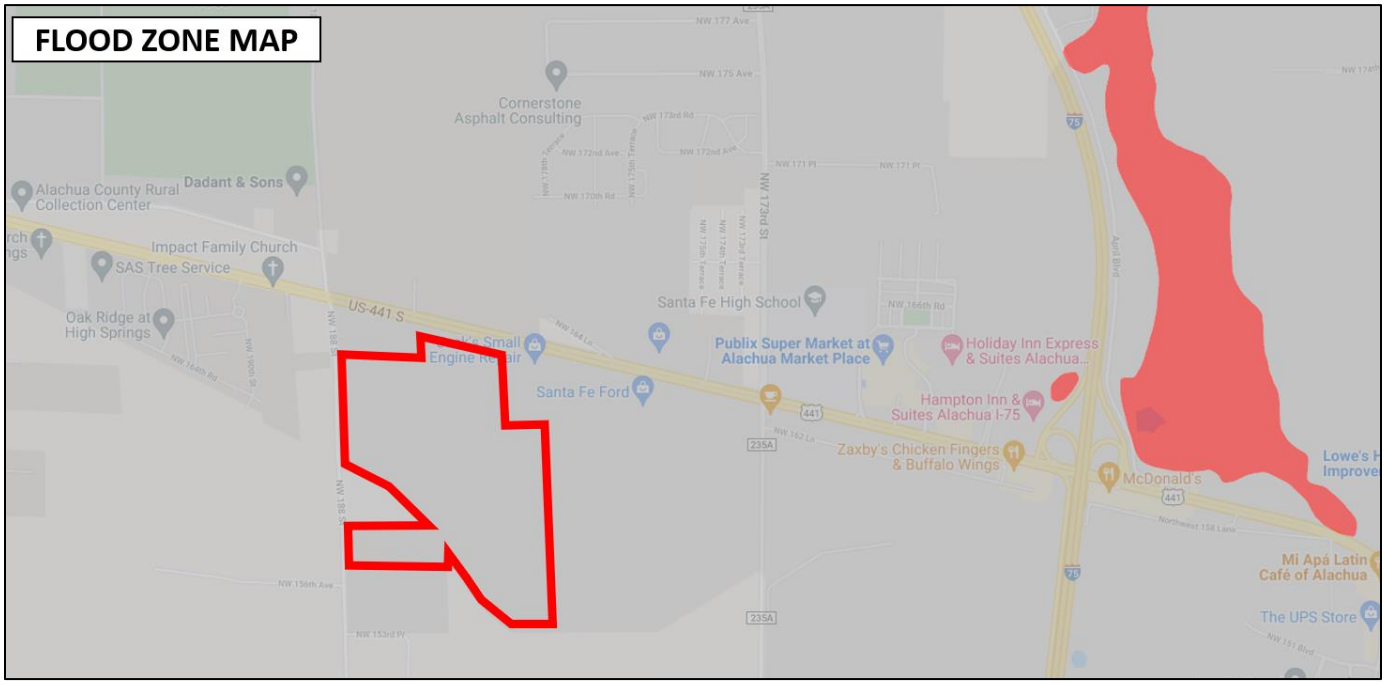
As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

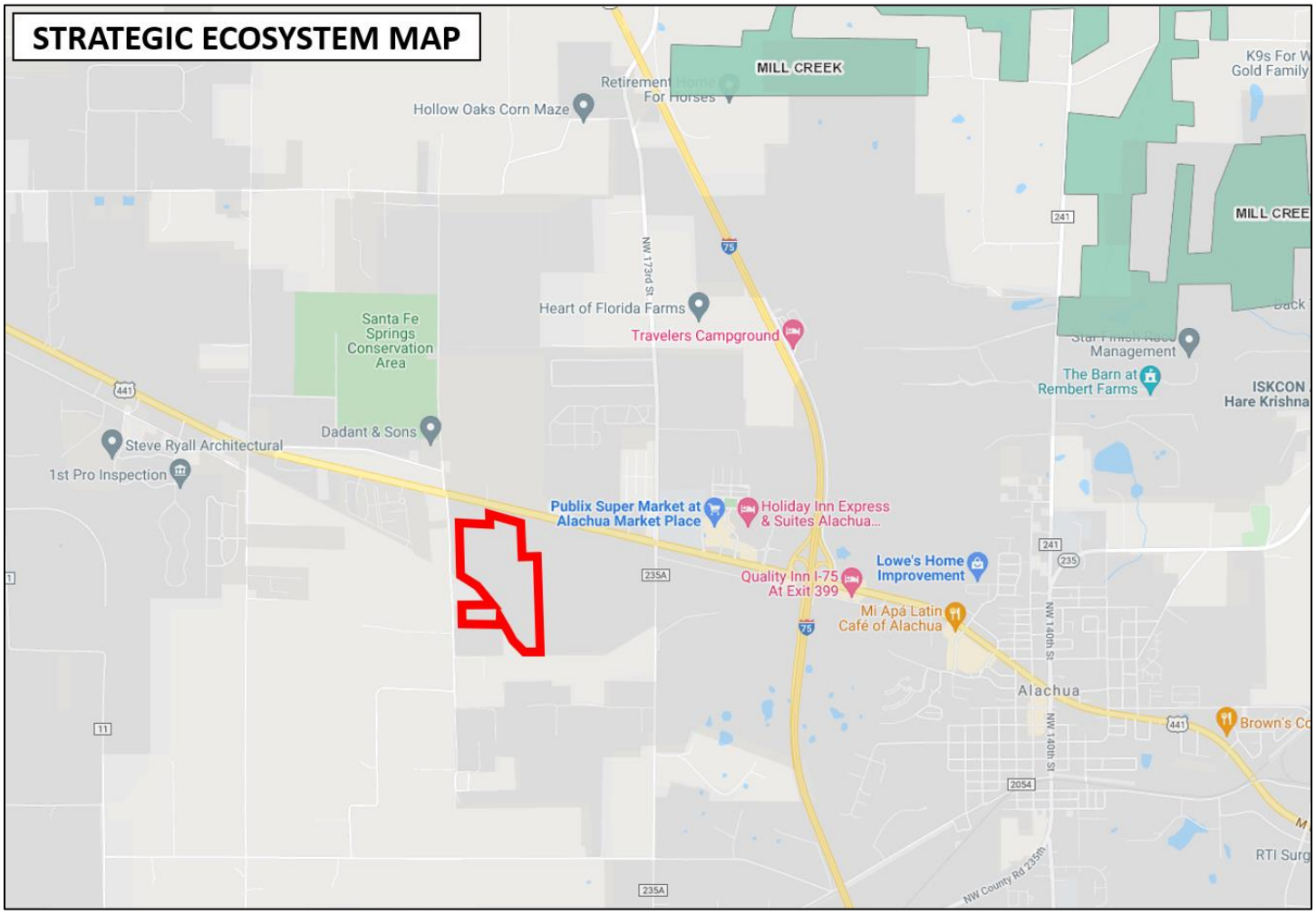
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

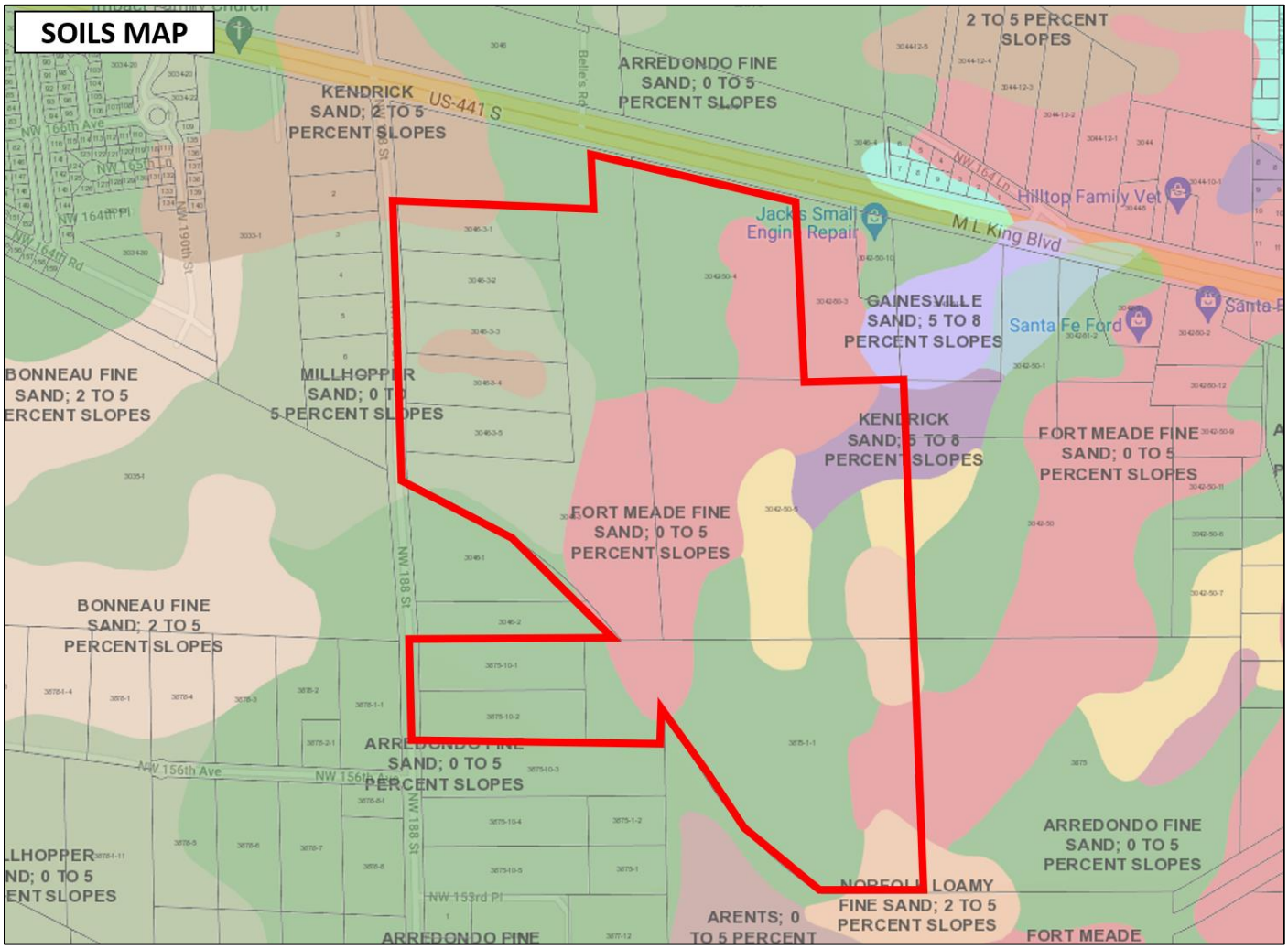
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

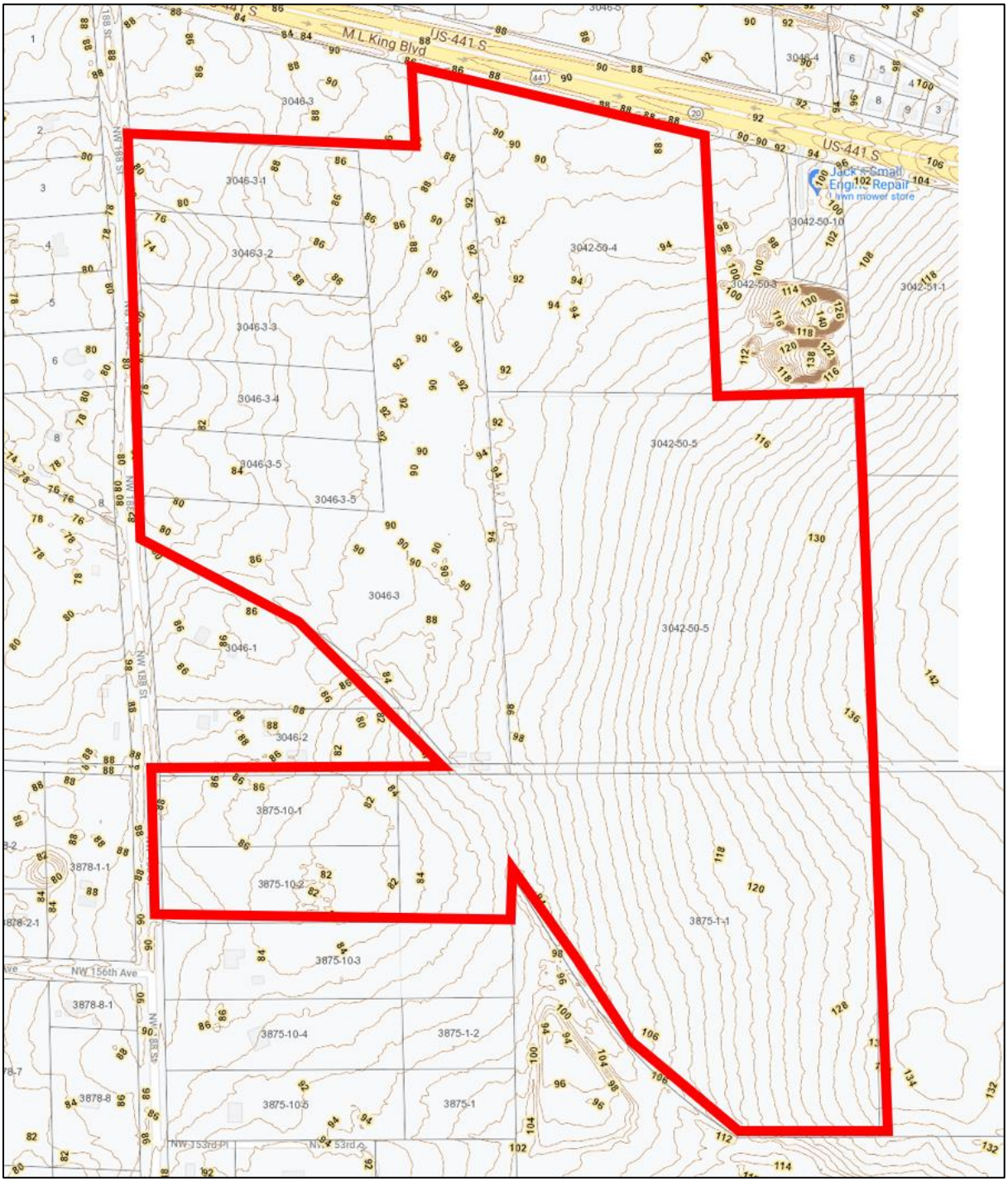
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.

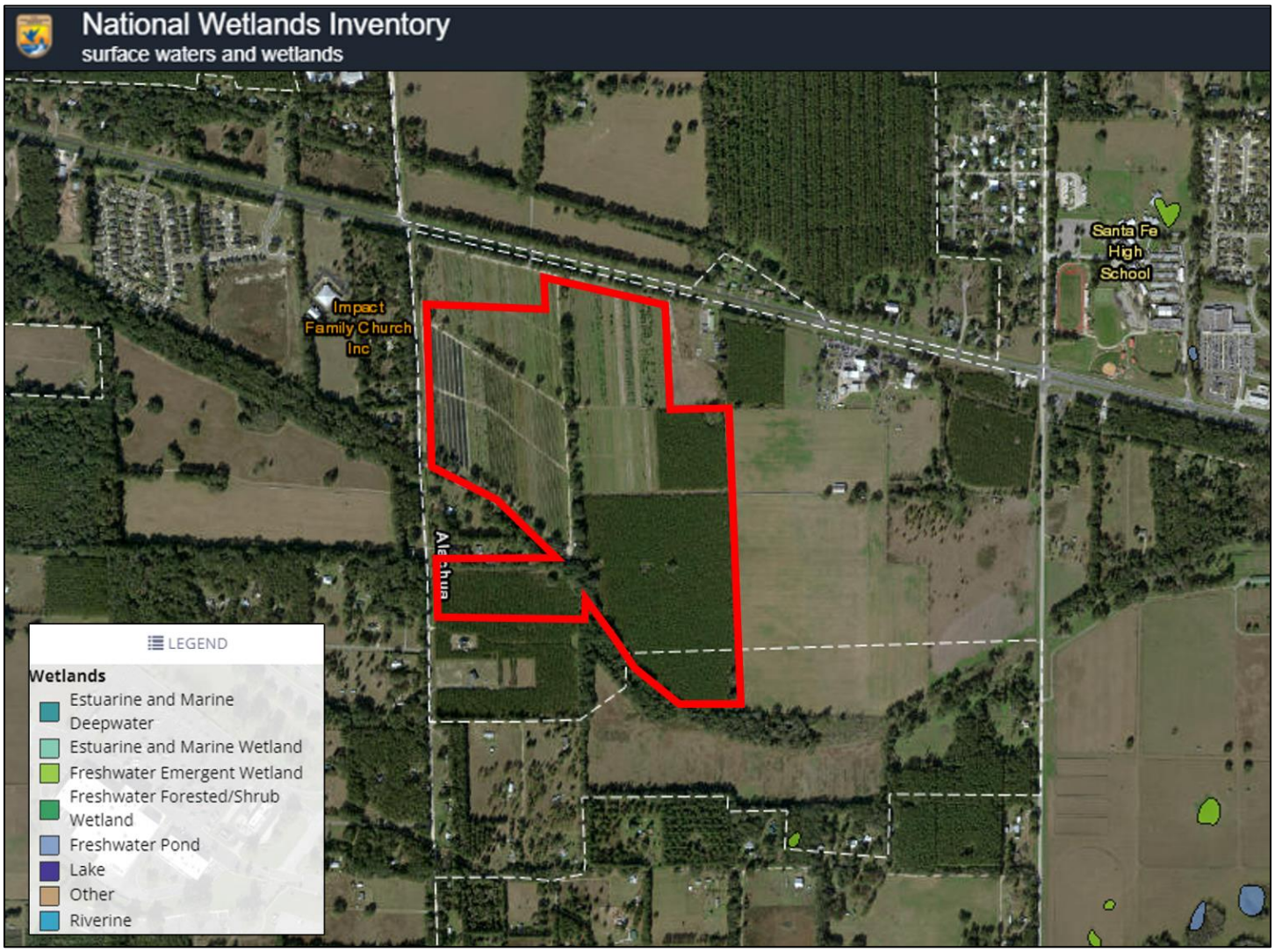


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



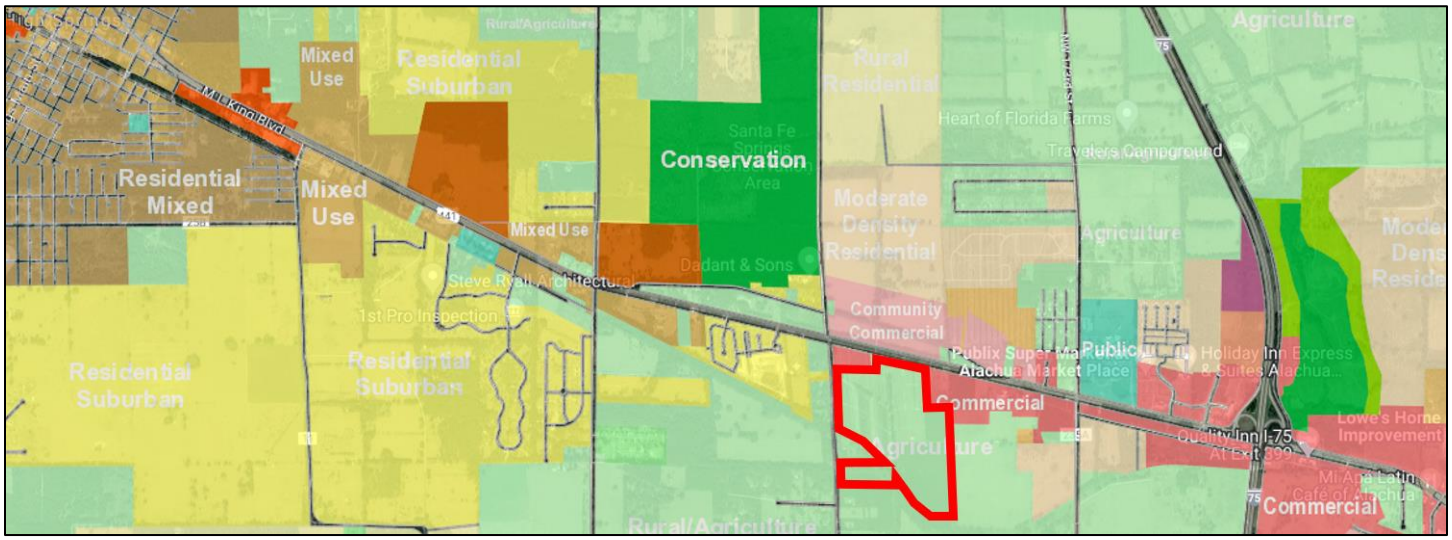
Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an area in which includes existing nearby urban development in multiple directions with urban services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Existing vs. Proposed Designations

The proposed land use change to Community Commercial and Moderate & Low Density Residential on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture	162.5	1 Unit / 5 Acres	32 Units

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
Mod. Density Residential	40	4 UPA	160 Units
Low Density Residential	115.5	1 UPA	115 Units

The existing developed nature of the US 441 corridor within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The City of Alachua Moderate and Low Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the land use change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the net difference between the existing and proposed future land use designations is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
Community Commercial	7	152,460 SF
Mod. Density Residential	40	160 Units
Low Density Residential	115.5	115 Units

Traffic:

Development Scenario – Community Commercial, Moderate & Low Density Residential

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
  - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD

Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x 275 = 68,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD.* Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	**GPD**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x 275 = 75,625 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons
Solid Waste Impact – Commercial Land Uses[2]	334 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*
2. *Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier			
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier			
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier			
Student Generation Calculations: Single Family Residential Development							
Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

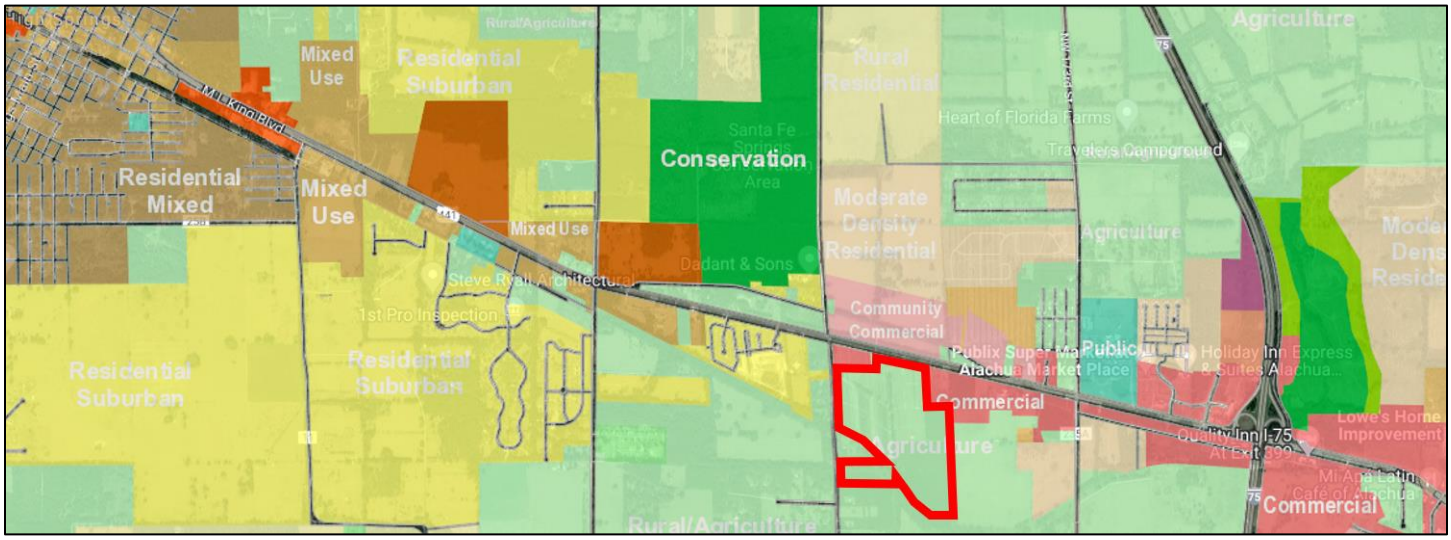
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial, Moderate and Low Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development

in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Community Commercial, Moderate & Low Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for either full or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private

developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the property to Community Commercial, Moderate & Low Density Residential and will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed amendment will create a mix of commercial and residential land use designation in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is located in an urban area along US Highway 441 that has significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations in place. In addition, multiple developed properties with similar commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for residential development will not promote strip development based on the proposed map's consistency with the overall land use pattern of development along the US 441 corridor.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: Any on site environmental resources will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Two existing roads, US 441 & NW 188th Street, provides access to the property for either full or emergency access. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua abutting an existing state arterial road way and a secondary paved road. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property falls within urbanized area the City of Alachua due to its adjacency to US Highway 441, availability of centralized utilities and land use pattern in the area.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a mix of commercial and residential along a portion of the US 441 with public services available (water, sewer, police, fire, etc.) and as such should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change will encourage a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

***Policy 1.3.a: Community Commercial**: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

<u>Consistency</u>: As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and singe family subdivisions. It is

also important to note that Policy 1.2.a states that the Low Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.**

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

Consistency: **Future development on the site will identify and address on-site natural features and will address them in compliance with local regulations.**

Objective 5.2: *Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for either full or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **There are no development proposals associated with this future land use amendment, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.**

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: **As described in the Environmental Analysis section of this application, the existing soil types on site have minimal limitations for urban development.**

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The development is proposed to be residential and community commercial (which prohibits automotive-oriented commercial uses and industrial type uses) in nature and therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

NW 188th St / US 441 CPA & Rezoning Application

From : Clay Sweger <csweger@edafl.com> Wed, Jan 19, 2022 11:37 AM

Subject : NW 188th St / US 441 CPA & Rezoning Application 2 attachments

To : 'Adam Hall' <ad_hall@cityofalachua.org>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>, Sergio Reyes <sreyes@edafl.com>

Good Morning, All:

As I informed you a couple weeks ago, he held a second neighborhood workshop as a courtesy to the nearby residents to present the project and allow for additional input at the early stages of the project. As this second meeting was not a Code requirement, we held the meeting via Zoom and not in person, FYI.

Attached are the meeting minutes for your file. I think that it is important to say that we have built a significant level of support for the project which was initially viewed with much concern, primarily because our PD-R application proposes an emergency access to NW 188th Street only and not a full vehicular connection. This is a critical issue for the neighbors and the application and I wanted to make sure that I indicated that at this early stage.

Please let me know if you have any questions or need any additional information.

Thank you very much.
Clay

Clay Sweger, AICP, LEED AP
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Meeting Minutes (Jan. 13, 2022).pdf
150 KB

Neighborhood Meeting Minutes

Project: Land Use Change & Rezoning

Meeting Date & Time: January 13, 2022 at 7 pm

Community Participants:

Al
Bob
David Lerner
Gary Pappas
iPad
Sarah Kramme
Alice
Barbara
Vargas
Nancy
Sharon Rush

Project Representatives:

Clay Sweger, eda
Sergio Reyes, eda
Keith Lerner, Owner/Developer
Ashley Scannella, eda

Meeting Minutes:

Clay Sweger opened the meeting and Keith Lerner gave a brief presentation regarding the proposed land use change and rezoning. Clay Sweger resumed and finished the presentation that outlined the specifics of the proposed land use map change and rezoning. They then opened the floor for questions.

Al: Why PD instead of straight zoning?

Clay: We believe that a PD allows us to create a master plan for a project we can phase over time. It allows us to show clearly what size lots we would like to do, and I also think it is a great planning tool to specifically show what is allowed and also what is not allowed. If we had done 'straight' land use & zoning in this case, we would not be able to say we're only proposing emergency access to 188th Street, for example. It allows more clarity about what is being proposed for everyone involved.

Gary: At what point in the application process will the location of 1/4 acre lots abutting 188th St. and the location of the emergency access road on 188th Street be determined by the City? If not now as part of either of the two applications currently pending, does the placement of the houses and road as reflected in your application require the residents to formally "object" at this meeting?

Clay: Any lots that are abutting agricultural zoning are proposed to be a half-acre in size or have a landscape buffer.

Gary: Why not move the emergency access and not construct the emergency access road where the existing road is currently? Where it is shown now, it is directly across from my driveway.

Clay: The PD zoning master plan identifies the land use areas are conceptual and allows for flexibility to adjustment. The final decisions on exact location would be made with a preliminary plat that would be a whole separate process after this. I do believe it is fair game now to get your comments on the table and that is something that we can consider in the later stages of design.

Gary: I love the fact that you've proposed the nice big buffer along 188th, but for my personal property, I'd love to see the road stay right where it is, and not lose those beautiful oak trees.

Nancy: From a planner's perspective, for continuity purposes, especially with the crash gate concept, if you continued your swale all the way down you would have better flow and continuity, rather than those people being off on the side. You can even make up those three houses elsewhere. It would stop people trying to run and bike on the very busy 188th.

Clay: This is a conceptual master plan layout and may be able to be adjusted per your recommendation. That is something that we will need to analyze further before agreeing to do so.

Al: To be clear, along 188th, you're just going to see the side of one house on only one lot, correct?

Clay: Correct. Only one lot would abut 188th Street.

Al: Is the intent to have smaller lots behind the commercial, and the lots go bigger as you go south?
Clay: Generally speaking, yes. The larger lots will be in the eastern/southern portion of the development. However, no lots will be under approximately a quarter acre, so no lots within the development will be very small lots.

Al: Would you entertain the thought of each lot being 11,000 instead of 10,000? That would get the lot size closer to an actual quarter of an acre.

Clay: I think that's something we could take a look at with the preliminary plat, we'd need to see how it affects our layout.

Al: Regarding phasing over time, I assume you're going to start with the commercial first and then start selling on the top and phase as you go down, so the homes by 188th would be the last ones to get built? What kind of assurances do we have that the project as projected now will remain consistent throughout the entire development?

Clay: I'm actually not certain that commercial will come first - I think having some rooftops in the residential portion to support some of that may help the commercial inertia, but I think you're correct in that the areas closest to 441 will come online first because that's where the utilities and road access is. The PD does have a provision that up to 5 phases may be proposed over time in a fashion that provides proper utility connection, stormwater, and so forth. The assurances are essentially everything that we have here on the zoning master plan, if approved, will be part of their ordinance and it is legally binding. To change any of it would require this process to happen again.

David: The neighborhood just to the west has 5-6 houses per lot and basically little to no trees.

Keith: Yes, I think every one of the new developments in this area have smaller lot sizes than we are proposing.

Gary: Looking at the application materials, I see there is a family from Tampa, the Carters, who own about half the property. Mr. Lerner, are you calling the shots for them or do they have a say in this case?

Keith: Yes, I am making decisions on their behalf.

Gary: It looks like the Carters own the CI tract that's on the corner of 441 that's not part of the application. I appreciate your comments about not putting a truck stop on that property - have

you considered including that parcel in the application and converting it to Community Commercial for consistency/continuity's sake?

Keith: We are not planning to change the existing CI zoning area. That has been in place for years and we don't believe that there's a reason to spend any time or money to have something that is already zoned for development.

Gary: But the way it's zoned currently there could be a gas station there?

Keith: Yes, it is possible based on the existing zoning.

Vargas: We are on the west side of 188th Street just below where this retention pond will be. Is that correct?

Clay: Yes, it would all be landscaped stormwater retention area.

Vargas: I know that road bends around and takes you to another access road. What is the assurance that this gate will only be for emergency vehicles? I don't want this to be the "shortcut" everyone uses to get back to their homes from Gainesville.

Clay: The gates are pretty hardy, and if approved, there will be a city requirement for the HOA to maintain it.

Alice: Will there be turning lanes installed on 441?

Clay: US 441 is a state right-of-way, so the Florida DOT permits any access onto their road. They require a rigorous amount of analysis and traffic study to figure out how much traffic is coming on. They'll analyze turn lanes, decel lanes, left hand median openings, so they will ultimately make the decisions about what is required. Typically projects of this size do require those types of improvements. Ultimately that would be decided by the DOT.

Bob: You're going to the planning and zoning board sometime in the next couple months, but that is just approval to rezone the property, not site plan approval, is that right?

Clay: Yes, we hope to go to the Planning & Zoning Board in the next few months and City Commission afterward for the proposed land use and zoning changes.

Bob: Is the site plan you have shown us is not going to be part of that meeting? You could make many changes between now and the time you go for site plan approval?

Clay: The PD zoning application includes a master plan that is adopted as part of the rezoning, which is what is being presented to you. The master plan indicates the maximum amount of units, it says where you can and can't have roads, determines lot sizes, and so forth. A preliminary plat would have actual lot lines for each lot to be introduced at a later date. The PD master plan, if approved, will be locked in as part of the zoning approval and cannot be changed without going back through the entire zoning process again.

Bob: The property at the SE corner of 441 & 188th - that's already zoned commercial?

Clay: Yes, it's been zoned commercial for 15+ years.

Barbara: I say no to a gas station.

Clay: It could technically be allowed in the existing CI zoning area, but I will say that I do not think that many housing developers would want a gas station right next door to their neighborhood.

Nancy: Will the crash gate somehow be bound so it can't be switched to a road?

Clay: There is a proposed condition of this PD that there will be a crash gate, and certain

specs that will have to be met. I don't know if the city will prescribe a certain manufacturer, but they look to Alachua County Fire Rescue.

Nancy: Will the process prohibit the gate being changed to an access road?

Clay: If the city approves the PD the way we have proposed, the road could not be opened up to regular vehicular traffic unless the project went all the way back through the PD zoning process to change that condition. It is very clear that essentially every person at both neighborhood meetings does not want a full connection to 188th Street and as such, it is important to let the City know you support the idea of emergency access only to 188th Street. Ultimately, the City makes all of the final decisions.

Nancy: When construction starts, are there mechanisms in place to help isolate the dust/dirt from construction?

Sergio: Yes, the City and WMD require silt fences and tree barricades and other mitigation measures. When we get to the construction plan stage, the construction plans will indicate where and how those silt fences and tree barricades will be placed, etc. That would be the first thing you will see once construction starts.

Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com> Mon, Jan 24, 2022 09:58 AM
Sender : website@cityofalachua.com
Subject : Proposed rezoning of ag land
To : Tabor, Justin <planning@cityofalachua.org>
Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman
Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,
I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.
My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a “done deal,” that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I’m hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.
Sincerely,
Brent Weisman
14423 NW 193rd Street
Alachua

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Should there still be any question on the origin of this email, contact the IT Department immediately.

FW: Comments on 1/13/22 Neighborhhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhhood Meeting 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhhood Meeting

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

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Should there still be any question on the origin of this email, contact the IT Department immediately.

From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edafl.com



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Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com> Fri, Jan 14, 2022 09:36 AM
Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Clay Sweger <csweger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:

> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
> ***City Hall Hours of Operation***
> Monday - Thursday, 7:30 AM - 6:00 PM
>
> Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens <ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

> On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.
>
> As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.
>
> If I can be of further assistance, please do not hesitate to contact me.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
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ORDINANCE 22-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 ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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 8, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on March 28, 2022 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 _____, 2022 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 on Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres) on ±162.5 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All 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 28th day of March, 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2022.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

Low Density Residential (LDR)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 115.49 Acres (5,030,775 Square Feet), more or less.

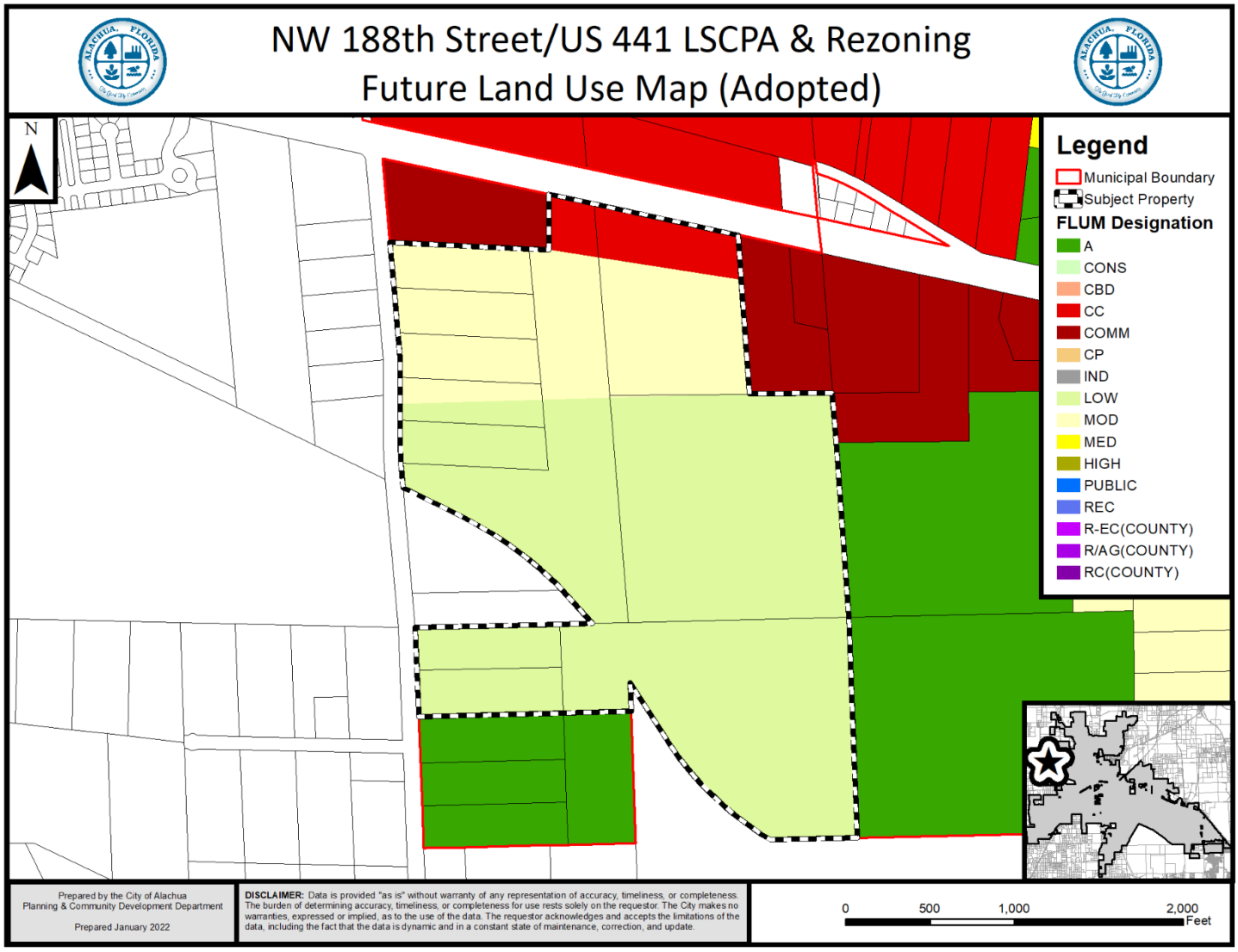
Moderate Density Residential (MDR)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of said Section 8, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence South 87°00'59" West, 2076.04 feet to the Point of Beginning.

Containing 40.01 Acres (1,742,790 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & Rezoning
Future Land Use Map (Adopted)
N
Legend
Municipal Boundary
Subject Property
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 2022
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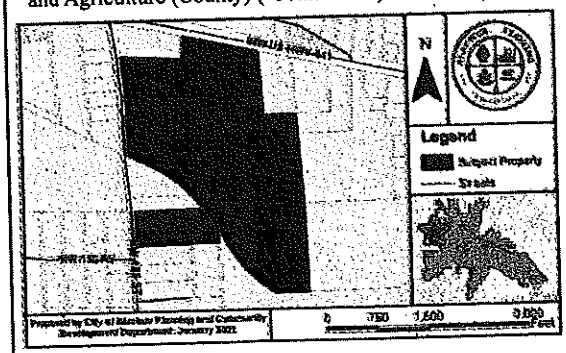
0 500 1,000 2,000
Feet

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); located southeast of the intersection of US Highway 441 and NW 188th Street; consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

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City of ALACHUA

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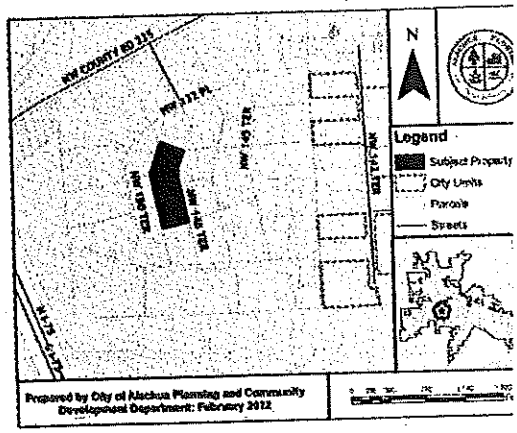

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(Published: Alachua County Today - February 24, 2022

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(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.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

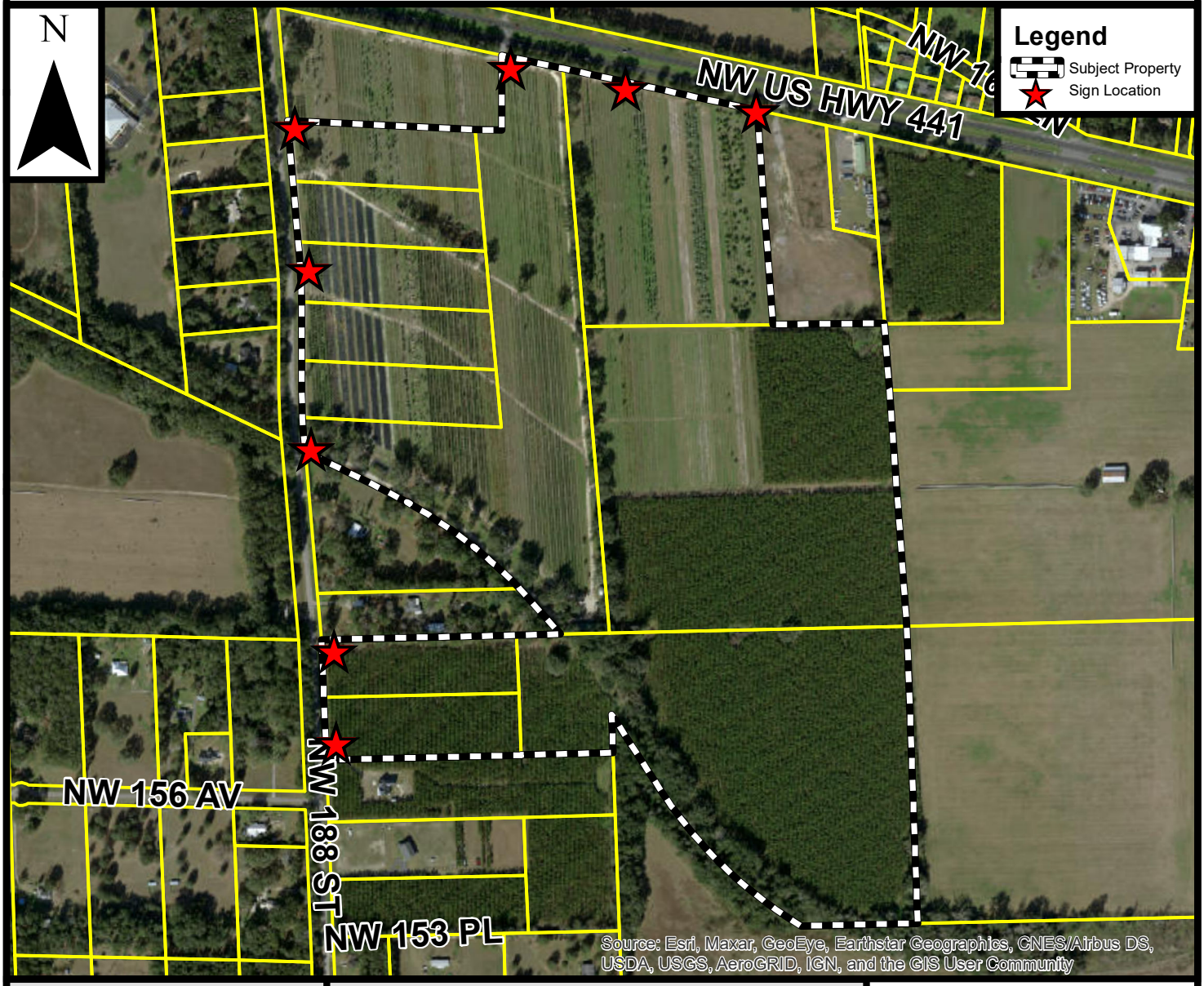
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

NW 188th Street/US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2022

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KO

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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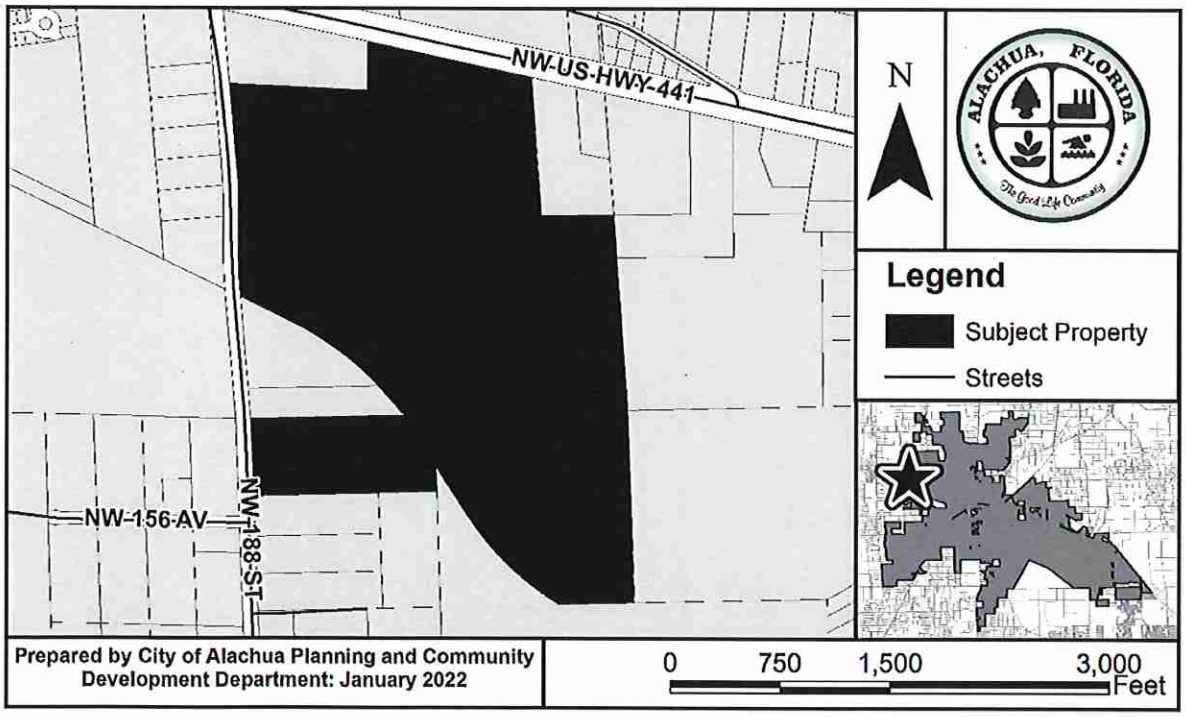

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

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03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
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TAMPA, FL 33626

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7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
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TAMPA, FL 33626

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schaellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
P.O. Box 126
High Spring, FL 32655

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial zoning designation to the City Commission with a recommendation to approve the application, subject to the 25 conditions for the Planned Development – Residential (PD-R) district provided in Exhibit "A" of this Staff Report., upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions for the Planned Development -Residential (PD-R) district provided in Exhibit "A" and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC and Kevin and Shima Carter, property owners, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") and Community Commercial ("CC").

The subject property is comprised of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as a production nursery.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Low Density Residential (115.5 acres), Moderate Density Residential (40 acres), and Community Commercial (7 acres). The Low Density Residential FLUM Designation permits a density of 0- 1 unit per acre (a maximum of 114 units for the portion of the subject property proposed to be zoned PD-R). The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 160 dwelling units for the portion of the subject property proposed to be zoned PD-R); the Community Commercial FLUM designation permits a maximum intensity of 0.5 FAR (a maximum of 152,460 square feet of non-

residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 275 residential units, and 4,000 square feet for a neighborhood amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property.

The minimum lot size for a majority of PD-R area would be 10,000 square feet. Along the PD-R boundary, adjacent to existing residential or agricultural uses, the lot sizes would be either 14,374 square feet or 21,780 square feet. Access to the proposed development would be provided at two locations. A minimum of one ingress/egress would be provided to US 441 for the area proposed to be zoned PD-R. The applicant has provided a draft easement that would permit this access through the parcels located between the subject property and US 441. A gated emergency access would be provided through NW 188th Street.

The proposed development would be constructed in up to five phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the CC zoning district is described by Section 3.5.2 (C) of the LDRs as follows:

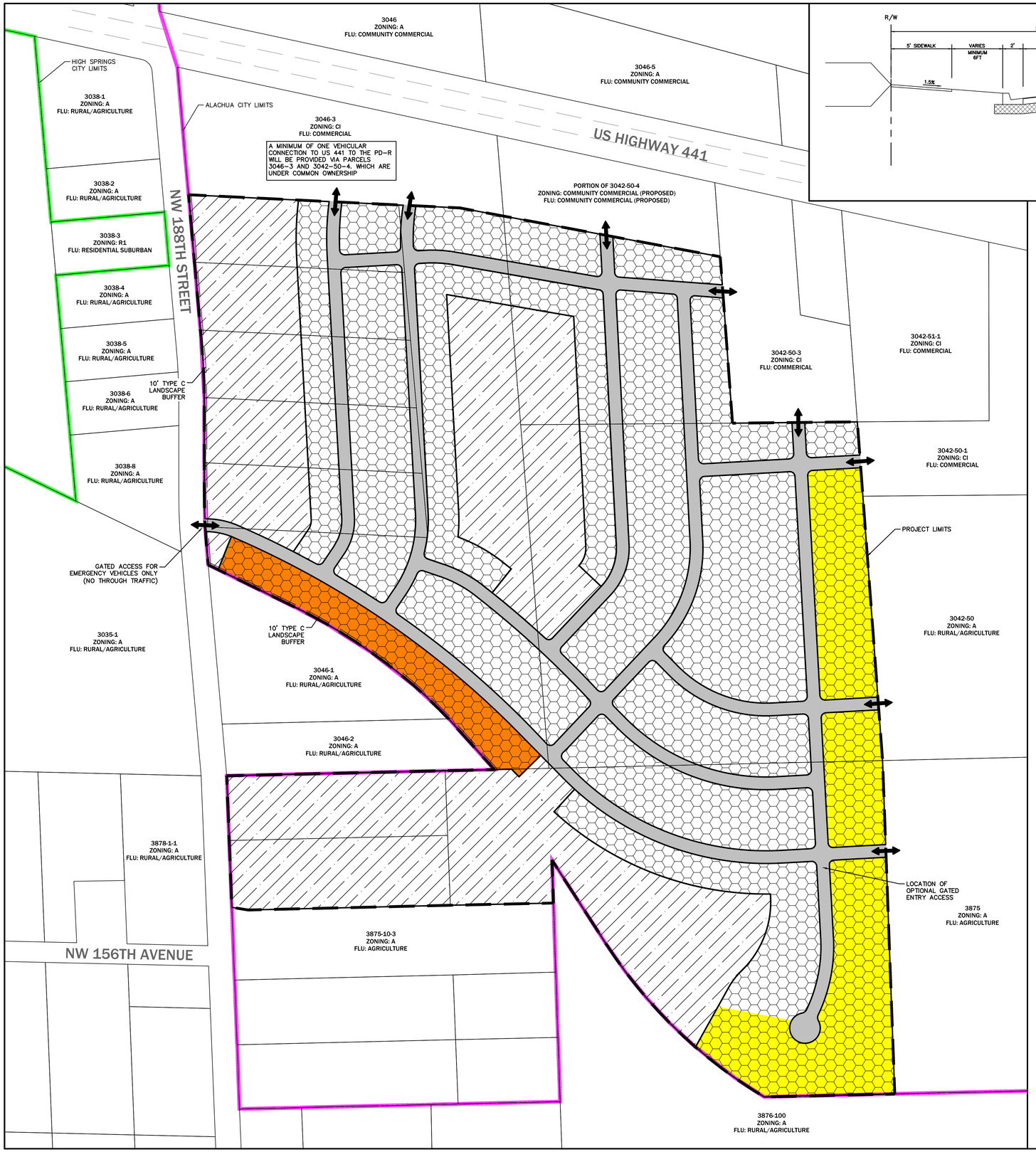
> The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

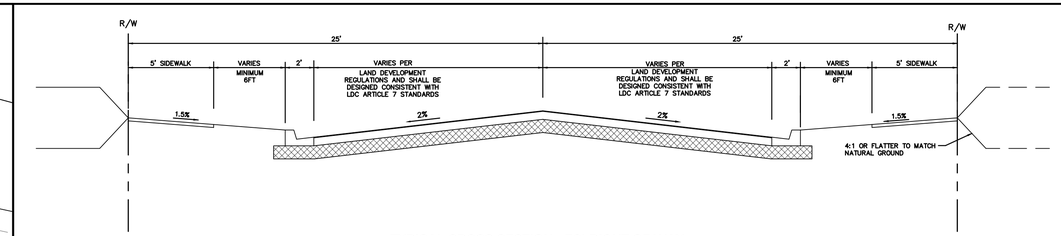
ATTACHMENTS:

Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Draft CCOM Ordinance

- Draft CCOM Ordinance
- Draft PD Ordinance
- Draft PD Agreement
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Comment Received





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-175

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE

MINIMUM LOT SIZE 1/3 ACRE

ALACHUA CITY LIMITS

HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/22/22

Sheet No.: P100

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres)
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP eda consultants, inc.
PROPERTY OWNERS:	JTFA, LLC; Kevin and Shima Carter
LOCATION:	Generally located southeast of the intersection of US Highway 441 and NW 188th Street
PARCEL ID NUMBERS:	03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
ACREAGE:	± 162.5 total
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial zoning designation to the City Commission with a recommendation to approve the application, subject to the 25 conditions for the Planned Development – Residential (PD-R) district provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions for the Planned Development -Residential (PD-R) district provided in Exhibit "A" and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC and Kevin and Shima Carter, property owners, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") and Community Commercial ("CC").

The subject property is comprised of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as a production nursery.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Low Density Residential (115.5 acres), Moderate Density Residential (40 acres), and Community Commercial (7 acres). The Low Density Residential FLUM Designation permits a density of 0-1 unit per acre (a maximum of 114 units for the portion of the subject property proposed to be zoned PD-R). The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 160 dwelling units for the portion of the subject property proposed to be zoned PD-R); the Community Commercial FLUM designation permits a maximum intensity of 0.5 FAR (a maximum of 152,460 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 275 residential units, and 4,000 square feet for a neighborhood amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property.

The minimum lot size for a majority of PD-R area would be 10,000 square feet. Along the PD-R boundary, adjacent to existing residential or agricultural uses, the lot sizes would be either 14,374 square feet or 21,780 square feet as designated on the PD Master Plan. Access to the proposed development would be provided at two locations. A minimum of one ingress/egress would be provided to US 441 for the area proposed to be zoned PD-R. The applicant has provided a draft easement that would permit this access through the parcels located between the subject property and US 441. A gated emergency access would be provided through NW 188th Street.

The proposed development would be constructed in up to five phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) *Greater Freedom to Provide Access, Open Space, and Amenities*
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the CC zoning district is described by Section 3.5.2 (C) of the LDRs as follows:

> The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

EXISTING USES

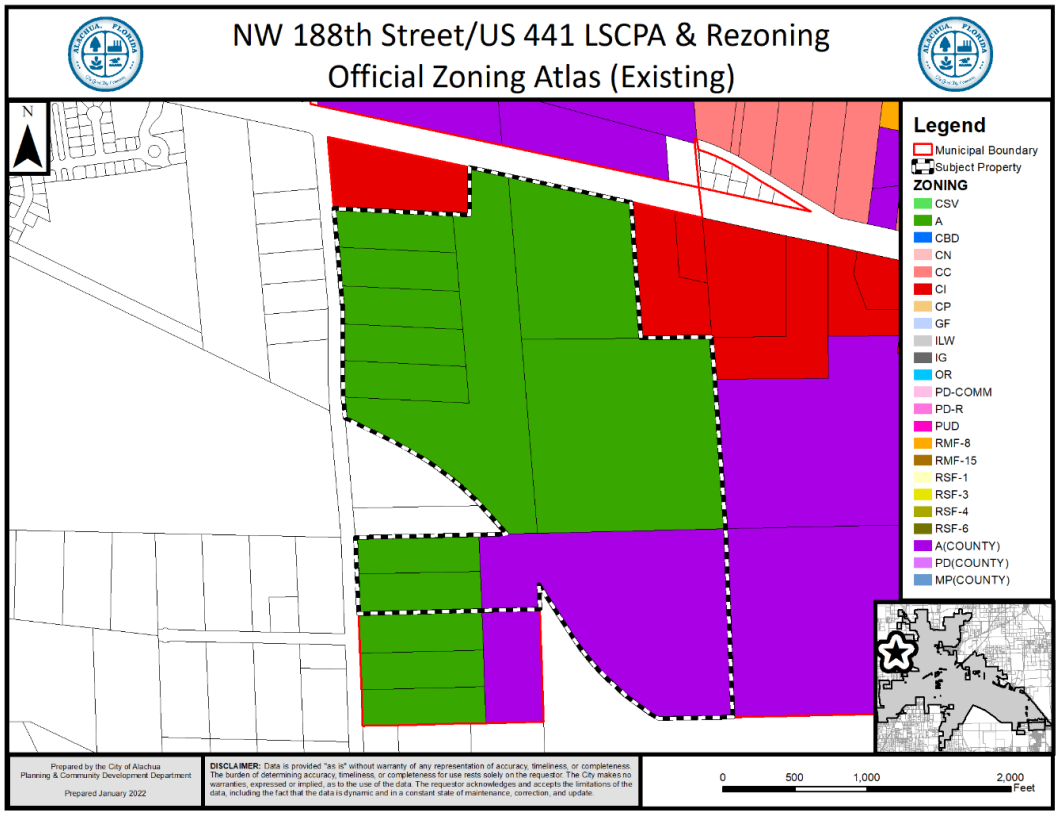
The subject property is currently used a production nursery (tree farm).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

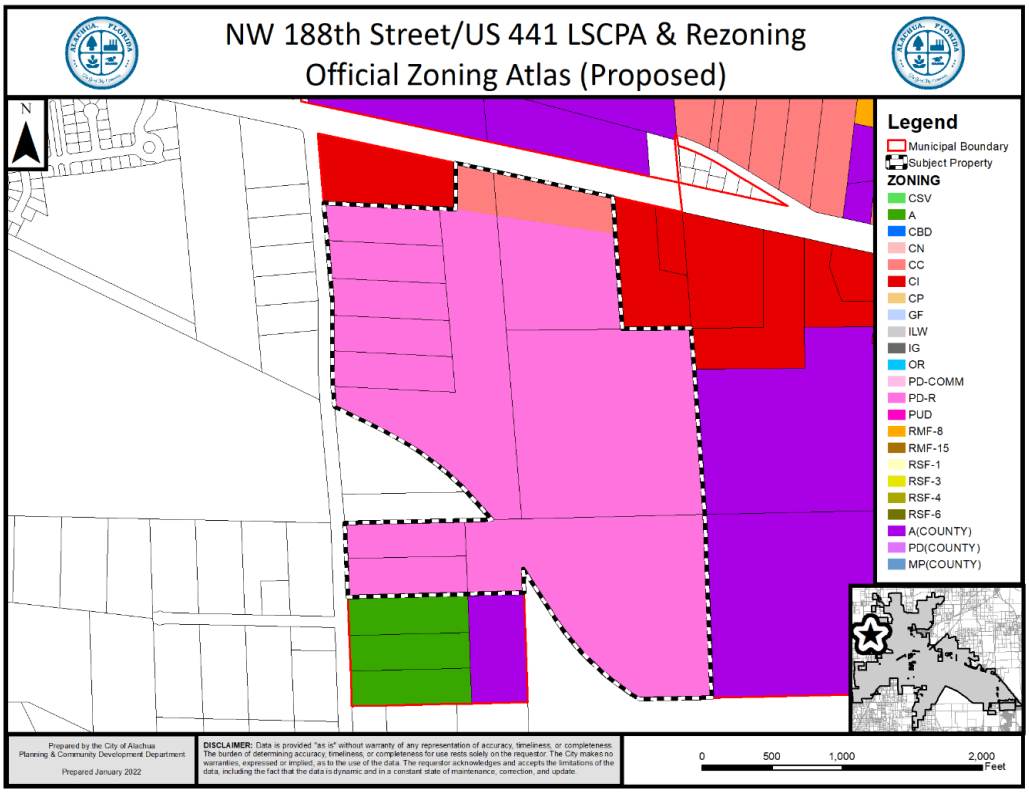
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts		Proposed Zoning District	
Zoning District:	Agricultural (A) (Alachua County) 37.23 acres	Agricultural (A) 125.27	Planned Development – Residential (PD-R) 155.50 acres	Community Commercial 7.0 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 7 dwelling units*	.2 dwelling units per acre *Maximum of 25 dwelling units*	Established by PD Master Plan *275 dwelling units for PD-R Zoned Area*	NA
Floor Area Ratio:	N/A	NA	Established by PD Master Plan *4,000 square feet maximum for neighborhood amenity center building*	.50 *152,460 square feet*
Typical Permitted Uses:	Agricultural uses, single family detached, resource-based recreation	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family detached, stormwater management facilities, common areas, open space	Restaurants, financial and professional services, retail sales, personal services establishment,

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

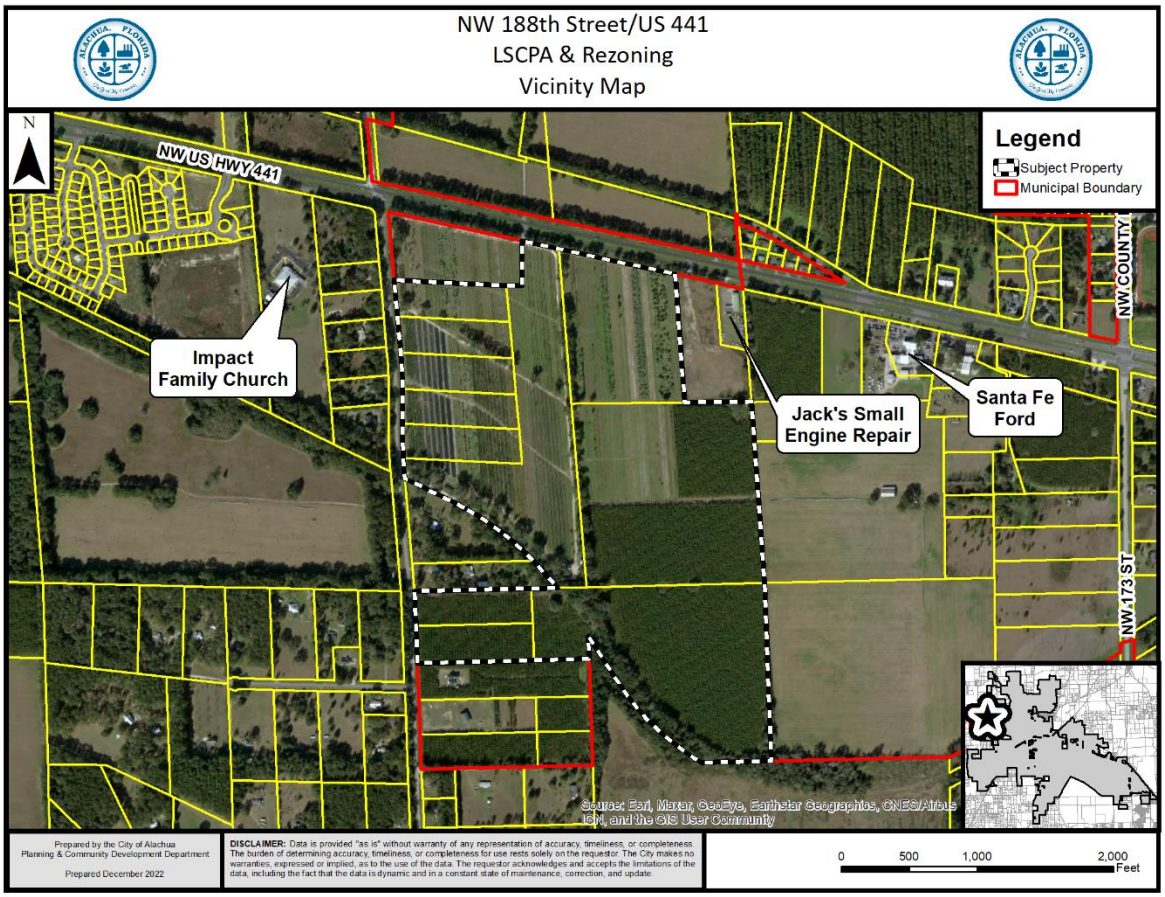
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agricultural/ Vacant Commercial	Community Commercial/ Commercial	CI, A
East	Agricultural/ Vacant Commercial	Rural/ Agriculture (Alachua County)/ Commercial	A (Alachua County)/ CI
West	Residential	Rural/ Agriculture (Alachua County)	A (Alachua County)
South	Residential / Vacant	Rural/ Agriculture (Alachua County)/ Agriculture	A (Alachua County)/ A

Map 3. 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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 23, 2021, at the Legacy Park Multipurpose Building, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 11 members of the public. An additional neighborhood meeting was held virtually on January 13, 2022.

Concerns included traffic, utility connections, and construction activities impacting existing residences.

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.

Through a related application, the applicant proposes to amend the FLUM Designation from Agriculture to Low Density Residential, Moderate Density Residential, and Community Commercial on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Low Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre)*: The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory Dwelling Units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Residential Planned Developments; and,
> 5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.ab. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices; Personal services;
4. Financial institutions;
5. Retail sales and services that serve the community;
6. Eating establishments;
7. Indoor recreation/entertainment;
8. Single-family and multi-family residential above first floor commercial uses;
9. Bed and breakfasts;
10. Supporting community services such as schools, houses of worship, parks, and community centers; and,
11. Traditional Neighborhood Planned Developments.

Analysis of Consistency with Policy 1.3.b: The proposed Zoning is consistent with the Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Categories proposed by a related application.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a, are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Analysis of Consistency with Objective 2.5 and Policies 2.5.a and 2.5.b : The proposed PD-R Master Plan requires 31% common area, stormwater, and open space. Per Policy 2.5.a, a minimum of 10% open space is required. Any future development within the portion of the subject property proposed to be zoned CC would demonstrate compliance with this policy at time of Site Plan application.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities

and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

Objective 1.4: Air Quality

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Analysis of Consistency with Objective 1.4, and Policies 1.4.a, 1.4.c, and 1.4.f: The proposed PD-R zoning requires provision for pedestrian pathways. The proposed CC zoning in close proximity to the PD-R zoning will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site

mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than

35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10: There are no known wetlands on the subject property. If wetlands are discovered, the applicable requirements of the City's Comprehensive Plan and Land Development Regulations would be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

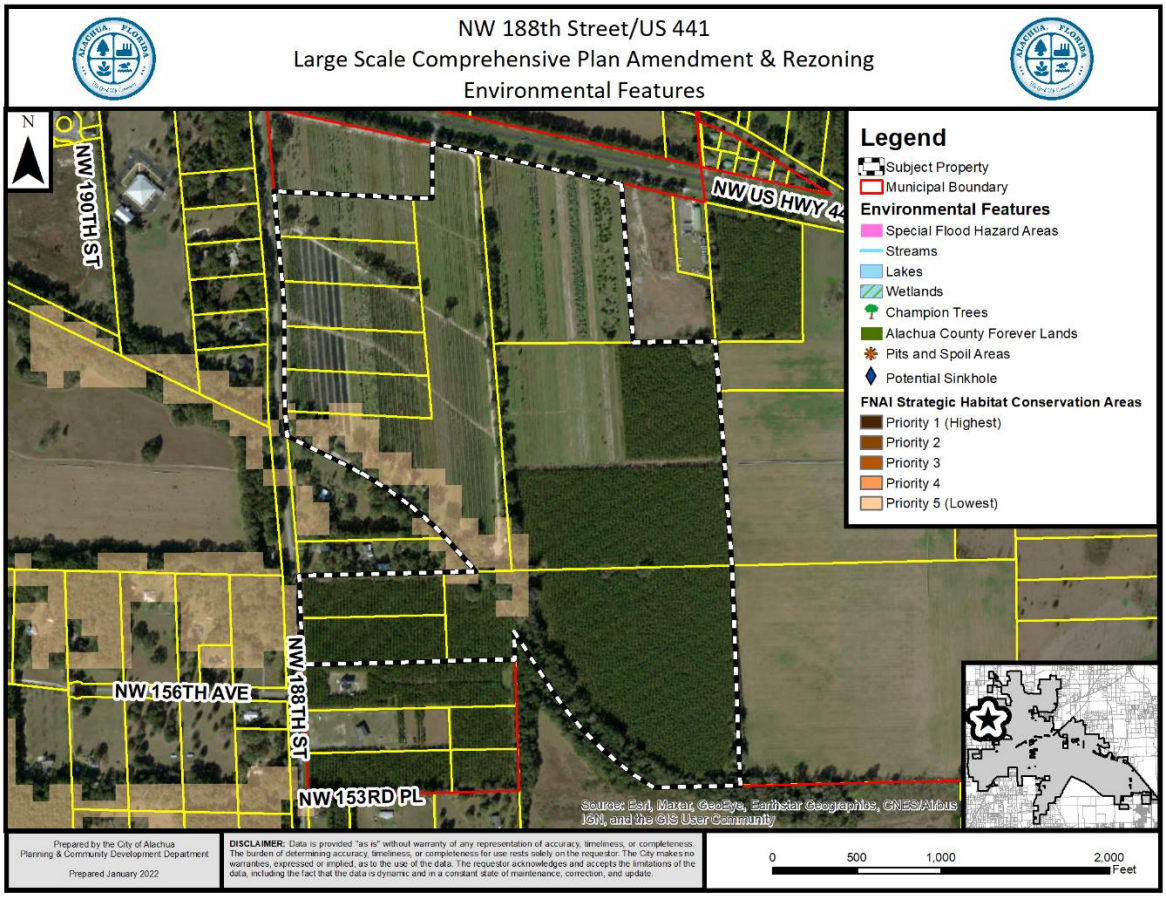
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 3. 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 a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

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. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

> This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Norfolk Loamy Fine Sand (5-8% slopes)
Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panel 0120D 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 Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City's Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and commercial uses.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning and CC zoning district are not incompatible with adjacent lands. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would not cause an adverse impact on the local character, which is generally residential. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections existing residential development.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located in the vicinity of developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and allowed under the CC zoning district are consistent with surrounding area, which consists primarily of residential and commercial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: As demonstrated in the Environmental Analysis above

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) ***Master Plan***
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. This includes larger lots and or landscape buffers along affected perimeters.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in up to five phases. A connection to US 441 must be made with first phase.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion schedule proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the four (4) roadway segments affected by this project and monitored for concurrency as evaluated in the

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary

sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities are permitted on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area.

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be

incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: There are no known special conditions that would require additional environmental protection and monitoring.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to general environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8). Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(f) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 155.50 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Designations concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and

the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*
The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The proposed PD creates a buffer through use of larger lot sizes and provision for 10' Type C buffer along affected property boundaries.

(5) ***Development Standards***
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1, other than to Section 6.5 regarding signage. As

part of an alternate signage plan, the PD-R would be permitted to place a sign visible from US 441 within future right of way created to access the development. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed zoning designations.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant

will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning Amendment	Single Family Residential (ITE Code 210) [1]	2,596 (1,298/1,298)	211 (55/156)	275 (176/99)
	Community Commercial (ITE Code 820)[2]	5,755 (2,877/2,877)	457 (246/211)	581 (278/303)
Pass By Reduction		1,957 (978/978)	155 (83/72)	198 (95/103)
Potential Net Trips		**6,394 (3,197/3,197)**	**513 (218/295)**	**658 (359/299)**

1 *ITE Trip Generation for Single Family Residence (ITE 210): AADT: 9.44 trips per unit = 275 x 9.44 = 4,493 (50% enter/50% exit). PM 1.0 trips per unit = 275 x 1.00 = 275. (64% enter/36% exit). AM: .77 trips per unit = 275 x .77=211 (26% enter/74% exit).*
2 *ITE Trip Generation for Shopping Center (ITE 820): AADT 37.75 trips per 1 ksf = 152.46 x 37.75 = 5,755 (50% enter/ 50% exit). PM Peak: 3.81 trips per 1 ksf = 3.81 x 152.46 = 581 (48% enter/ 52% exit). AM Peak: 3.00 trips per 1 ksf = 3.00 x 152.46 = 457 (54% enter/ 46% exit)*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	43,000	39,000	15,120	15,120
Existing Traffic[3]	22,250	30,111	5,209	1,380
Reserved Trips[4]	1,565	1,927	287	816
Available Capacity[4]	19,421	6,962	9,624	12,924
Potential Impact Generated by Proposed Zoning Amendment[5]	6,394	2,462	1,343	671
Residual Capacity after Proposed Zoning Amendment[6]	**13,027**	**4,500**	**8,281**	**12,253**
PM Peak Hour Traffic Analysis	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	3,870	3,510	1,359	1,359
Existing Traffic[3]	2,114	2,861	495	131
Reserved Trips[4]	129	154	31	85
Available Capacity[4]	1,627	495	833	1,143
Potential Impact Generated by Proposed Zoning Amendment [5]	658	253	138	69
Residual Capacity after Proposed Zoning Amendment[6]	**969**	**242**	**695**	**1,074**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua January 2022 Development Monitoring Report.*
5 *Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	90,871
Residual Capacity	**707,972**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	83,996
Residual Capacity	**558,903**
Percentage of Permitted Design Capacity Utilized	**62.74%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	3.80
Residual Recreational Capacity After Impacts	**74.87**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.76 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**32.84 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,356	795
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 795 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 78 total student stations (39 for elementary, 17 for middle, and 22 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) COMMUNITY COMMERCIAL (CC)

STAFF REPORT

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation*	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area *c*	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements

approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

        i. Block lengths may exceed 600 feet when all of the following conditions are met:

            1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

            4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

        ii. Pavement widths may not be less than 24 feet.

        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

    b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

    c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

    d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
COMMUNITY COMMERCIAL (CC)

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/22/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Feb 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability. **FYI**
4.	**Comment on Feb 10, 2022 Submittal** Public Services has no additional comments, and thus rate this submittal as: **No Exceptions Noted.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 22, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

5. *Conditions of Approval (REVISED in Italics)*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
      iv. A 10' Type C buffer shall be provided along the western property boundary between any stormwater facilities and the right-of-way for NW 188th Street.

Comment: Please display on PD Master Plan.

      v. No construction vehicles shall access the site from NW 188th Street during development of property.

Comment: Please add note to PD Master Plan.

      vi. Amenity Center and any associated parking or outdoor component shall be setback from NW 188th Street right-of-way a minimum of 250'.

Comment: Please add note to PD Master Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 25, 2022

RE: ACPS – NW 188th St / US 441

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 162.5 acres identified as Parcels 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 030442-050-004, 030442-060-005, 03875-001-001, and 03875-010-001. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.* The proposed amendment will entitle 275 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 25 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 33 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D. for Supt.
Superintendent
Encl.
cc: ACPS Director of Community Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

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March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Lofton (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	**40%**
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, February 7, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *General*
   a. Page 2 of Justification Report identifies existing zoning designations of subject property. Please identify parcel 03875-001-001 as being zoned Agricultural (Alachua County).
   b. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.
   c. Page 26 of Justification Report states in the evaluation with Section 2.4.2(E)(1)(f) that the immediate area has been "well planned" by the City. Please clarify. Much of the immediate area is within unincorporated Alachua County or City of High Springs.
   d. Page 24 of Justification Report includes analysis of "logical development pattern" per Section 2.4.2(E)(1)(c). Please provide analysis of typical development pattern in area and proposed project's consistency with that pattern.
   e. Delineate City of Alachua City Limits on PD Master Plan.

2. *Public Facilities Impact Analysis*
   a. Provided Public Facilities Impact Analysis separates and evaluates the impacts of each zoning designation separately. These impacts should be combined into a single evaluation.
   b. Provided Public Facilities Impact Analysis does not include evaluation of impacts to potable water, wastewater, solid waste, public school facilities, and recreation facilities.
   c. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.
   d. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

3. *PD and PD-R Standards (Section 3.6.2 and Section 3.6.3)*
   a. Per Section 3.6.2 (A)(1)(b), the PD Master Plan must provide residential density calculations for each development area.
   b. Per Section 3.6.2 (A)(3), development along the perimeter of PD district must be compatible with adjacent existing or proposed future development. There are areas designated as "Common area/ stormwater/ open space" along perimeter of PD district. Allowable uses appear to allow recreation uses typically accessory to residential development such as a pool, playground, and clubhouse to occur within this development area. Not all of the development area designated as "common area/ stormwater/ open space" may be compatible with adjacent uses. Consider further limitations or creation of additional development area interior to the subject property for such uses. Additionally, provide maximum square foot size, setbacks, parking minimum, etc.
   c. Page 29 of Justification Report and Note 8 indicate variation from required subdivision standards regarding block length. Please provide evaluation of standards of variation per Section 3.6.3 (A)(5)(b)(iii).
   d. Provided street cross section states the required travel lane length varies per the City of Alachua LDRs. Please clarify if proposed roadways will meet the Article 7 standards or if they are being varied under Section 3.6.3 (A)(5)(b)(iii). If so, please provide additional information regarding proposed travel lane widths.
   e. Per Section 3.6.2 (A)(1)(f), general location of utilities within development are required. Please verify with the City of Alachua Public Services if looping of water system will be required. Please confirm if a wastewater lift station will be necessary. If so, please verify with Public Services regarding lift station requirements for general vicinity.
   f. To accomplish computability with adjacent property uses, the 1/2 acre lots should also be provided along southwestern tier of development adjacent to parcels 3046-1 and 3046-2.
   g. Provide general phasing schedule for project.
   h. Applicant may wish to consider alternative signage plan as the project does not have any US 441 frontage. A sign may not be permittable along this right of way.

4. *Public Services Comments*
   a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

5. *Conditions of Approval*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/20/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Dec 29, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

NW 170TH LN

NW 166TH AVE

NW 165TH LN

NW 164TH PL

NW 164TH RD

NW 163RD TER

NW 161ST WAY

NW 160TH ST

US 441

POSSIBLE EXTENSION OF 12-INCH WATER MAIN

NW 164TH LN

EXISTING 12-INCH WATER MAIN

NW 175TH TER

NW 174TH TER

NW 168TH AVE

NW 173RD TER

NW COUNTY RD 235A

NW 174TH DR

NW 167TH ST

NW 166TH LN

NW 168TH TER

NW 167TH TER

NW 166TH TER

NW 165TH TER

NW 167TH BLVD

NW 163RD LN

NW US HWY 441

NW 162ND LN

NW 161ST TER

EXISTING 8-INCH WATER MAIN

NW 156TH AVE

NW 155TH ST

NW 153RD PL

NW 173RD ST

ATTACHMENT 1
MODIFIED GIS WATER INFRASTRUCTURE MAP

N


NW 170TH LN
NW 169TH WAY
NW 166TH AVE
NW 165TH LN
NW 160TH ST
NW 164TH PL
NW 164TH TER
NW 164TH RD
NW 164TH LN
NW 175TH TER
NW 174TH TER
NW 173RD TER
NW 168TH AVE
NW 168TH TER
NW COUNTY RD 235A
NW 174TH DR
NW US HWY 441
NW 162ND LN
NW 173RD ST
NW 156TH AVE
NW 160TH ST
NW 153RD PL
POSSIBLE LOCATION OF PROPOSED FORCE MAIN
EXISTING 6-INCH FORCE MAIN
POSSIBLE LOCATION OF PROPOSED LIFT STATION 2
ATTACHMENT 2
MODIFIED GIS WASTEWATER INFRASTRUCTURE MAP 2
Top 152.05 Invert 145.06 MH-HO-SW-29
Top 127 Invert 119 MH-SFHS-14
Top 122 Invert 119 MH-SFHS-15
Top 126 Invert 118 MH-SFHS-16
Top 124 Invert 116 MH-SFHS-17
Top 117 Invert 108.5 MH-SFHS-20
Top 114 Invert 107 MH-SFHS-21
Top 120 Invert 120 MH-SFHS-26
Top 124.8 Invert 116.93 MH-SFHS-23
Top 118.9 Invert 114.9 MH-SFHS-22
Top 109 Invert 104 MH-SFHS-7
Top 97 Invert 93 MH-HO-SW-17
Top 85.6 Invert 78.15 MH-AW-3
Top 93.19 Invert
Top 82.76 Invert 71.32 MH-AW-4
N

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

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 the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application begin deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.
2. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 – Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

// attachment

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- □ Existing legal lots eligible for a building permit.
- □ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

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Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
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// attachment

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
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   Name of Owner (title holder): _____

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   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

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4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
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8. Development Data (check all that apply):

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   □ Exempt (*see exempt developments on page 2*)

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- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±7.00 ACRE PROPERTY; LOCATED SOUTH OF US 441, WEST OF NW 188TH STREET; CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03042-050-004 AND 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on _____, 2022, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on _____, 2022, the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2022, and on _____, 2022, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2022, and on _____, 2022, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Community Commercial (CC) for portions of Tax Parcel Numbers 03042-050-004 and 03046-003-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the _____ day of _____ 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

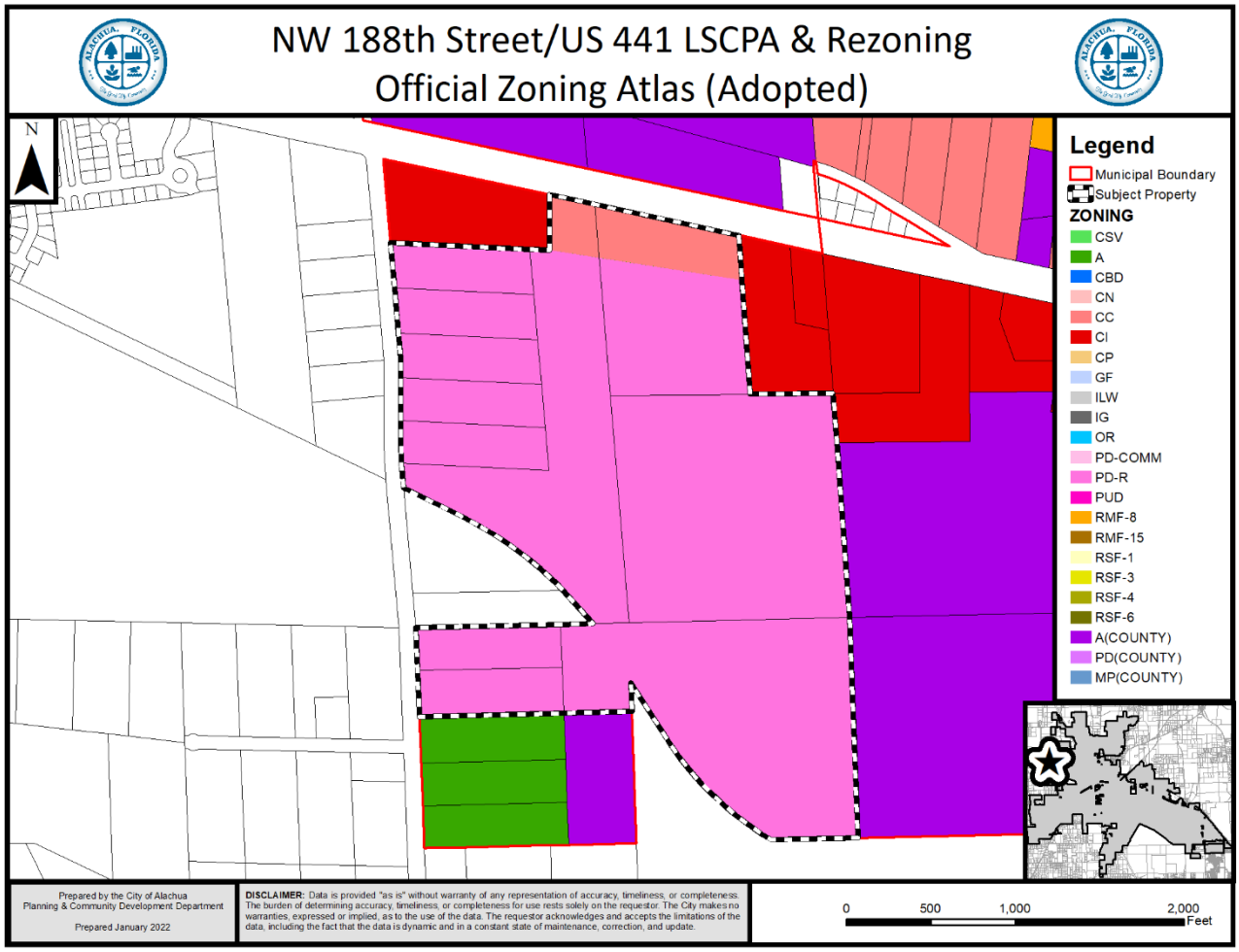
Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 2022
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 500 1,000 2,000
Feet

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 155.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US 441 AND NW 188TH STREET; TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005 03875-010-001, 03875-010-002 03875-001-001, 03042-050-005, AND PORTIONS OF 03042-050-004, AND 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by JTFA, LLC , a Florida corporation, and Kevin and Shima Carter, ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as NW 188th Stree/US 441 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 275 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____ , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____ , and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development–Residential ("PD-R") for Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005 03875-010-001, 03875-010-002 03875-001-001, 03042-050-005, AND PORTIONS OF 03042-050-004, AND 03046-003-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation* Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area *c*	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet	13.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Infrastructure Improvements			Minimum Wearing Surface - 24 feet	

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by

the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or

more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paced and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ th day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20__.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

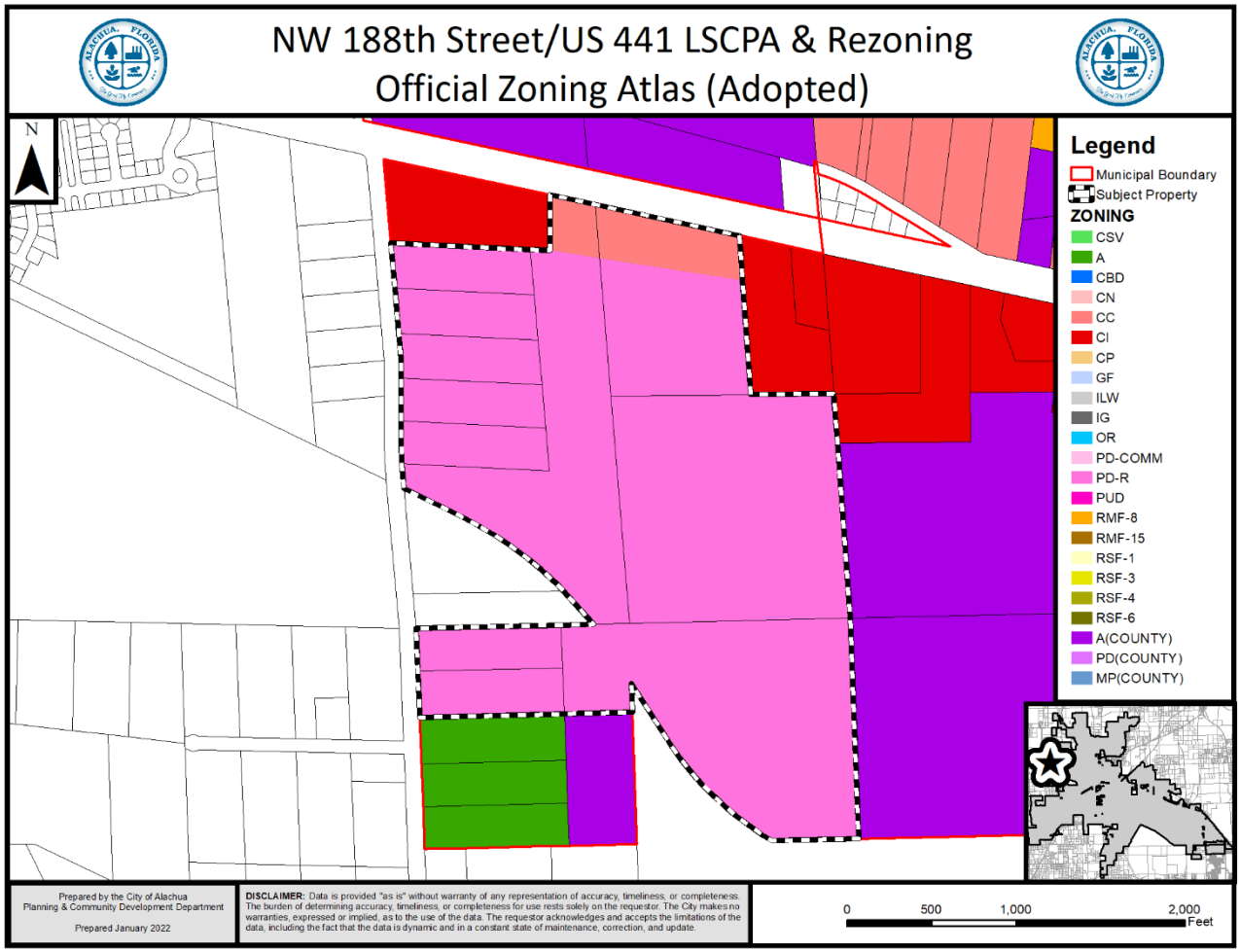
Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 2022
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 500 1,000 2,000
Feet

PLANNED DEVELOPMENT AGREEMENT
FOR NW 188TH STREET/US 441 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation, and Kevin and Shima Carter,** their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **NW 188th Street/ US 441 ("PD-R" or "Project")**, which is proposed to consist of ±155.5 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on _____;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf,

from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owners/Developers:

JTFA, LLC
4881 NW 8th Avenue
Ste 4
Gainesville, FL 32605

Carter, Kevin L. & Shima
7853 Gunn Highway
Tampa, FL 33626

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
JTFA, LLC.

_____

By:_____

_____

(NAME)

_____, _____

(NAME) (TITLE)
of JTFA, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Kevin L. Carter

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

Witnesses:

OWNER/DEVELOPER:
Shima Carter

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 356.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 363.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 316.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT "C"

[PD MASTER PLAN]

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: NW 188th Steet / US 441 Rezoning
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcels
4. Existing Use of Property: Tree Farm / Timberland
5. Future Land Use Map Designation : Community Commercial, Moderate & Low Density Residential (Proposed)
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: Community Commercial & PD-R
8. Acreage: 163 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See Attached Owner Information
   Mailing Address: --
   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: --
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger

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 17th day of December, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919661
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): See Attached Owner Information

   Mailing Address: --

   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: NW 188th Street / US 441 Planned Development
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcel Numbers
4. Section 8 & 17 Township 8 Range 18 Grant N/A Acreage: 155 (+/-)
5. Existing Use of Property: Tree Farm / Timberland
6. Future Land Use Map Designation: Moderate & Low Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 275

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: Irby

Middle: Mebane

High: Sante Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
****Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 10th day of January, 2022 by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Debbie Wallen
Signature of Notary Public, State of Florida

DEBBIE WALLEN
Notary Public - State of Florida
Commission # GG 201085
My Comm. Expires Jul 22, 2022
Bonded through National Notary Assn.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2

Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC

Mailing Address: 4881 NW 8th Avenue, Ste. 4

City: Gainesville State: FL ZIP: 32605

Telephone: 352-373-3000 FAX: e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Keith Lerner

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 10 day of December, 2021, by Keith Lerner

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

GUSTAAF LAMBERT VAES
Notary Public – State of Florida
Commission # GG 181702
My Comm. Expires Mar 8, 2022
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa State: FL ZIP: 33626

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Kevin L. Carter

Typed or printed name and title of applicant

Signature of Co-applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 15th day of Dec, 2021, by _____, who is known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TIM CURTIS
MY COMMISSION #GG329967
EXPIRES: July 6, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431513 7 PGS
2008 MAY 30 04:05 PM BK 3792 PG 1164
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#373621
Doc Stamp-Deed: 11,576.60

2431513

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **08-099**
Grantee S.S. No.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **May, 2008** between **PARKER LAND CO., a Florida corporation** whose post office address is **Post Office Box 357133, Gainesville, FL 32635**, grantor, and **KEVIN L. CARTER and SHIMA CARTER, husband and wife** whose post office address is **7853 Gunn Highway , Tampa, FL 33626**, 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:

SEE ATTACHED LEGAL DESCRIPTIONS AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Parcel Identification Number: 03046-003-000, 03046-003-00, 03046-003-002, 03046-003-003, 03046-003-004 and 03046-003-005

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, 2007**.

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: Carl L. Johnson

Witness Name: Lisa Taylor

PARKER LAND CO., a Florida corporation

By: Eric J. Parker
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by ERIC J. PARKER, President of PARKER LAND CO., a Florida corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # DD 485127
EXPIRES: November 13, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2431513
7 PGS

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

$0.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2774306 2 PG(S)
February 26, 2013 03:57:47 PM
Book 4175 Page 1935
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

Parcel No.
Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 18th day of January, 2013, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to KEVIN L. CARTER and SHIMA CARTER, husband and wife, hereinafter called the Grantee, whose post office address is: 7835 Gunn Highway, Tampa, FL 33626.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
CARL L. JOHNSON
Printed Name

Witness Signature
Printed Name

PARKER LAND CO.
By: _____
ERIC J. PARKER, Pres.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of January, 2013.

NOTARY PUBLIC
My commission expires:

CARL L. JOHNSON
MY COMMISSION # DD 939270
EXPIRES: November 13, 2013
Bonded Thru Notary Public Underwriters

Exhibit "A"

All of Grantor's right , title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on or under, or that may be produced from, the following described property:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, 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 tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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, 2018**.

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:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 3880/360 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.930
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$25,900	$25,900	$25,900	$25,900	$25,900
Agricultural (Market) Value	$199,300	$199,300	$199,300	$199,300	$199,300
Just (Market) Value	**$199,300**	**$199,300**	**$199,300**	**$199,300**	**$199,300**
Assessed Value	$25,900	$25,900	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$25,900	$25,900	$25,900	$25,900	$25,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L	Link (Clerk)
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	37 - NOT EXPOSED TO OPEN MKT	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	40.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$14,600	$14,600	$15,600	$15,600	$9,000
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Just (Market) Value	**$116,000**	**$116,000**	**$116,000**	**$116,000**	**$116,000**
Assessed Value	$14,600	$14,600	$15,600	$15,600	$9,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,600	$14,600	$15,600	$15,600	$9,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	38.490
Homestead	N

View Map



Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$2,994	$3,168	$3,344	$3,100	$3,500
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$50,100	$50,100	$50,100	$50,100	$50,100
Agricultural (Market) Value	$335,248	$335,248	$335,248	$335,200	$335,200
Just (Market) Value	**$338,242**	**$338,416**	**$338,592**	**$338,300**	**$338,700**
Assessed Value	$53,094	$53,268	$53,444	$53,200	$53,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$53,094	$53,268	$53,444	$53,200	$53,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	8.51	370695.6	0	0	CI
6905	TREE FARM	29.98	1305928.8	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0241	BARN POLE 1	132	2013		R2	RES	$195
0661	CP 1	240	2013		R2	RES	$737
0661	CP 1	240	2013		R2	RES	$737
2021	SHED 1	36	2013		R2	RES	$69
2221	STG 1	240	2013		R2	RES	$1,083

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Q - QUALIFIED	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	U - UNQUALIFIED	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	Yes	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

Photos

No data available for the following modules: Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS) OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 (LESS MINERAL RIGHTS)OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (LESS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (LESS MINERAL RI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (L (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$4,690	$4,690	$4,690	$4,800	$4,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$34,690**	**$34,690**	**$34,690**	**$34,800**	**$34,900**
Assessed Value	$11,190	$11,190	$11,190	$11,300	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$11,190	$11,190	$11,190	$11,300	$11,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	3	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2008

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
1020	GATE EL OP	2	2008		R7	RES	$1,190
2402	WELL IRR	1	2008		R5	RES	$3,500

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.210
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0
Land Value	$0	$0
Land Agricultural Value	$13,582	$13,582
Agricultural (Market) Value	$130,235	$130,235
Just (Market) Value	**$130,235**	**$130,235**
Assessed Value	$13,582	$13,582
Exempt Value	$0	$0
Taxable Value	$13,582	$13,582
Maximum Save Our Homes Portability	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1885276.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS OR 3320/476) (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map



Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,825	$1,825	$2,000	$2,000	$1,100
Agricultural (Market) Value	$45,000	$35,000	$35,000	$35,000	$35,000
Just (Market) Value	**$45,000**	**$35,000**	**$35,000**	**$35,000**	**$35,000**
Assessed Value	$1,825	$1,825	$2,000	$2,000	$1,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,825	$1,825	$2,000	$2,000	$1,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.390
Homestead	N

View Map



Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,967	$1,967	$2,100	$2,100	$1,200
Agricultural (Market) Value	$48,510	$37,730	$37,800	$37,800	$37,800
Just (Market) Value	**$50,394**	**$39,614**	**$39,684**	**$39,700**	**$39,700**
Assessed Value	$3,851	$3,851	$3,984	$4,000	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,851	$3,851	$3,984	$4,000	$3,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1999		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

Photos

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ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 004	UNASSIGNED LOCATION RE	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	25,900	0	25,900	203.73
LIBRARY GENERAL	1.0856	25,900	0	25,900	28.12
SCHOOL CAP36 PROJECT	1.5000	25,900	0	25,900	38.85
SCHOOL DISCRNRY & CN	0.7480	25,900	0	25,900	19.37
SCHOOL GENERAL	3.5950	25,900	0	25,900	93.11
SCHOOL VOTED	1.0000	25,900	0	25,900	25.90
CHILDREN'S TRUST	0.5000	25,900	0	25,900	12.95
SUWANNEE RIVER WATER MGT DIST	0.3615	25,900	0	25,900	9.36
CITY OF ALACHUA	5.3900	25,900	0	25,900	139.60

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $570.99

LEGAL DESCRIPTION

COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $570.99

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12470
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062229 $548.15 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 005	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	14,600	0	14,600	114.85
LIBRARY GENERAL	1.0856	14,600	0	14,600	15.85
SCHOOL CAP36 PROJECT	1.5000	14,600	0	14,600	21.90
SCHOOL DISCRNRY & CN	0.7480	14,600	0	14,600	10.92
SCHOOL GENERAL	3.5950	14,600	0	14,600	52.49
SCHOOL VOTED	1.0000	14,600	0	14,600	14.60
CHILDREN'S TRUST	0.5000	14,600	0	14,600	7.30
SUWANNEE RIVER WATER MGT DIST	0.3615	14,600	0	14,600	5.28
CITY OF ALACHUA	5.3900	14,600	0	14,600	78.69

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $321.88

LEGAL DESCRIPTION

THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $321.88

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037319 $309.00 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 000	16650 NW US HWY 441	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	53,094	0	53,094	417.65
LIBRARY GENERAL	1.0856	53,094	0	53,094	57.64
SCHOOL CAP36 PROJECT	1.5000	53,094	0	53,094	79.64
SCHOOL DISCRNRY & CN	0.7480	53,094	0	53,094	39.71
SCHOOL GENERAL	3.5950	53,094	0	53,094	190.87
SCHOOL VOTED	1.0000	53,094	0	53,094	53.09
CHILDREN'S TRUST	0.5000	53,094	0	53,094	26.55
SUWANNEE RIVER WATER MGT DIST	0.3615	53,094	0	53,094	19.19
CITY OF ALACHUA	5.3900	53,094	0	53,094	286.18

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,170.52

LEGAL DESCRIPTION

COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,170.52

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 000	16650 NW US HWY 441

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $1,123.70 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $246.71

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $246.71

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $236.84 Paid 12/13/2021
11/30/2021 Effective Date

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $299.43

LEGAL DESCRIPTION

COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $299.43

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037322 $287.45 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15097

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $40.25

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$40.25

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037314 $38.64 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $84.90

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$84.90

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15098
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

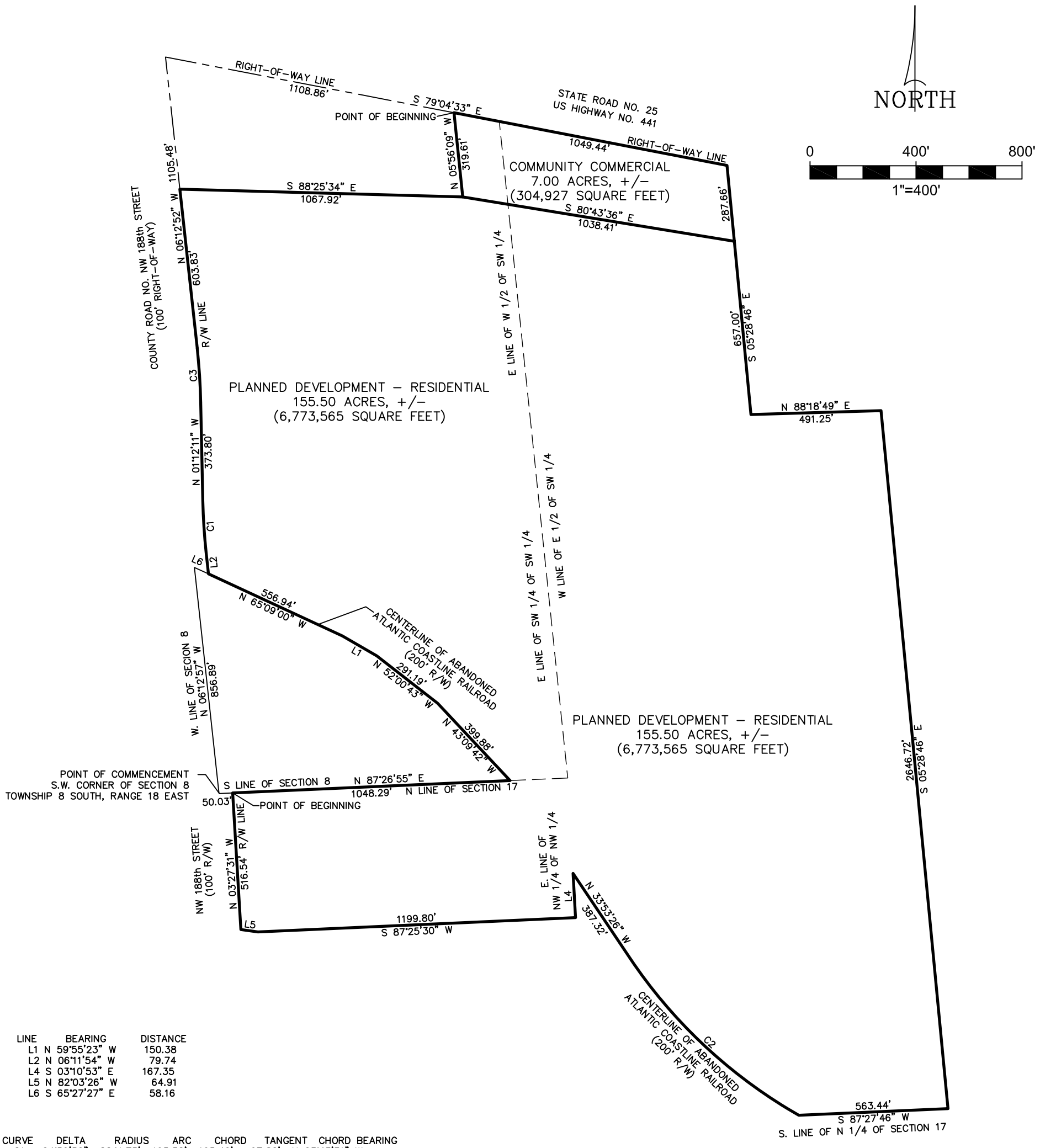
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037317 $81.50 Paid 11/23/2021



LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

R/W = RIGHT-OF-WAY

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SCALE: 1" = 400'

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PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

J:\BOB\2021-176Zoning.DWG

eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

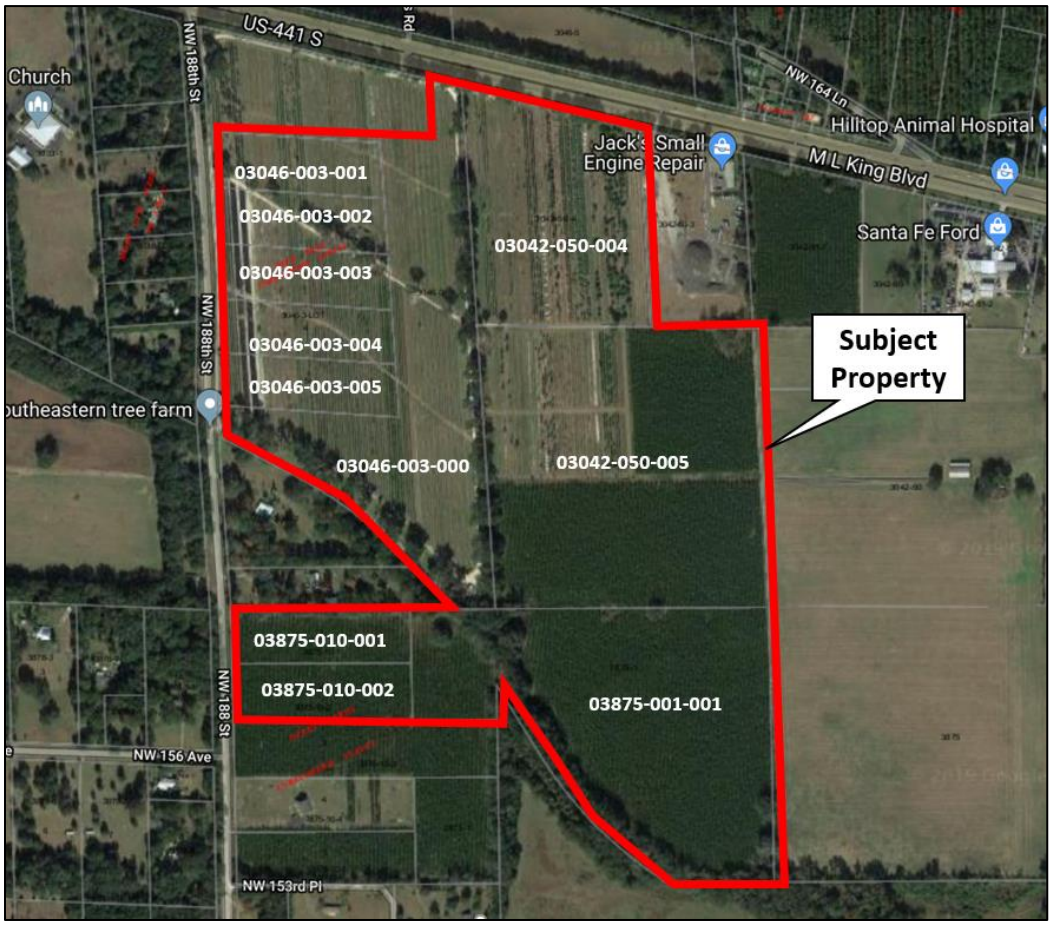
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021

Time: 6:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY
DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER
TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting - Sign-in Sheet

Project: Rezoning & Land Use Change

Date & Time: Thursday, December 23, 2021

Location: Legacy Park Multipurpose Center

NAME	ADDRESS	PHONE	EMAIL
Gary Pappas	16104 NW 188th St.	305-213-1121	GMPFISH@Outlook.com
Nancy Gillespie	19107 NW 151 Ave	352.318.0871	sundayacres82@gmail.com
Sharon Rush	18805 NW 156 AVE	352-318 4227	sharondr442yahoo.com
S. Conyard	19111 NW 156 Av.		Conyard5719@att.com
Donna Hewett	19202 NW 151st Ave	386 454 3760	donnahewett@gmail.com
Buddy Register	" "	"	Register8549windstream.net
Steve Lang	16320 NW 188 th ST	3864543127	sjlang@Windstream.net
Sarah Kramme	14931 NW 193rd St.	352-318-0195	sarahjpa@gmail.com
Jevon Saunders	14807 NW 193rd st	954-464-1774	JAYJEV@AOL.COM
Jay Horton	19005 NW 138th Ave	386.418.1346	bluemoonfarm@yahoo.com

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment:	We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response:	With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.
Comment:	West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response:	Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.
Q:	Will these be wet or dry basins?
A:	They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.
Comment:	It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.
Q:	Who can I talk to at the County about 188th?
A:	Chris Dawson at County Growth Management
Q:	What about the City:
A:	Recommend speaking to Justin or Adam at City planning.
Q:	We have bad internet connections. Would fiber be run into this neighborhood?
A:	Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.
Q:	What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A:	That is something that we can consider.
Comment:	From several people – emergency access (only) on 188th would be very much appreciated.
Comment:	One of the property owners to the south has many bees on their property, FYI.
Comment:	Concern with construction staging and construction access.
Response:	We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).
Comment:	We are used to and like our country lifestyle and please take that into consideration as you design your project.
Comment:	Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

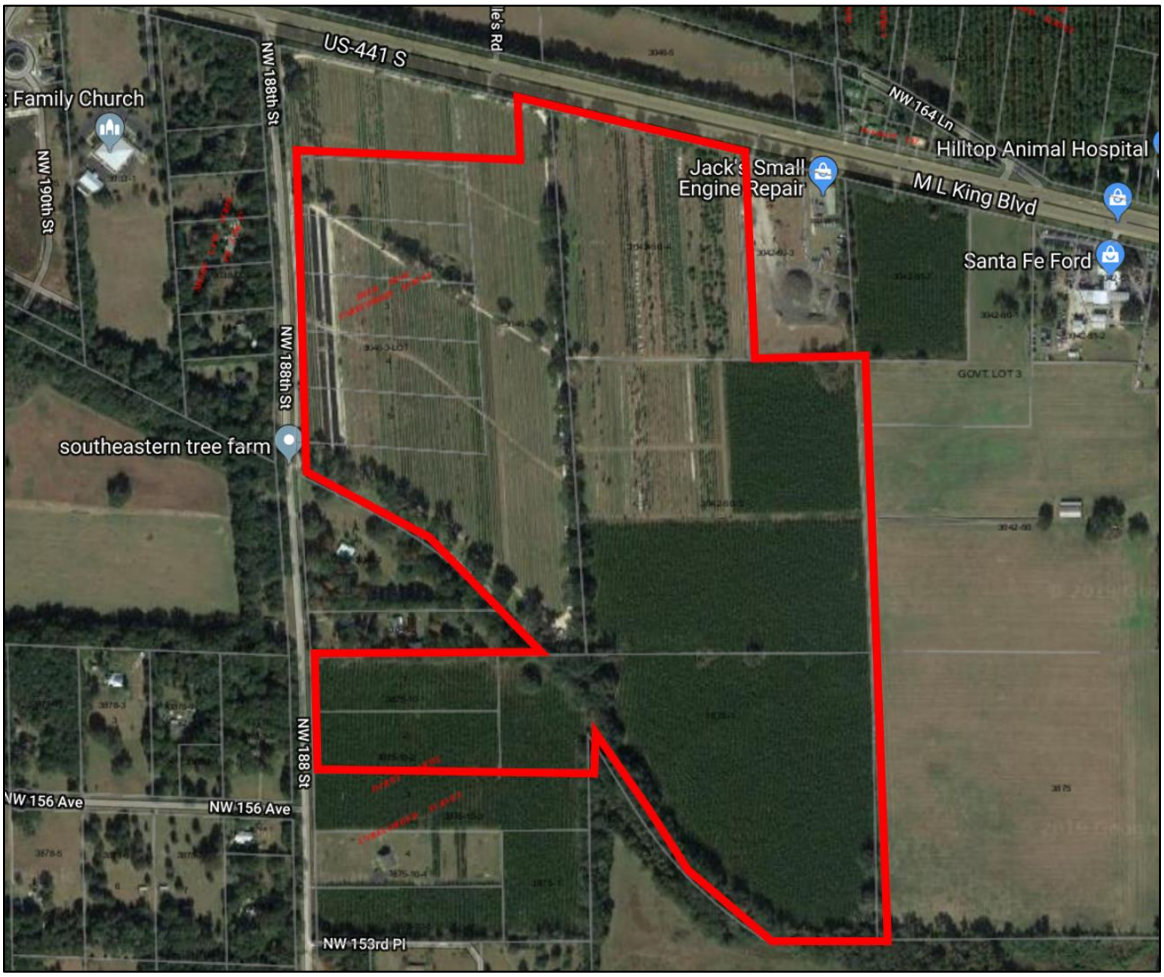
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Rezoning Justification Report



Request:	A proposed rezoning from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial & Planned Development – Residential (PD-R).
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002
Acreage:	162.5 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	February 11, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

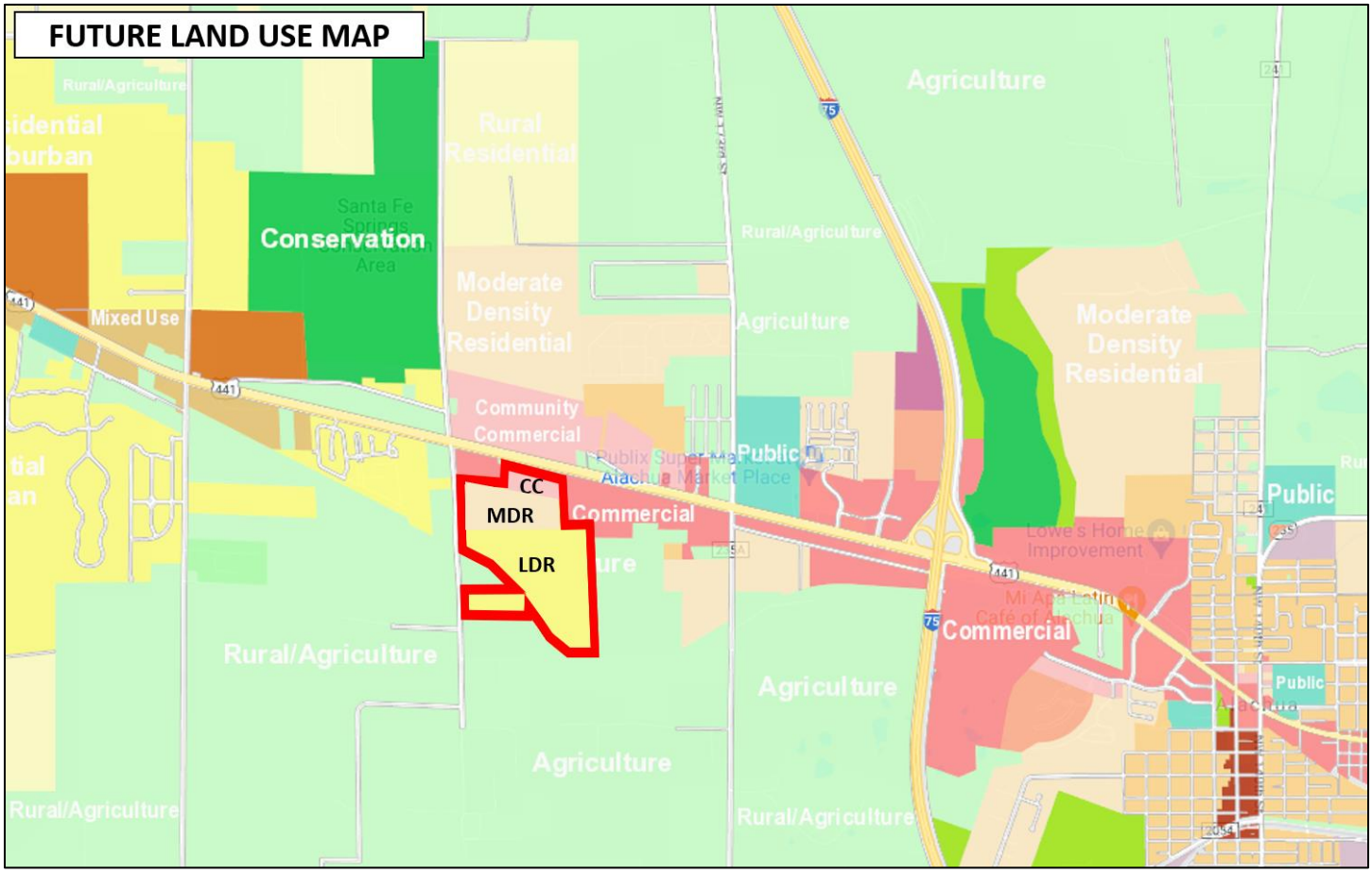


The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Property Appraiser's records.

Statement of Proposed Change

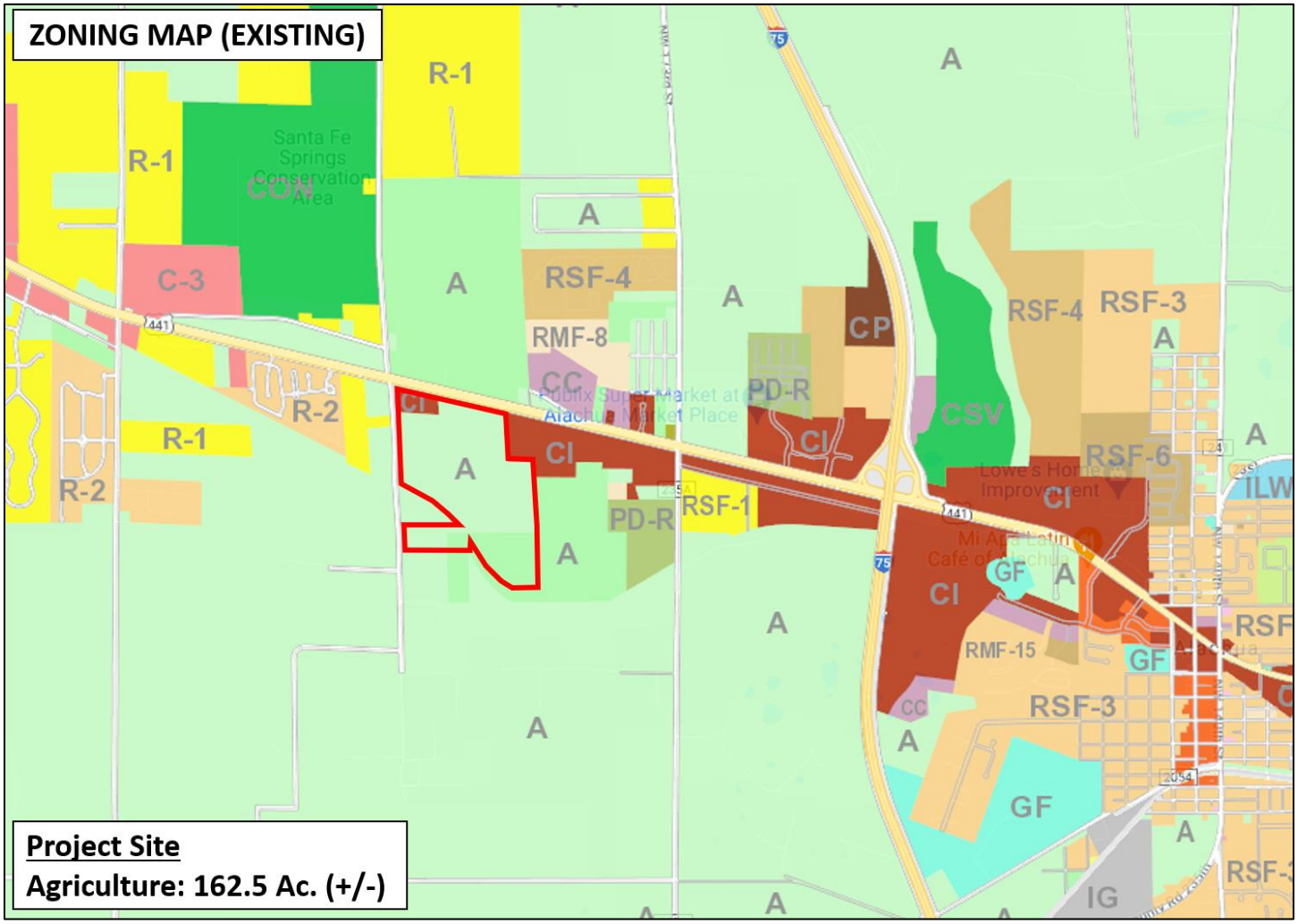
The property owner requests to rezone the property from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial (7 +/- acres), & Planned Development – Residential (PD-R) on 155.5 +/- acres for consistency with the proposed future land use designations of Community Commercial, Moderate & Low Density Residential on Tax Parcels 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002.

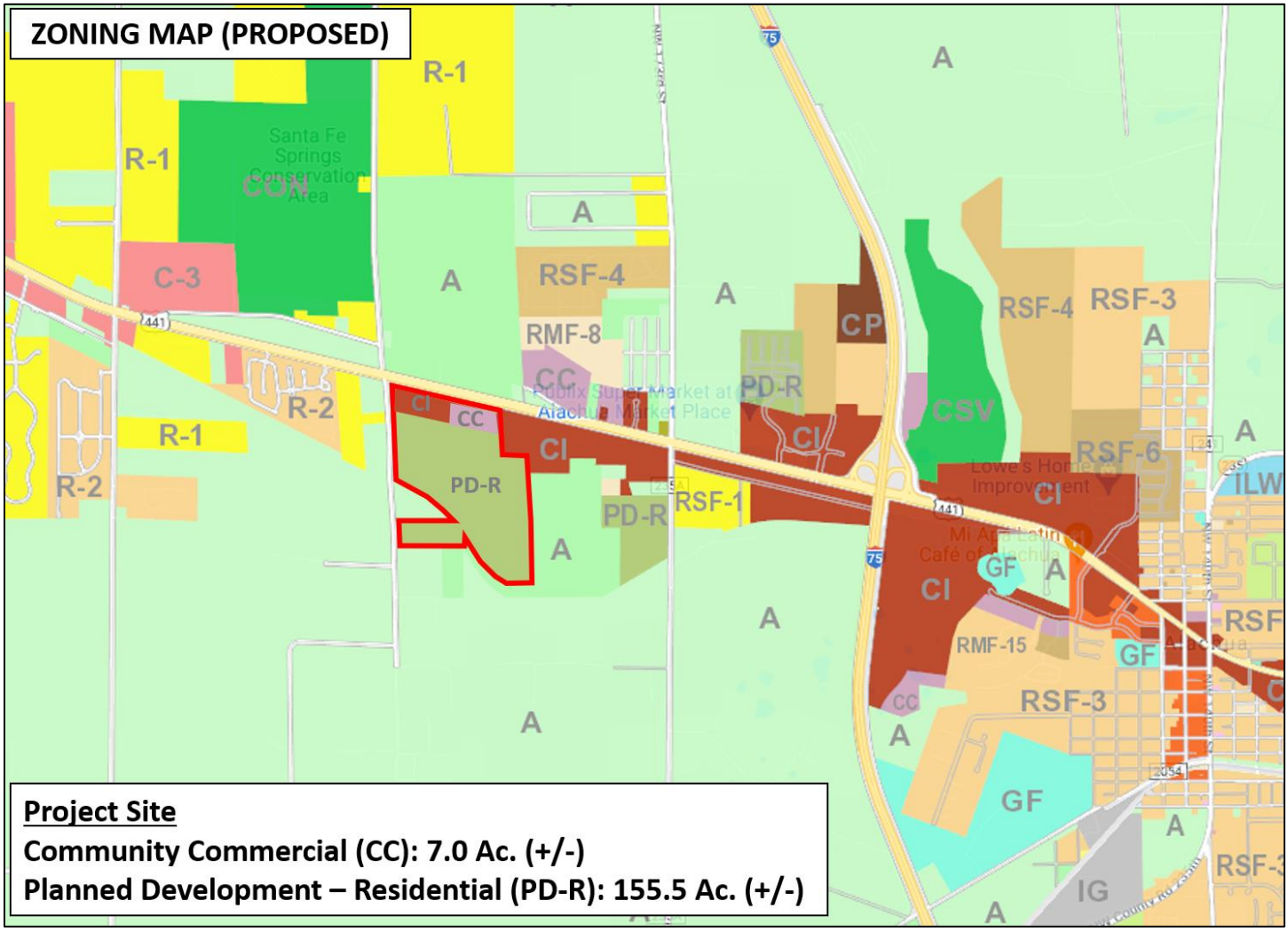
The Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Community Commercial, Moderate & Low Density Residential future land use designations (proposed concurrently) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property with an agriculture future land use designation.

The existing and proposed Zoning Map for the project site and surrounding area is shown on the following page:


ZONING MAP (EXISTING)
Project Site
Agriculture: 162.5 Ac. (+/-)
R-1
R-2
C-3
CON
Santa Fe Springs Conservation Area
A
RSF-4
RMF-8
CC
CI
PD-R
RSF-1
CP
CSV
RSF-3
RSF-6
GF
RMF-15
IG
ILW
441
75
2054



The proposed rezoning would place a Community Commercial zoning on a northern portion of the property (approx. 7 acres along US 441) that would be consistent with the future land use map designation of Community Commercial on the property.

The Community Commercial future land use designation and implementing Community Commercial zoning is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*
7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and breakfasts;*
11. *Supporting community services such as schools, houses of worship, parks, and community centers; and,*
12. *Traditional Neighborhood Planned Developments.*

The proposed rezoning would also place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation allow for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

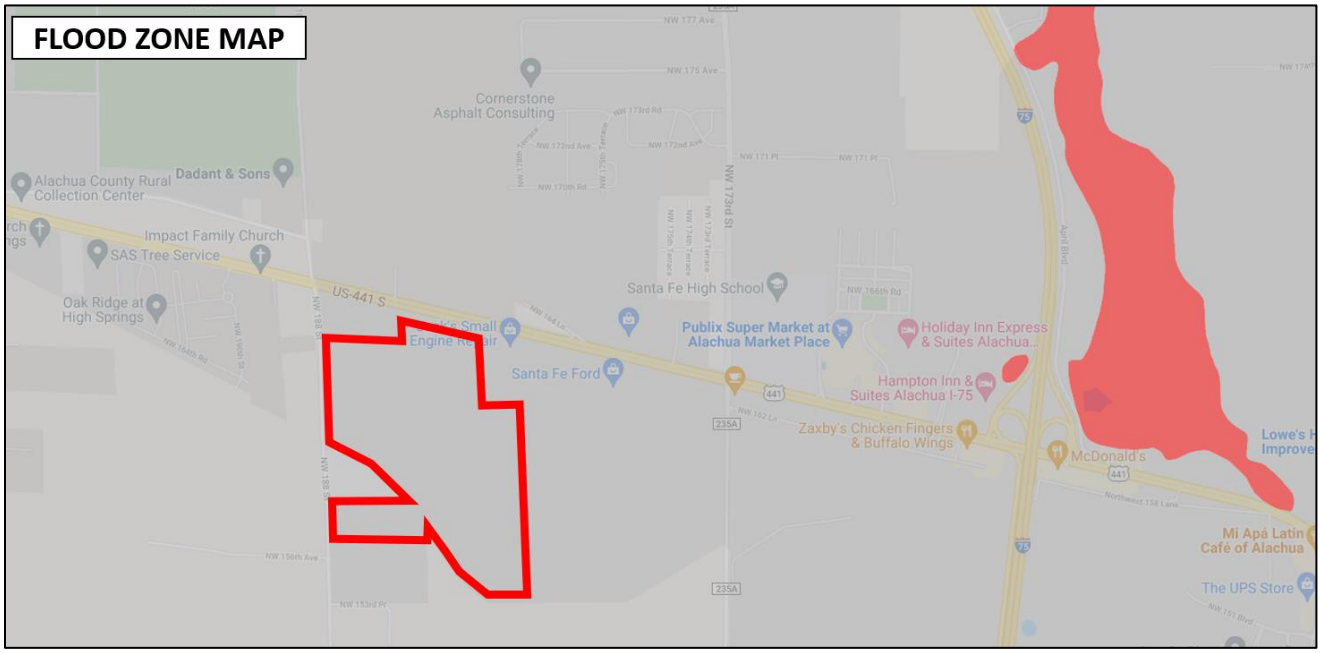
As described in the policy listed above, the Medium Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed Community Commercial & PD-R zoning is consistent with the underlying Moderate / Low Density Residential and Community Commercial future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning districts are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

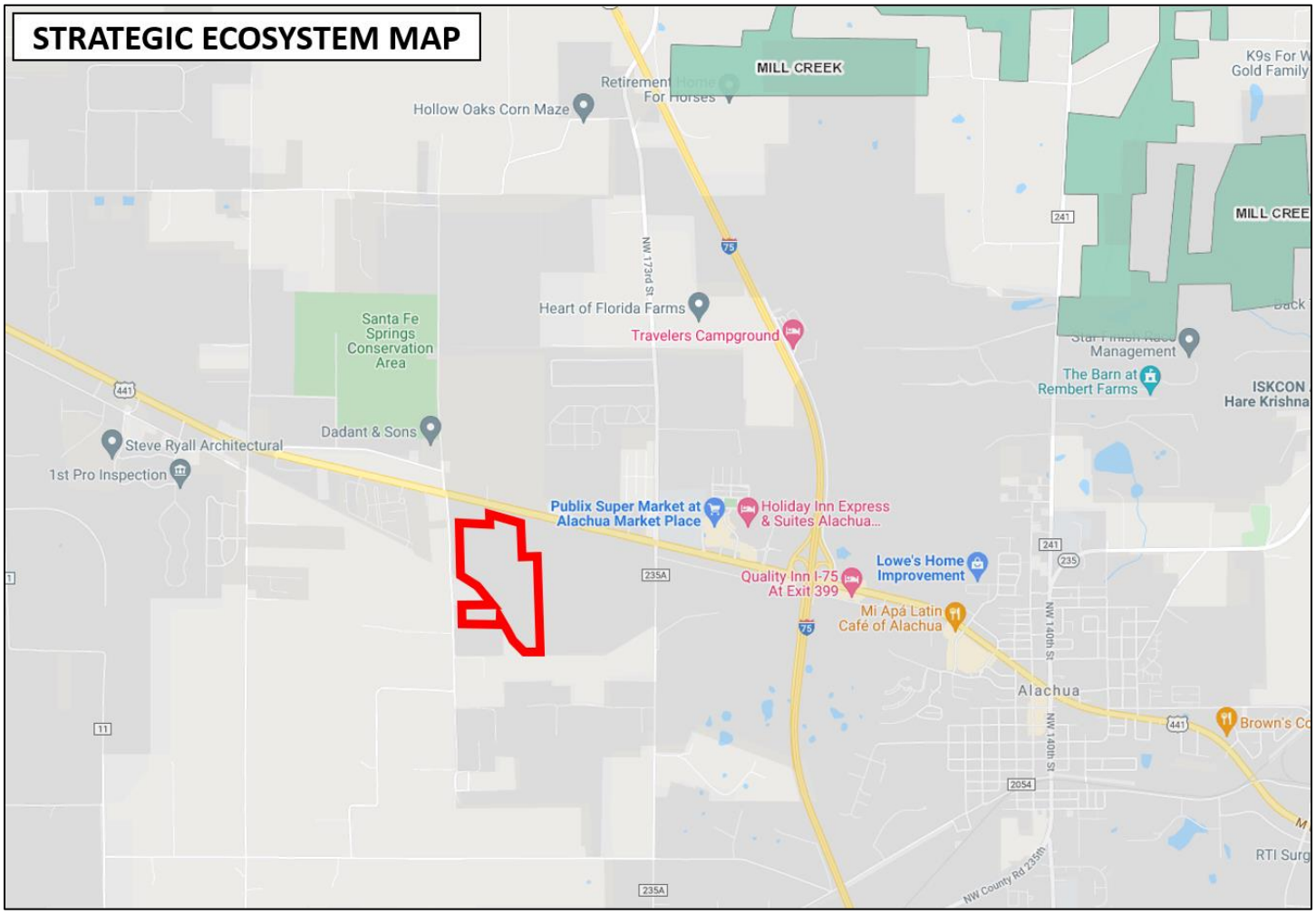
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

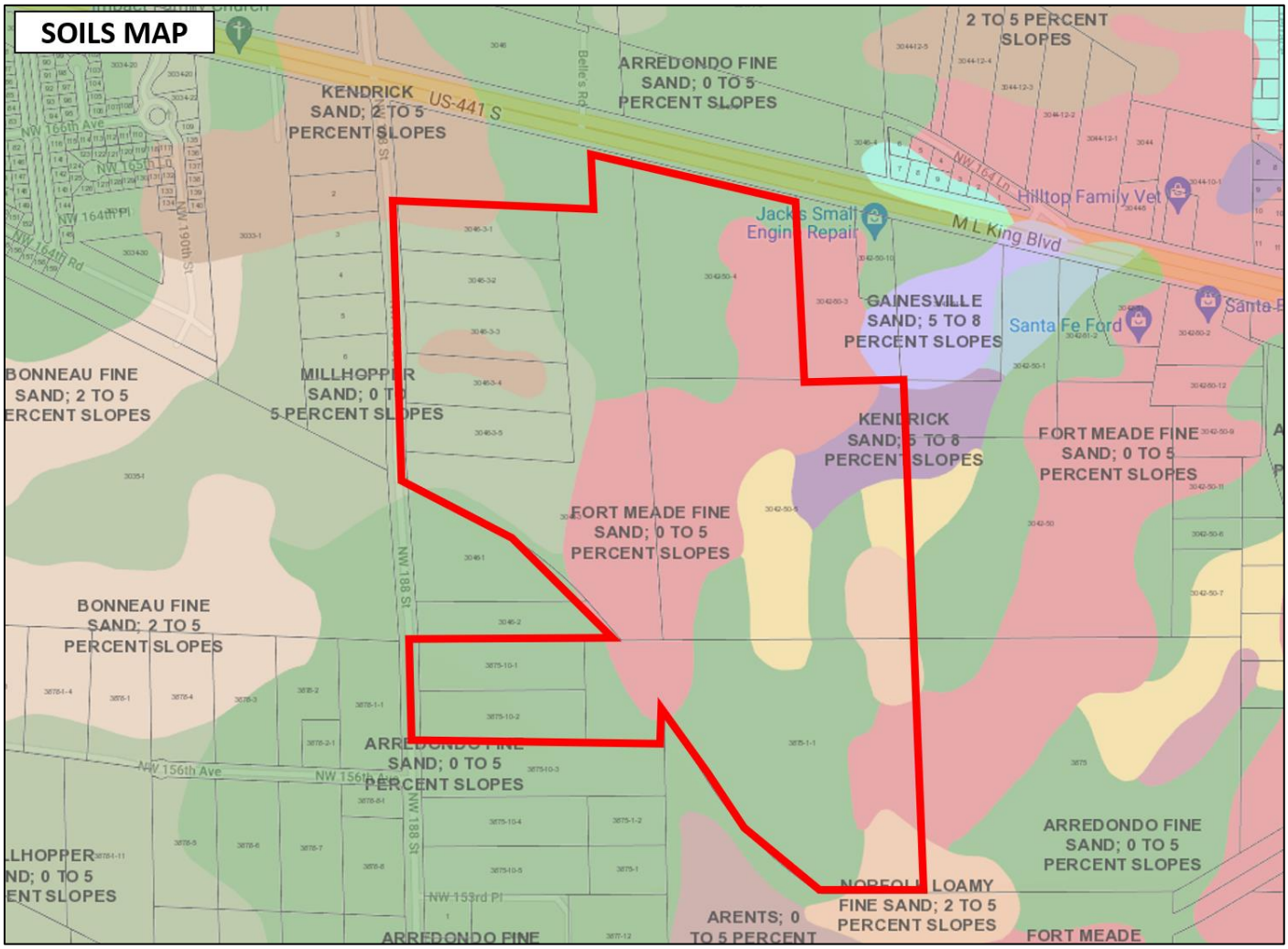
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

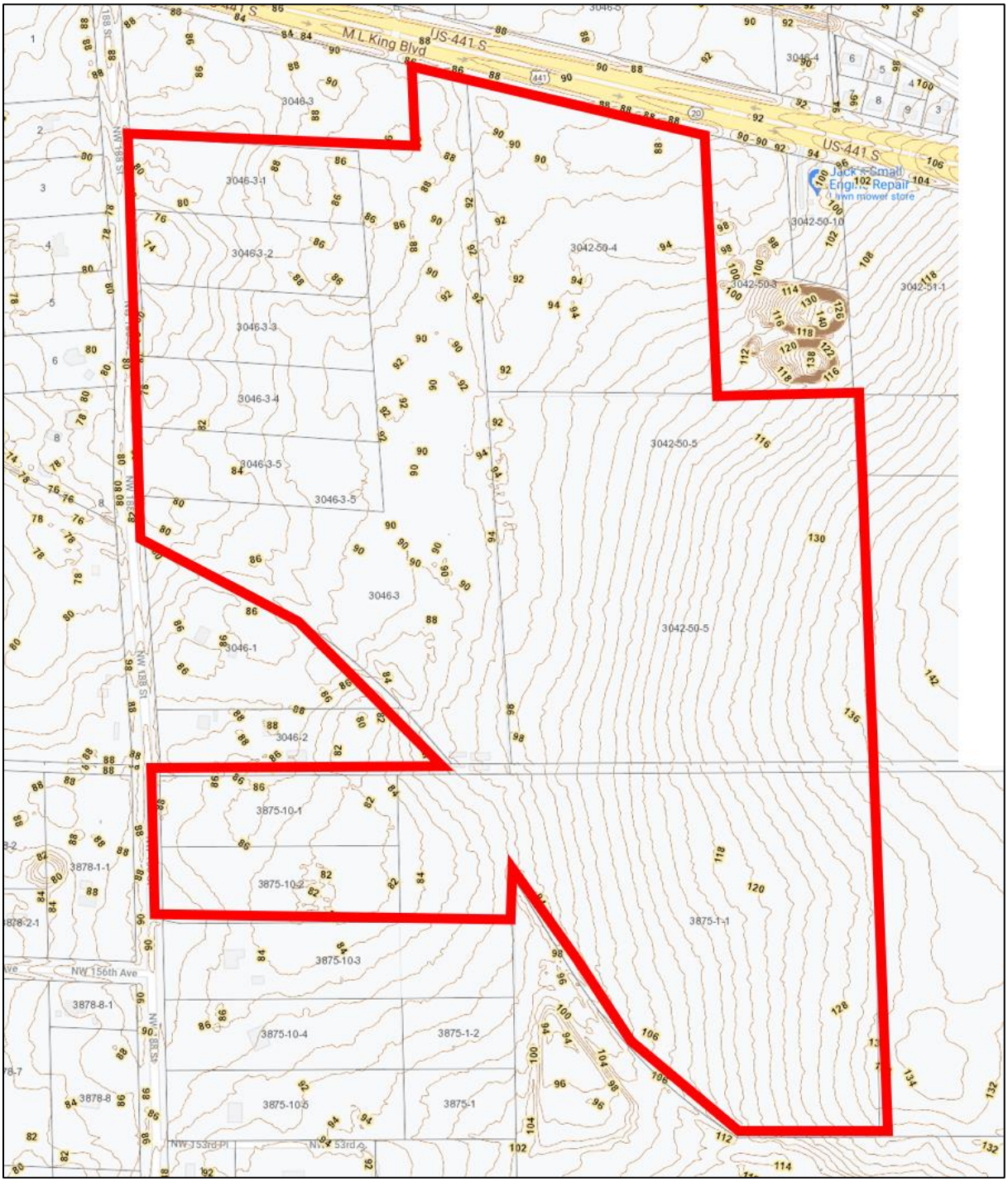
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.

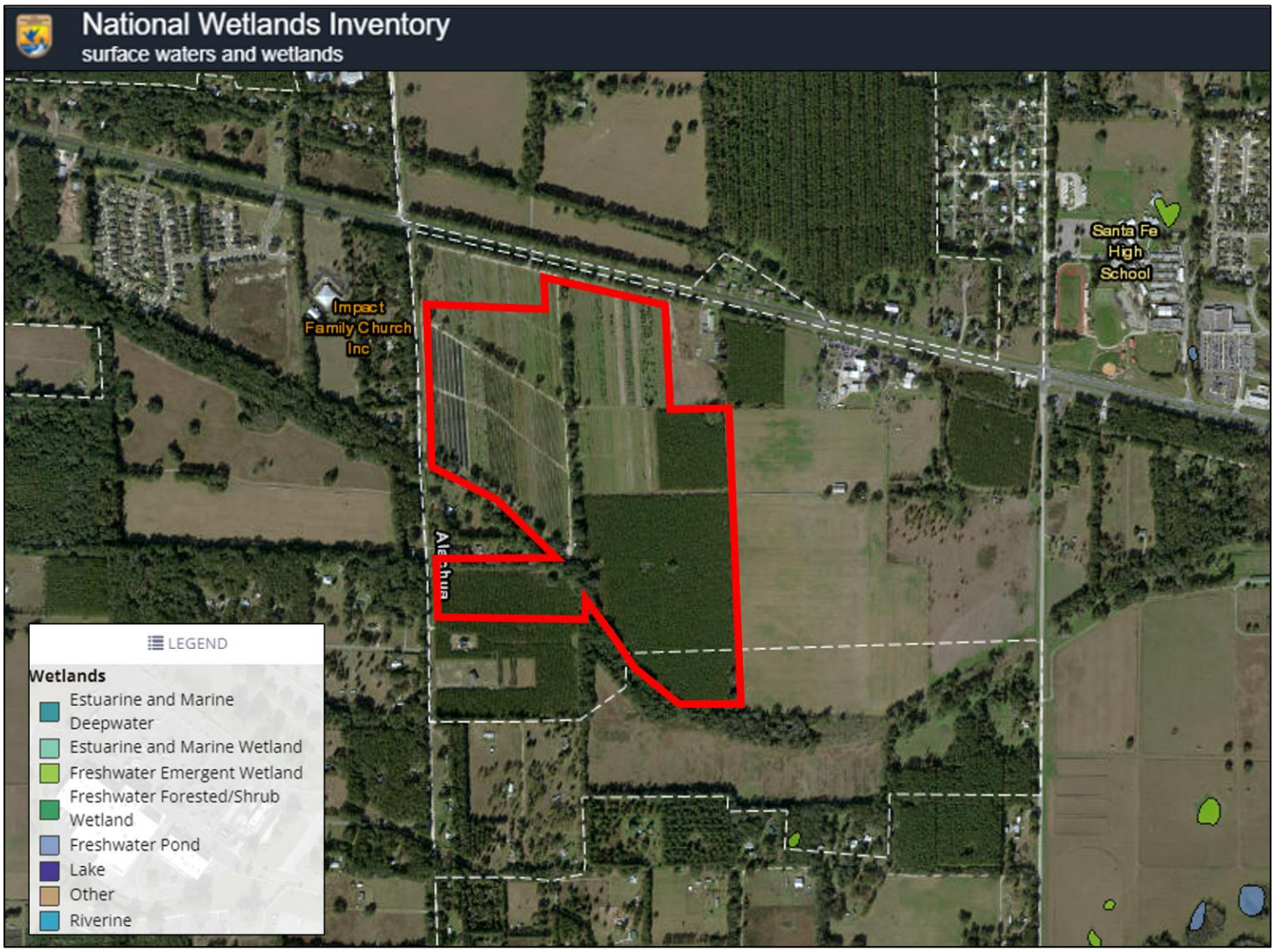


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Existing vs. Proposed Zoning Designations

The proposed rezoning to Community Commercial and PD-R on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agricultural (City & County)	162.5	1 Unit / 5 Acres	32 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

The existing developed nature of the core area within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type. In addition, the zoning change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A rezoning application may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. As stated in this report, there will be an increase in impacts pre vs. post rezoning based on a maximum development scenario as the proposed Planned Development will ultimately develop up to 275 residential units and therefore, the following analysis is based on the proposed PD-R development program for residential and the maximum development scenario of 0.5 FAR for the Community Commercial zoning area.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed zoning category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario: The maximum public facilities impacts per the proposed zoning designations are described below:

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

TRAFFIC

Development Scenario – Community Commercial & PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
  - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x 275 = 68,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD.* Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x 275 = 75,625 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons
Solid Waste Impact – Commercial Land Uses[2]	334 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*
2. *Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

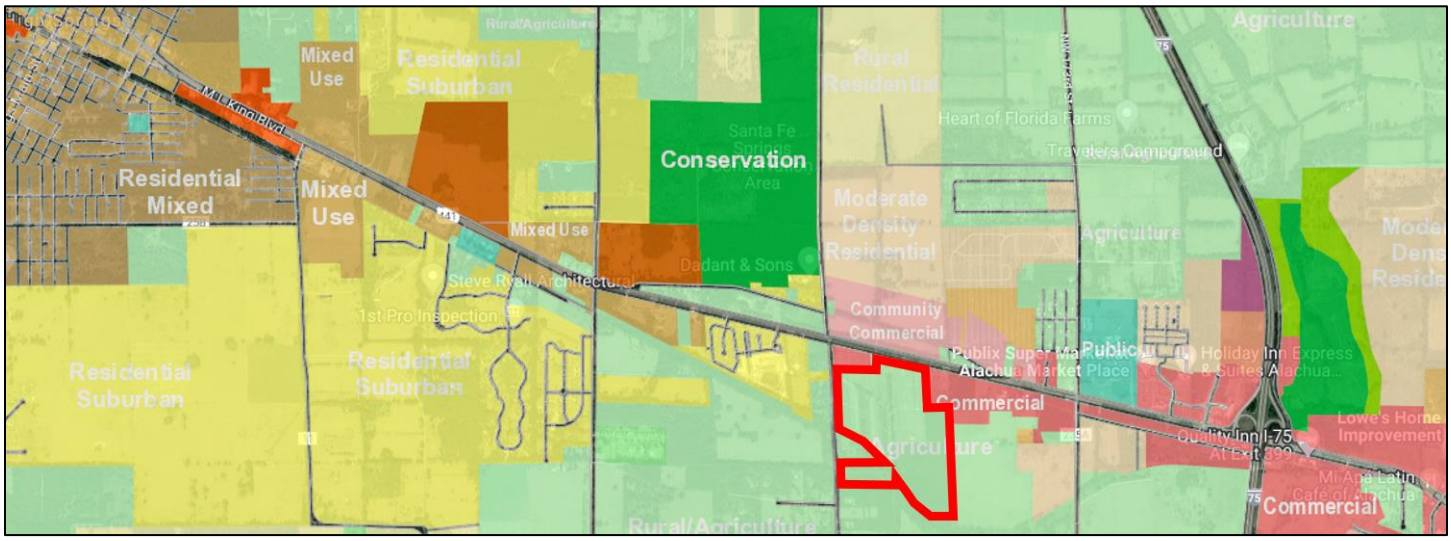
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As

previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.

The following uses are allowed in the Low Density Residential land use category:
1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

The following uses are allowed within the Community Commercial land use category:
1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10.Bed and breakfasts;
11.Supporting community services such as schools, houses of worship, parks, and community centers; and,
12.Traditional Neighborhood Planned Developments.

<u>Consistency</u>: As described in the policies listed above, the proposed Planned Development and Community Commercial zoning designations are appropriate for the subject property and will implement the underlying future land use map designations as illustrated in the previous land use map exhibits. The proposed zoning map designations are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and singe family subdivisions. The proposed zoning designations will implement these land use categories. It is also important to note that Policy 1.2.a states that the Low Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

> *1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

> *2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.*

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

> *3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.*

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

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.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently five types of soils located onsite. According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations.

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Consistency: There are no wetland areas located on the project site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are known onsite.

Objective 5.2: *Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular or emergency access (US Highway 441 & NW 188th Street). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. In addition, the proposed Community Commercial zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are five soil types present on the site. None of these soil types has limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The proposed zoning of PD is residential and in nature and will not include the utilization of hazardous materials. In addition, the proposed Community Commercial zoning does not permit industrial-type uses or many automotive-oriented uses and therefore, should not utilize hazardous materials.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community Commercial & PD-R zoning are appropriate implementing districts for the proposed Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to Community Commercial and PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to Community Commercial will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west. The PD-R zoning will also create a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach in development from US 441 & commercially zoned properties

southward toward other residential uses. In addition, larger lots are required in the development where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a state arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

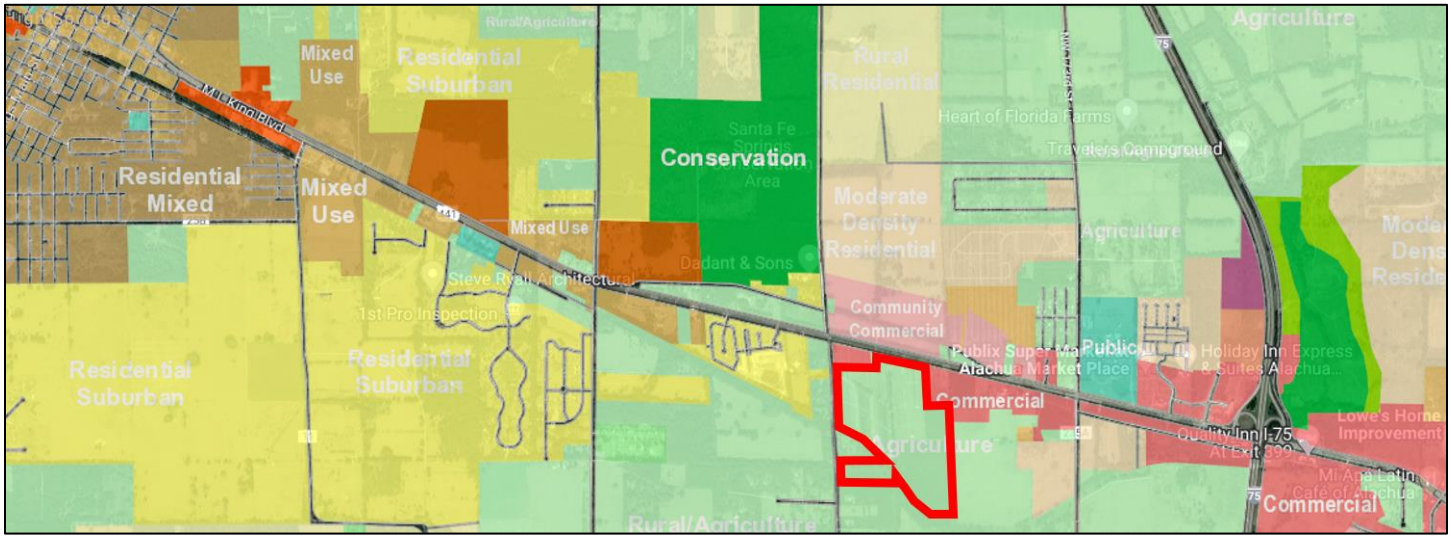
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential development types and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The development of this site under Community Commercial zoning and as a residential PD will help promote this established development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed Community Commercial zoning will fill in a gap of land along US 441 that is currently bounded by other commercial lands on the west, north and east sides. Specifically, regarding residential development, the proposed maximum PD density range of approximately 1.3 – 1.8 units per acre, which is low for single family development and provides a transitional density between properties closer to the Interstate and lower density lands to the south and west. The development of this site as a residential PD will help promote a logical urban development pattern with a supportive nearby commercial component.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed rezoning to Community Commercial and PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for vehicular or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed rezoning of the property to Community Commercial and PD-R will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

> *(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

Consistency: The proposed Planned Development will include a maximum of 275 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

> *(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;*

Consistency: The PD Master Plan illustrates that up to 275 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate and Low Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

<u>Consistency</u>: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate and Low Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

<u>Consistency</u>: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

<u>Consistency</u>: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) *The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approx. 155.5 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This Rezoning application requests to change the 155.5 (+/-) acre site's existing zoning designation from Agriculture to PD-R at a density consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 275 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Consistency: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

> *(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.*

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

<u>Consistency</u>: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

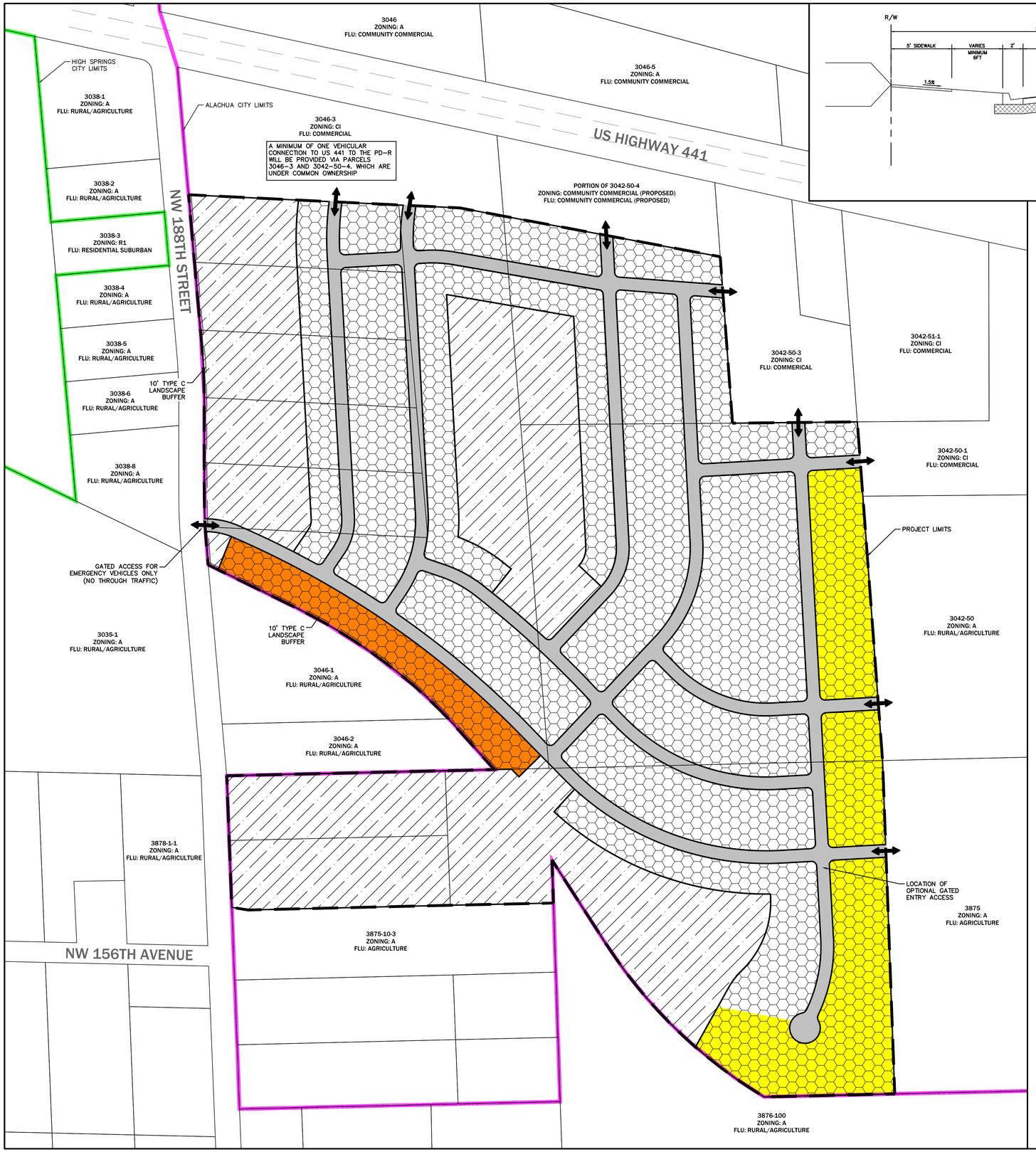
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

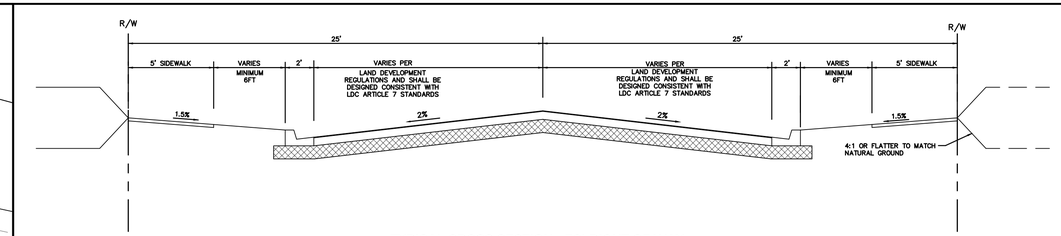
> *(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-175

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE

MINIMUM LOT SIZE 1/3 ACRE

ALACHUA CITY LIMITS

HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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TEL. (352) 373-3541
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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/22/22

Sheet No.: P100

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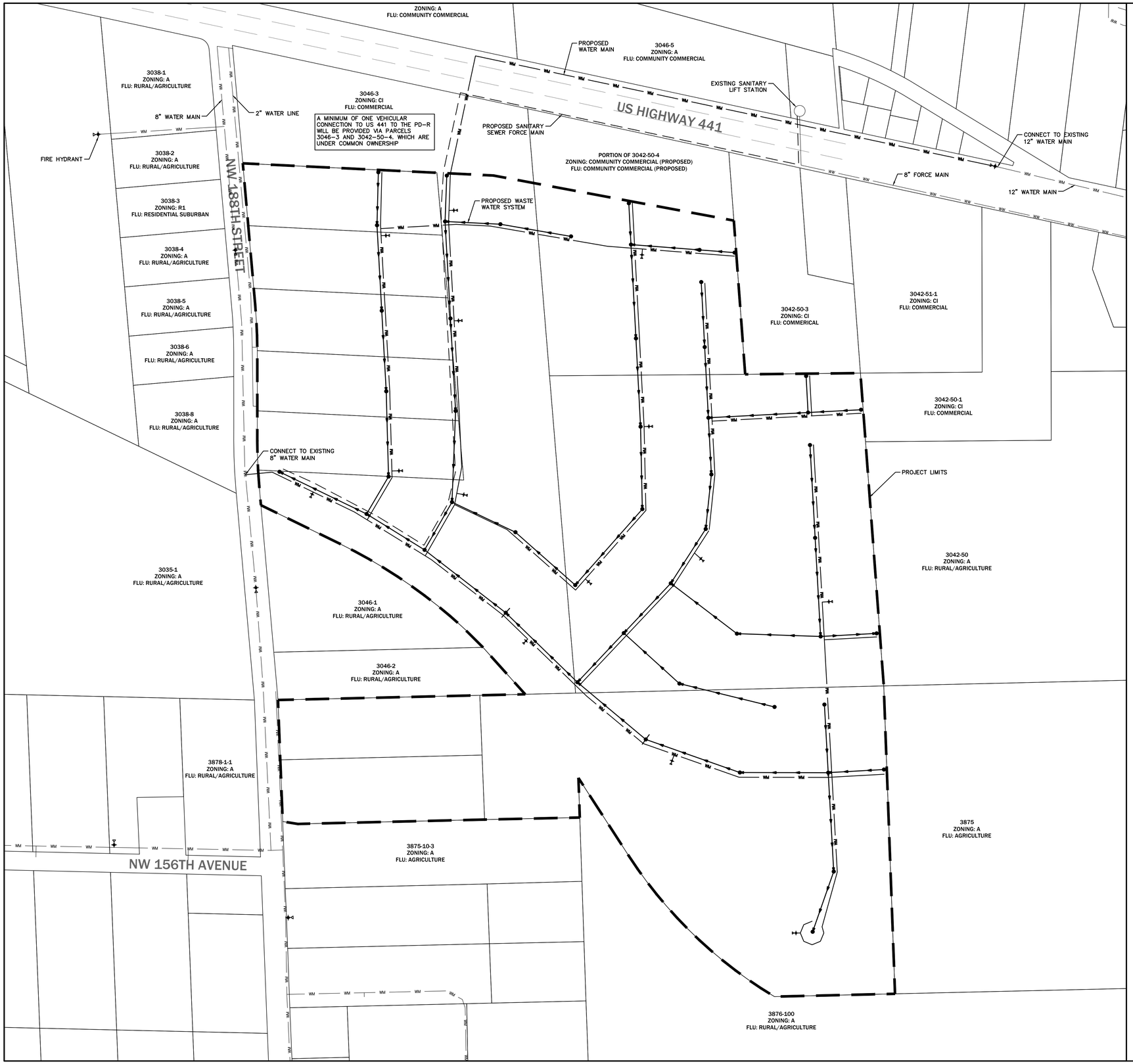

UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: UTILITY PLAN

Designed:	CBS	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	02/16/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

EXISTING CONDITIONS MAP

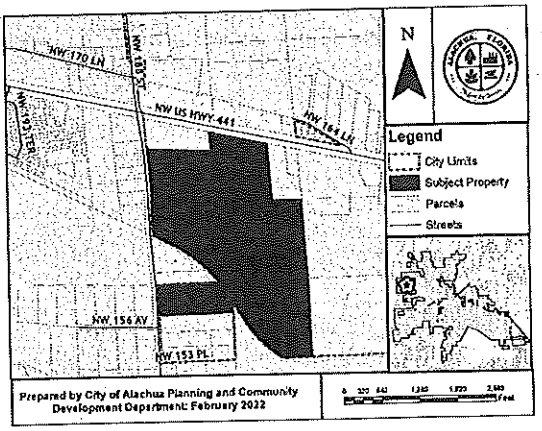
Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 2/16/2022 3:14:25 PM, TAR, _DWG To PDF.pc3

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of eda,inc., applicant and agent for JTFA, LLC and Kevin and Shima Carter, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±162.5 acre subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres); located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005. 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 . Existing FLUM: Agriculture. Proposed FLUM: Low Density Residential, Moderate Density Residential, and Community Commercial. Existing Zoning: Agricultural (A).



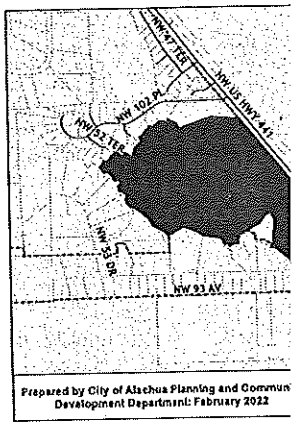
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

City of AL

NOTICE OF HEARING BEI PLANNING AN BOARD OF TH ALACHUA, I

Notice is hereby given that the I of the City of Alachua will hold a 8, 2022 at 6:00 p.m. The hearing A. Lewis Commission Chamber 15100 NW 142nd Terrace, Alac the following: A request by Dav Investments, LLC, property o of a Large Scale Comprehens amend the Future Land Use M acre subject property from Agri Commercial (±39.95 acres) to Co Moderate Density Residential (± Residential (±17.8 acres), and C located west of the intersection Street, south of the Brooke Poi of Tax Parcel Numbers 05936- 05936-007-002, 05936-007-001 FLUM: Agriculture and Comr Conservation, Moderate Density Residential and Commercial ; Ex (A), Commercial Intensive (CI).



At the public hearing, all int and be heard with respect to the application are available Planning and Community 15100 NW 142nd Terrace, regular business day between t p.m. Written comments on t to the following address: Cit Community Development, P.O Notice is given pursuant to Statutes, that, in order to appe public hearing, you will need and that, for such purpose, yo verbatim record of the proceed the testimony and evidence up based. In accordance with the Act, any persons with a dis accommodation in order to should call the City Clerk at (48 hours prior to the public he

(Published: Alachua County

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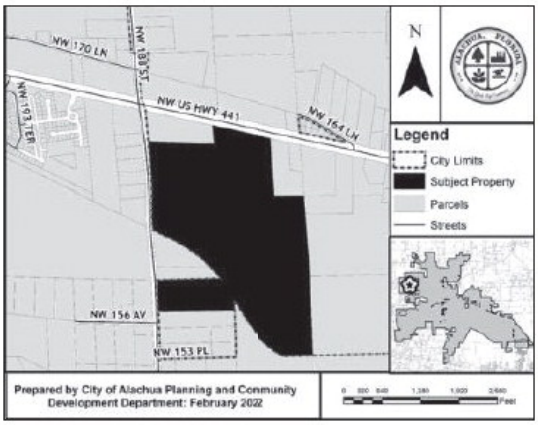

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GF-2886960

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KC

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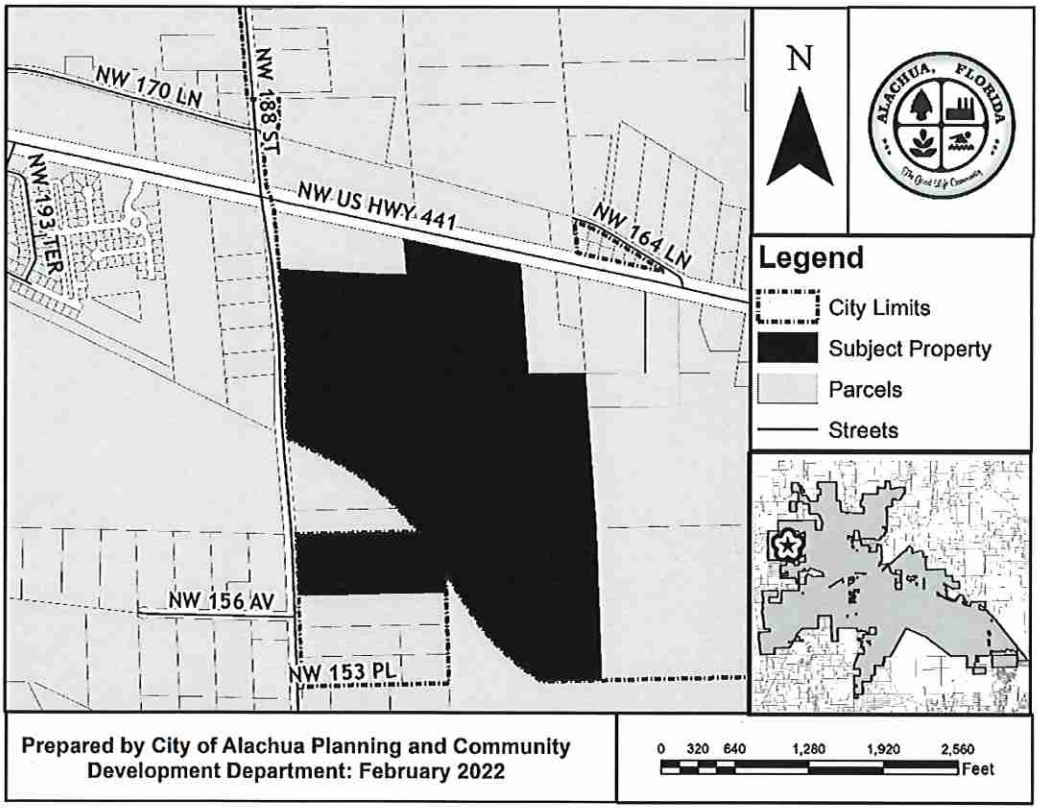

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TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

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18805 NW 156th Ave
Alachua, FL 32615

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JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
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GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

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7853 GUNN HIGHWAY
TAMPA, FL 33626

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Alachua, FL 32615

Tom Gorman
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Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
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Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
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Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
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High Springs, FL 32655

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(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.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com> Mon, Jan 24, 2022 09:58 AM
Sender : website@cityofalachua.com
Subject : Proposed rezoning of ag land
To : Tabor, Justin <planning@cityofalachua.org>
Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman
Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,
I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.
My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a “done deal,” that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I’m hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.
Sincerely,
Brent Weisman
14423 NW 193rd Street
Alachua

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

FW: Comments on 1/13/22 Neighborhhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhhood Meeting 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhhood Meeting

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

CAUTION: This email originated from outside the City.

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Should there still be any question on the origin of this email, contact the IT Department immediately.

From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edafl.com



Dear Mr. Sweger:
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Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com> Fri, Jan 14, 2022 09:36 AM
Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Clay Sweger <csweger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:

> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
> ***City Hall Hours of Operation***
> Monday - Thursday, 7:30 AM - 6:00 PM
>
> Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens <ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

> On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.
>
> As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.
>
> If I can be of further assistance, please do not hesitate to contact me.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
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> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) Increasing Flexibility
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) Greater Freedom to Provide Access, Open Space, and Amenities
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) Greater Freedom to Provide Mix of Uses and Housing Types
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) Providing Greater Opportunity for More Efficient Land Use Patterns
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) Quality Design Through Density Increases
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

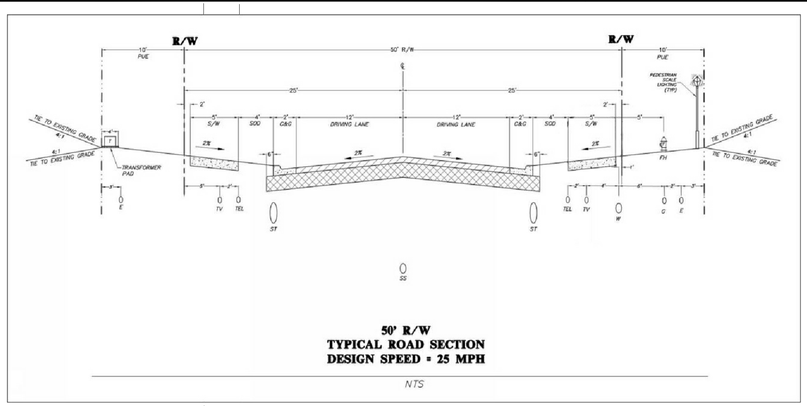
The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

ATTACHMENTS:

Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Draft PD Agreement
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting



50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

1180 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-0075
CHW Professional Consultants

SCALE: 1" = 200'

VERIFY SCALE
BAR MEASURES 1" ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 4, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR PZB – PD REZONING, FEBRUARY 28, 2022

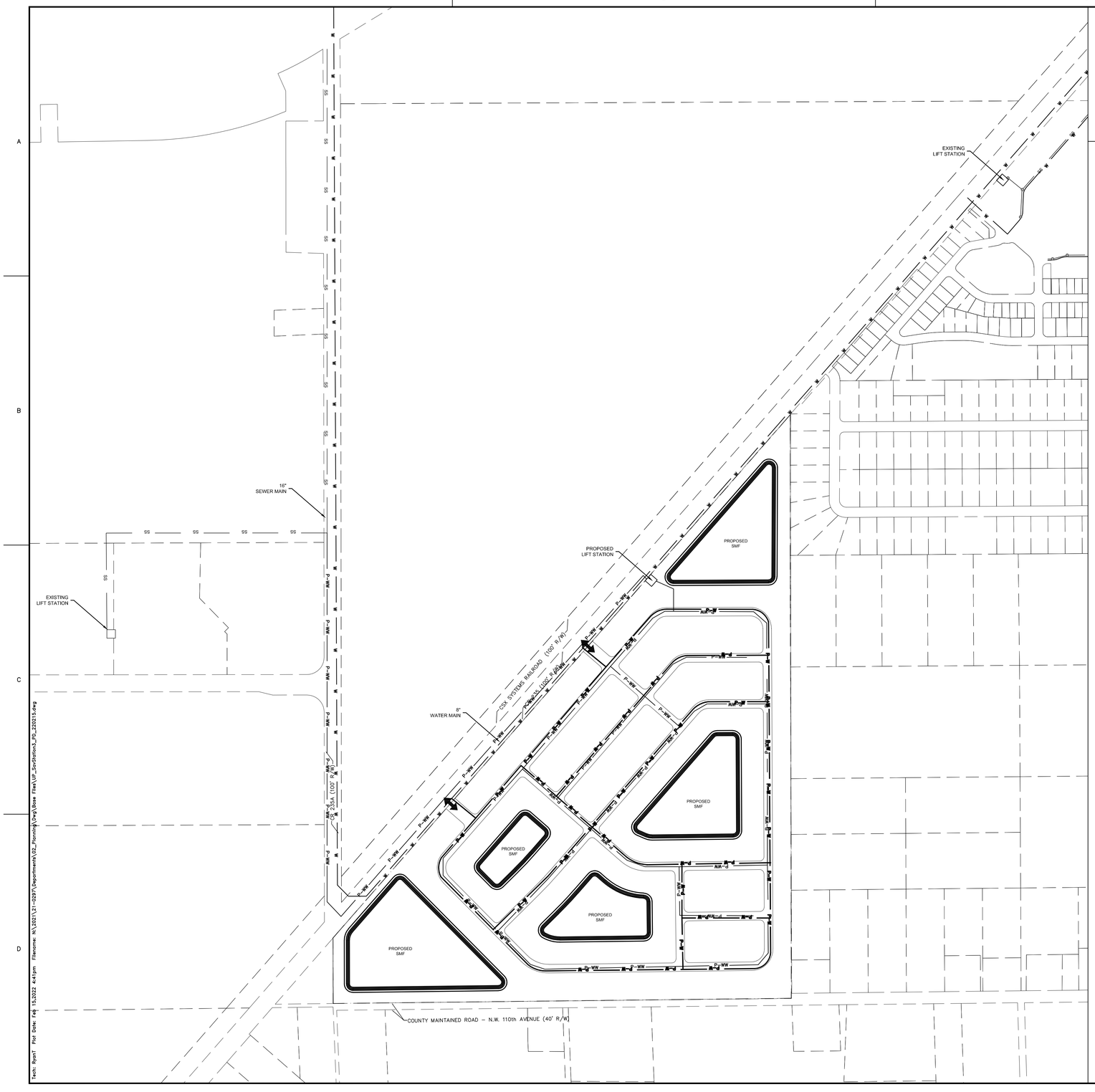
CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Kelli Ryon Plot Date: Feb 28,2022 3:39pm Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2MP_SavStation3_PD_220228.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

N

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA 0075
CHW Professional Consultants

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
DRAFT – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech Report Plot Date: Feb 15,2022 4:41pm Filename: N:\2021\21-0297\Department\03_Planning\Base Files\UP_Section3_PD_220215.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.



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SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021

CLIENT:
SAVANNAH STATION, PHASE 3

PROJECT:
PLANNED DEVELOPMENT

SHEET TITLE:
PD EXISTING CONDITIONS PLAN

TECHNICIAN:
R. THOMPSON

DESIGNER:
R. THOMPSON

QUALITY CONTROL:
C. BRASHIER

PROJECT NUMBER:
21-0297

SHEET NO.:
3 of 3

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
LOCATION:	East of CR 235, North of NW 110th Avenue, south of Pilot Forest subdivision
PARCEL ID NUMBERS:	03980-002-001
ACREAGE:	± 118.2
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

EXISTING USES

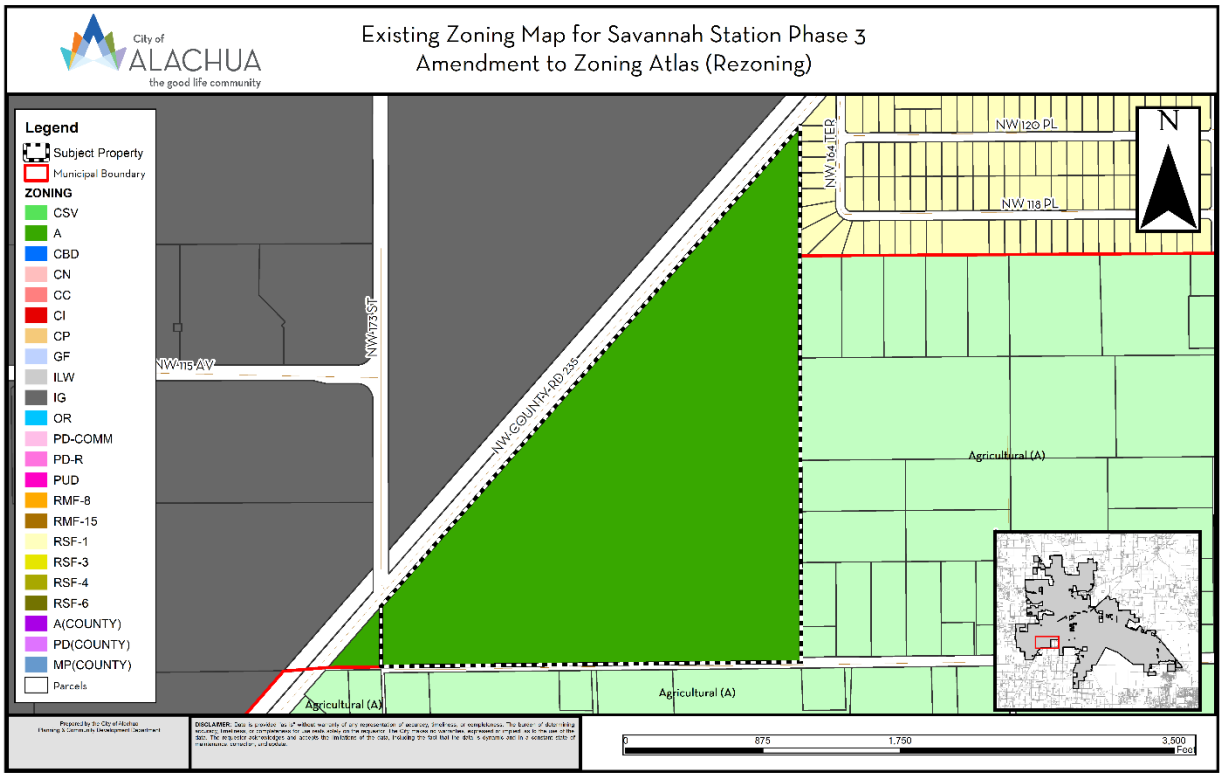
The subject property is vacant and has historically been used for agricultural cultivation.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

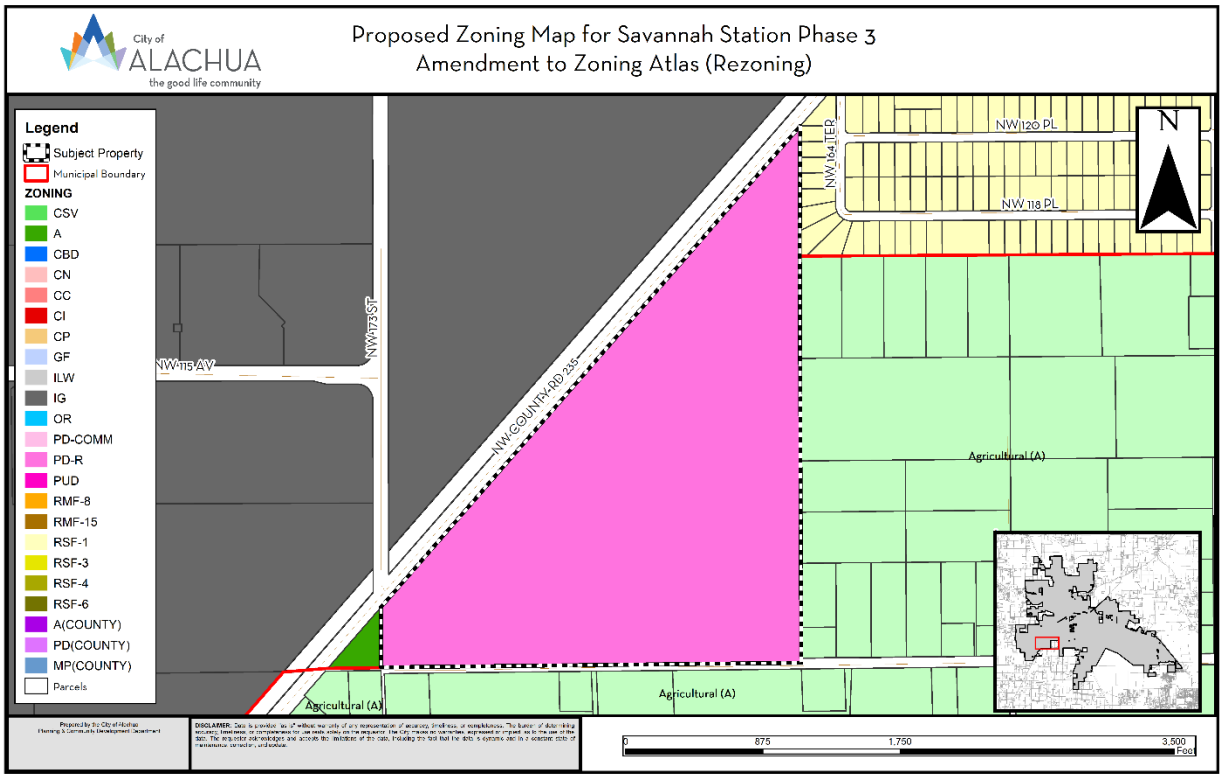
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A) 118.2 acres	Planned Development – Residential (PD-R) 118.2 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 23 dwelling units*	Established by PD Master Plan *472 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *2,500 square feet maximum for neighborhood amenity center building*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space,

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

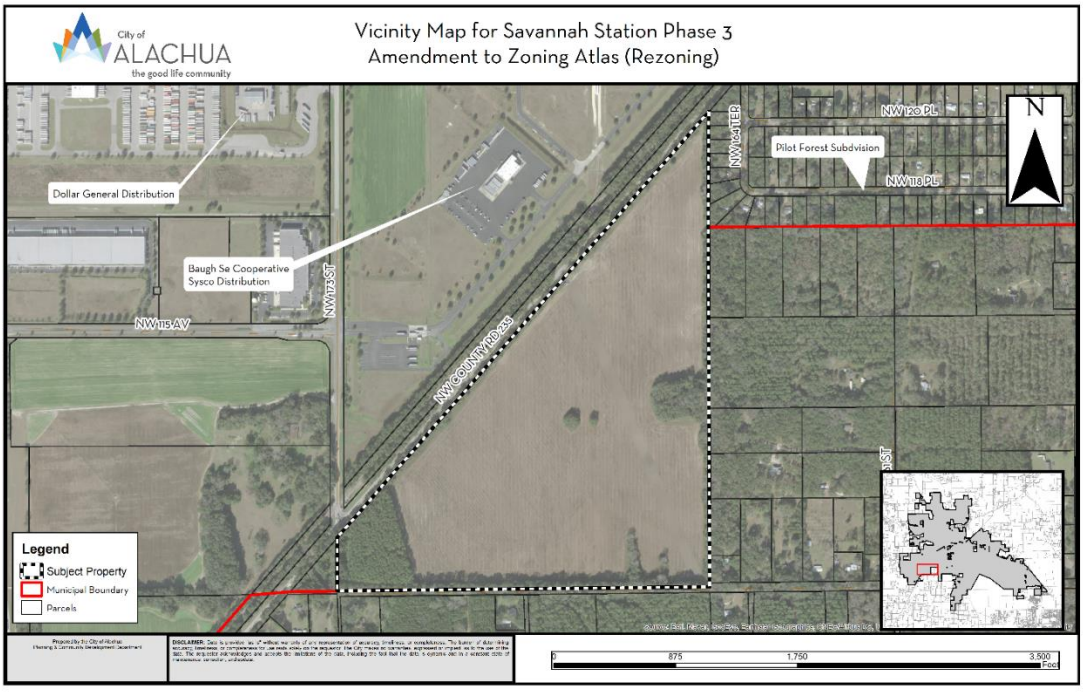
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

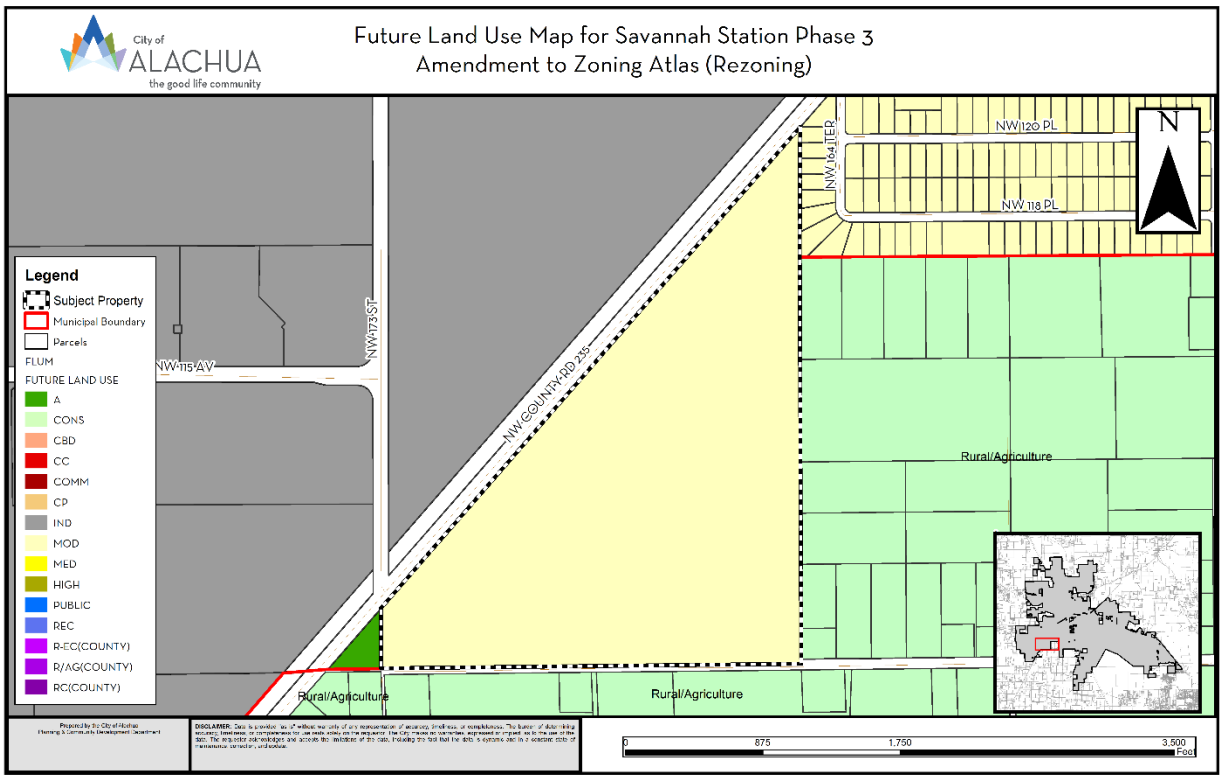
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 3. Vicinity Map



Map 4. Future Land Use 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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 30, 2021, at the CHW offices in Progress Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 3 members of the public.

Concerns included potential emergency or pedestrian access to NW 110th Avenue.

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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge

Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

<u>Conservation and Open Space Element</u>

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.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following

provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and
ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

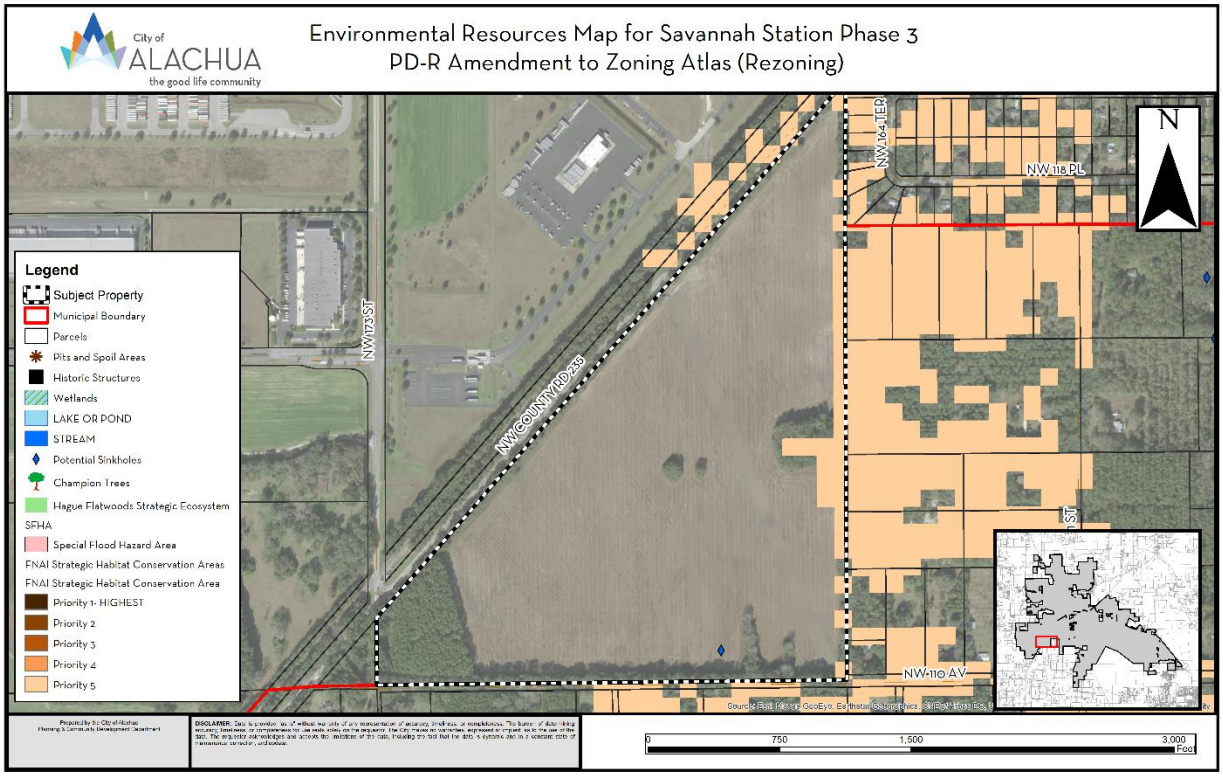
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues elated 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. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Evaluation: GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential uses.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands in the vicinity to the north, east and west are all developed with residential uses or industrial (warehouse) uses.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided. Furthermore, certain uses are not permitted in Development Areas A and C, such as the single family attached units. The amenity center is not permitted within Development Area C as well. A 50' buffer exists between Development area C and the lots to the east of the subject property.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development and existing major employment centers (warehouses).

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: Similar residential exists in the vicinity – Savannah Station Phases 1 and 2, Pilot Forest, and Tara Village.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related,

requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential properties, and is located near major employment centers.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the north and west are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies seven (7) development areas: Development Area 'A', Development Area 'B', Development Area 'C', Development Area 'D", Buffer, Common Area, and Rights-of-way. Single family detached is permitted in Development Areas A, B or C or D. Single family attached is permitted in Development Area B only. A neighborhood amenity center is permitted within Development Areas A or B only.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: There are no environmentally sensitive lands to be mapped.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district is comparable to those presently located on nearby properties. Areas to the east, south, and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The lots located along the shared property line (in Development Area C) have been increased in size by 50% to address compatibility concerns. In addition, a 50' buffer area (Development Area E) has been provided between these lots and existing adjacent residential and agricultural properties.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive

Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency CR235 (from NW 143rd Place to South City Limit), CR235A (from SR235 to West City Limit), and CR2054 (CR235A South(from US 441 to CR235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area E.

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 118.2 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the existing Moderate Density Residential Future .

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation is shown from lots in Development Area C and any adjacent existing residential lots.

(5) *Development Standards*
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility

lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning	Residential [1]	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 418. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	5,672	2,930	5,209
Reserved Trips[4]	1,370	53	287
Available Capacity[4]	8,078	12,137	9,624
Potential Impact Generated by Proposed Zoning Amendment[5]	4,493	1,059	2,118
Residual Capacity after Proposed Zoning Amendment[6]	**3,585**	**11,078**	**7,506**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	539	325	495
Reserved Trips[4]	148	128	31
Available Capacity[4]	672	906	833
Potential Impact Generated by Proposed Zoning Amendment [5]	481	114	227
Residual Capacity after Proposed Zoning Amendment[6]	**191**	**792**	**606**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021

4 Source: City of Alachua January 2022 Development Monitoring Report.

5 Source: Buckholz Traffic Concurrency Study, October 2021.

The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 11,14,17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	127,440
Residual Capacity	**671,403**
Percentage of Permitted Design Capacity Utilized	**70.81%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	118,000
Residual Capacity	**524,899**
Percentage of Permitted Design Capacity Utilized	**70.60%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	6.14
Residual Recreational Capacity After Impacts	**72.53**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.59 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.16 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.14 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,909	895.9
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 145 total student stations (70 for elementary, 33 for middle, and 42 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60%	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Minimum Parking Spaces 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	Single Family Detached *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60%	Single Family Attached *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5' Side (all other lots/units) = 0' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage*	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Minimum Parking Spaces 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	75% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 6 du/acre	Single Family Detached Residential on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75% *Minimum Parking Spaces* 3 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		±4.00%
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center,	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet		±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Pedestrian Pathways, Stormwater Drainage Areas			*Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 4 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 5 per unit	±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Stormwater Management Facilities 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines 6	
Development Area 'E' 0 du/acre	Buffer Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

        i. Block lengths may exceed 1000 feet when all of the following conditions are met:

            1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

            4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

        ii. Pavement widths may not be less than 24 feet.

        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Savannah Station Phase 3 PD-R Rezoning

Dear Mr Thompson:

On February 15, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21, 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.. The proposed amendment will entitle 472 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 42 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

FOR Supt.

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	748	748	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	80%

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On February 3, 2022 the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting was held on September 23, 2021 to discuss the application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, March 3, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

    New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

    New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

3. *Consistency with City's Land Development Regulations*
    c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

    New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

4. *Concurrency Impact Analysis*
    a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

    New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

5. *Public Services Comments*
    a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. *Miscellaneous*
    a. **New Comment:** While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name "Savannah Station" for any future development within the PD as confusion may arise. Acknowledgement only needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 10, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/10/2022

RE: **Savannah Station Phase 3 PD-R Rezoning**

Public Services has reviewed the subject project (Feb 04, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Feb 4th Submittal** **Sheet 2, PD UTILITY PLAN:** Please add the following note to the drawing on this sheet: "NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS" **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On August 31, 2021 the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting is scheduled for September 23, 2021 to discuss the application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, October 7, 2021. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    a. Section 3.6.2 (A)(1)(a), General Note 1 of Master Plan states that single family attached dwelling units with up to 8 families per building may be allowed within Development Area A. Development Area A appears to be intended for single family detached dwellings, and Development Area B appears to be intended for single family attached dwellings. Please verify.
    b. Section 3.6.2 (A)(1)(b), Master Plan does not identify number of total residential units permitted under each Development Area. Master Plan does not provide residential densities under each Development Area. Please revise.
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.
    d. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lots located along south and east property boundary would be significantly different and incompatible with existing lot sizes. Lots along this boundary should be a minimum a 20,000 square feet with a minimum width of 100'. A separate development area should be created with these new minimum lot sizes and lot widths.
    e. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lot coverages are significantly different as proposed (75% of lot coverage compared to 20% maximum lot coverage in Agricultural zoning districts). A separate development area should be created with a more compatible lot coverage.
    f. Section 3.6.3 (A)(4) Dimensional Standards. Minimum front setback of 10' presents issues for blocking of sidewalk and pedestrian travel. A minimum garage setback of 18' must be provided in order to provide adequate parking area for vehicles. Remainder of structure at 10' from property line is acceptable.
    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.
    h. Section 3.6.3 (A)(4) Dimensional Standards. Side setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum side setback of 15'. A separate development area should be created with this side setback.
    i. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot coverage area of 75% for Development Area A is incompatible with typical single family residential

development in the vicinity and within the City in general. Revise proposed lot coverage to a maximum of 60% for Development Area A.

j. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot width is 40' for both single family detached and single family attached. Typically, the single family attached units minimum lot width is 18' to 20'. Please verify requested lot width for attached single family within Development Area B.

k. Section 3.6.3 (A)(4) Dimensional Standards. Minimum lot area for single family attached units are approximately 2,000 square feet. Proposed minimum lot area is 4,000 square feet for single family attached lots within Development Area B. Please verify.

l. Per Section 3.6.3 (A)(5)(b)(iii)c, a 25' stabilized access pathway from NW 110th Avenue must be provided to internal street network. Pathway does not need to be paved, but should be so designed such that an emergency vehicle could utilize as alternative entrance/exit.

m. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. Please indicate timing of provision of needed utility services and stormwater management facilities. Indicate that the amenity center will be permitted at the same time as residential development or after, but not before.

n. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. If the attached single family residential units are permitted using site plan (as townhomes which are multifamily under common ownership) please indicate in phasing plan that an infrastructure plan will be required for utility service and right-of-way access to serve development.

2. *Consistency with City of Alachua Comprehensive Plan Analysis*

a. Page 8 of Justification Report provides analysis of Policy 2.1.a of the City's Future Land Use Element. Analysis states that all units will be single family detached, however, permitted uses under proposed PD Master Plan would allow single family attached units. Please verify and correct.

b. Page 12 of Justification Report provides analysis of Policy 2.4.b of the City's Future Land Use Element. Analysis states that compatibility buffering is not required. This is not necessarily the case as the surrounding uses and lot sizes require buffering consideration. See Comment 1.g above related to this comment.

c. Page 13 of Justification Report provides analysis of Objective 4.1 of the City's Future Land Use Element. Analysis states that the project is located within a developed area. Substantial areas to the south and east of the subject property are not "developed" but rather in active agricultural or silvicultural operations.

3. *Consistency with City's Land Development Regulations*

a. Page 17 of Justification Report provides analysis of Section 2.4.2 (E)(1)(g) of the City's Land Development Regulations. Analysis states that the development will not deviate from the pattern of development as the corridor (CR 235) is predominately residential. Please provide greater detail and address the size of residential lots adjacent to this property, especially to the south and east of the subject property.

b. Page 18 of Justification Report provides analysis of Section 2.4.2 (E)(1)(j) of the City's Land Development Regulations. Analysis references Savannah Station located less than 400 north on CR 235. Please clarify. Phase 3 will be located less

than 400 (feet?) from the existing Savannah Station development? How is this measured?

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

d. Page 20 of Justification Report provides analysis of Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations. Provided master plan does not provide location of all listed facilities. This can be provided in graphical or tabular form. If in tabular form, addresses and travel distances from those facilities to the subject property should be provided.

e. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(2) of the City's Land Development Regulations. Analysis indicates that only single family detached dwelling units are permitted within proposed PD zoning district, however, listed allowed uses includes single family attached units.

f. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(4)(b) of the City's Land Development Regulations. Analysis indicates no setbacks or buffers are required between proposed and existing large lot development. A 100' separation of between existing lots and any proposed lots within the subject property must be provided. 25' of the 100' separation must include 25' natural buffer that will only utilized for ingress/egress and for underground potable water, sewer, electrical, or stormwater lines. No grading or tree removal permitted within this buffer area.

g. Per Section 7.3.2 (A), sidewalks are required along both sides of the street given the proposed density of the project. Please revise typical roadway section shown on PD Master plan that shows second sidewalk as optional.

4. *Concurrency Impact Analysis*

   a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

   b. Provided concurrency impact analysis does not utilize City level of service standard for water concurrency (275 gallons per day per unit). Please correct.

   c. Provided concurrency impact analysis does not utilize City level of service for wastewater concurrency (250 gallons per day per unit). Please correct.

5. *Public Services Comments*

   a. Applicant must respond to comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated September 22, 2021 (attached).

6. *Miscellaneous*

   a. Add note as condition of approval: architectural variability standards as set out in Section 4.3.1 (A)(4)(d) are applicable to single family detached dwellings within Phase 3.

b. Add note as condition of approval: design features as required by use-specific standards in Section 4.3.1 (A)(3)(d) are applicable to single family attached, townhome or two to four family dwellings within Phase 3.

c. Add note as condition of approval: regardless of ownership or maintenance of streets, all sidewalks and crosswalks will meet FDOT Design Manual Chapter 222 Pedestrian Facilities, unless otherwise stipulated in the PD Master Plan. This may require revision to street section typical provided in PD Master Plan (minimum sidewalk width should be 6').

d. Add note as condition of approval: an environmental assessment will be required at time of final PD plan/ preliminary plat/ site plan approval that includes a 100% gopher tortoise and burrowing owl survey. A condition will be required that standard measures of protection for Eastern Indigo Snakes, if applicable.

e. Note 5 of the PD Master Plan identifies Development Area C as circulation development area, however, on the map it appears that Development Area D is the circulation development area. Please confirm.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 22, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/22/2021

RE: **Savannah Station Phase 3 (Rezoning to PD-R)**

Public Services has reviewed the subject project (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Aug 31 Submittal** **Sheet 2** This sheet shows the concept for the new lift station & the new force main. Although this concept appears feasible, there are several other feasible approaches. CoA suggests that these feasible approaches be discussed prior to detail design. See below for a description of feasible concepts. **FYI- Approved as Noted.**
2.	**Comment on Aug 31 Submittal** **Sheet 2** Option 1 This is the submitted concept. The new lift station discharges into a new force main that connects to the existing 16-inch force main along CR-235A. Where the new and existing force main connect, a vault will need to be constructed. Installed in the vault will be a check valve, two isolation valves & a bypass line with an

NO.	COMMENTS
	isolation valve. **FYI- Approved as Noted.**
3	**Comment on Aug 31 Submittal** **General** Option 2 The new lift station discharges into a new force main that discharges to an existing gravity manhole on the east side of CR235A. Discharge from this gravity manhole is conveyed by a series of gravity mains and manholes to the receiving manhole of the existing lift station (LS#15). Several manholes, including the receiving manhole, will need to be lined with protective coatings. The pumping capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
4	**Comment on Aug 31 Submittal** **General** Option 3 The new lift station discharges into a new force main that discharges to the receiving manhole of existing lift station (LS#15). The receiving manhole will need to be lined with a protective coating. The pump capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 1, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On August 31, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Planned Development – Residential (PD-R) on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**. Detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by Waco Properties, Inc, a Florida corporation ("Owner"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Savannah Station Phase 3 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____ , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____ , and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") to Planned Development–Residential ("PD-R") for Tax Parcel Number 03980-002-001 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single–family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways,	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks*	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Stormwater Drainage Areas			Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 1 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)**	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				7.5' from property lines		
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	Single Family Detached *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5'	Single Family Attached *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5' Side (all other lots/units) = 0' Rear=5' Garage Face =18'	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities**	Accessory Structure Side = 5' Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75% *Minimum Parking Spaces* 2 per unit	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 6 du/acre	Single Family Detached Residential on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=5'		±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Building Height 45 feet *Maximum Lot Coverage* 75% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18'	±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 3 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet	±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Pathways, Stormwater Drainage Areas			*Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 4 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines 5	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'E' 0 du/acre	Buffer Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width – 50 feet Minimum Wearing Surface – 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District,

in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site

improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 1000 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ th day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20__.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

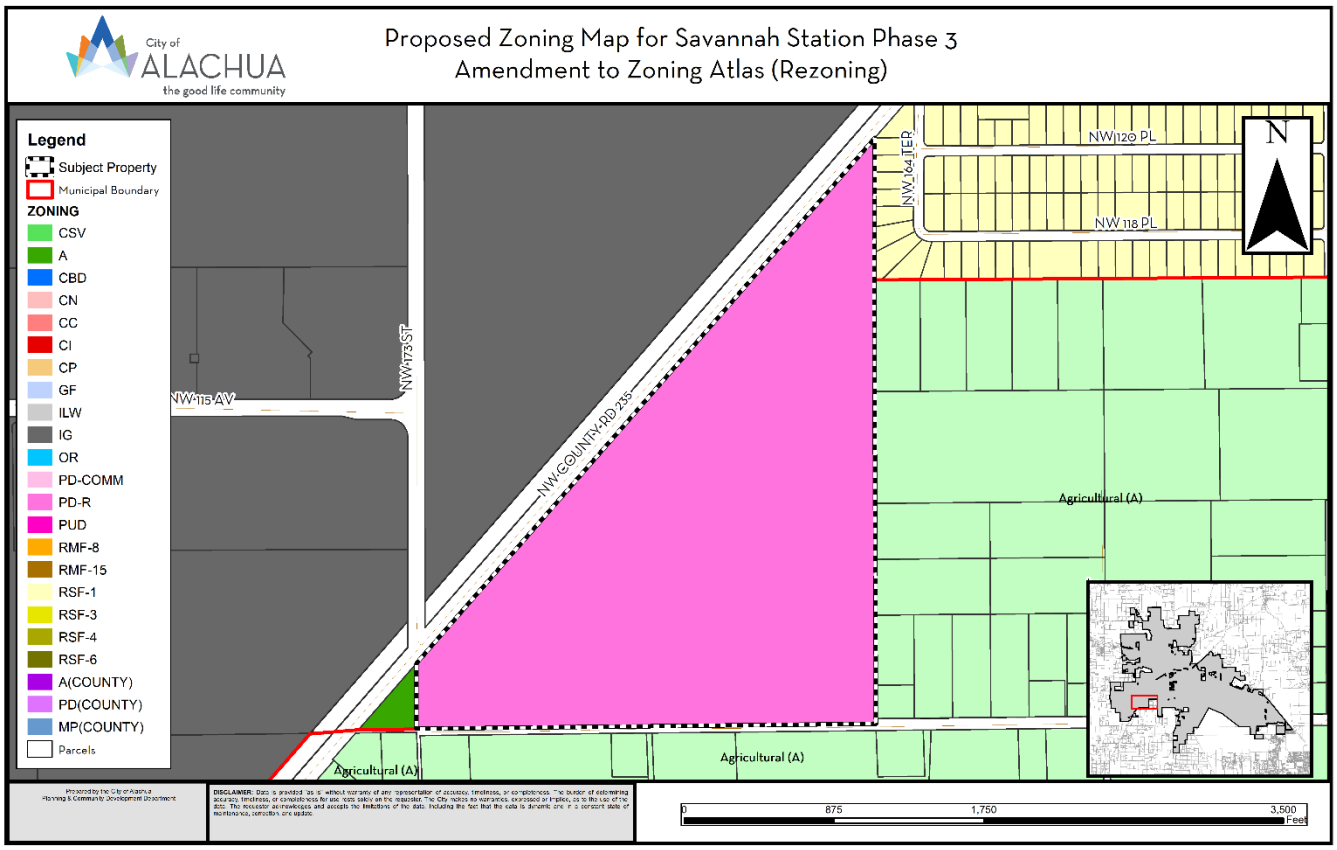
118.191 ACRE TRACT
OVERALL TRACT "D" – Book 2140; Page 1836
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Zoning Map for Savannah Station Phase 3
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
NW 173 ST
NW 115 AV
NW COUNTY RD 235
NW 164 TER
NW 120 PL
NW 118 PL
N
Agricultural (A)
Agricultural (A)
Agricultural (A)
0
875
1,750
3,500
Feet

PLANNED DEVELOPMENT AGREEMENT
FOR SAVANNAH STATION PHASE 3 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WACO PROPERTIES, INC.**, Florida corporations, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Savannah Station Phase 3 Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±118 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on _____;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

Waco Properties, Inc.
569 S. Edgewood Avenue
Jacksonville, FL 32205

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be

based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
10.47, LLC.

_____

By:_____

_____

(NAME)

_____, _____

(NAME) (TITLE)
of 10.47, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

(SEAL)

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

118.191 ACRE TRACT
OVERALL TRACT "D" – Book 2140; Page 1836
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT “C”

[PD MASTER PLAN]

Savannah Station Ph. 3
Planned Development-Residential

Rezoning Application on Alachua County Tax Parcel
03980-002-001



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Waco Properties, Inc.

Date: ~~8/31/2021~~
REVISED 2/15/2022
PN# 21-0297

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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7. **Justification Report (REVISED)**
8. **Attachments**
    a. **Public School Student Generation Form**
    b. **Map Set**
    c. **Plan Set (REVISED)**

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February 15, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Savannah Station Phase 3 – PD-R Rezoning (REVISED)
(Alachua County tax parcel 03980-002-001)

Dear Kathy:

The above-referenced application has been revised to address comments received by the Project Assistance Team (PAT) on February 10, 2022. Revised materials include this cover letter, the Justification Report, the PD Master Plan, and the PD Utility Plan. Notable revisions include:

- Ensuring the Amenity Center is only permitted in Developable Areas A and B,
- Amending the rear setback for lots abutting the east and south property boundaries,
- Adding a 20'-wide landscape buffer along the CR 235,
- Amending the Justification report to reflect the appropriate roadway impact, and
- Adding a note to the PD Utility Plan per Public Service Department.

A complete list of responses to the PAT comments is attached hereto for reference and reflected in the materials.

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 ryant@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

C. Ryan Thompson, AICP
Sr. Project Manager
N:\2021\21-0297\Departments\02_Planning\City-County\Working Files\LTR 220215 SS PH3 - Cover Letter.docx

1. PD Master Plan: Compliance with Applicable LDR Provisions

c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

Response: The Amenity Center is permitted in Development Areas A and B only, as reflected on the PD Master Plan.

g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

Response: Due to potential building footprints on these sites, a 12' minimum rear setback is proposed. This minor modification is requested to meet high demand for specific units provided by the applicant.

3. Consistency with City's Land Development Regulations

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

Response: A 20'-wide buffer is proposed along CR 235, as illustrated on the PD Master Plan.

4. Concurrency Impact Analysis

a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

Response: The reference to CR 235A North on Page 6 and 7 of the Justification Report has been amended.

5. Public Services Comments a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. Miscellaneous

a. New Comment: While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name “Savannah Station” for any future development within the PD as confusion may arise. Acknowledgement only needed.

Response: The note requested by Public Services was added to the PD Utility Plan.

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City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03980-002-001
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: A
7. Proposed Zoning Designation: PD-R
8. Acreage: ±118 ac.

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive, Alachua, FL 32615
   City: Gainesville State: FL ZIP: 32607
   Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, Inc.
   Mailing Address: 569 S. Edgewood Avenue
   City: Jacksonville State: FL ZIP: 32205

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: The Fletcher Family Companies
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. *Adverse Effect on Local Character*
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. *Not Deviate from Pattern of Development*
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. *Encourage Sprawl*
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. *Spot Zoning*
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. *Public Facilities*
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. *No Adverse Effect on the Environment*
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of August, 2021 by Ryan Thompson

_____, who is/are personally known to me, or who has/have produced _____

as identification.

Shannon W Braddy

Signature of Notary Public, State of Florida

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

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118.191 ACRE TRACT

OVERALL TRACT "D" – Book 2140; Page 1836

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.O7 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

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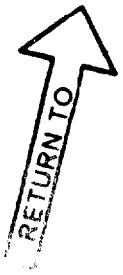
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

LEGAL DESCRIPTION

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SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	ALACHUA INDUSTRIAL (233200.60)
Subdivision	
Brief Legal Description*	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	80.710
Homestead	N

View Map

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$24,531	$30,400	$30,400	$30,400
Agricultural (Market) Value	$1,452,780	$1,576,980	$1,984,320	$1,984,400	$1,984,400
Just (Market) Value	**$1,452,780**	**$1,576,980**	**$1,984,320**	**$1,984,400**	**$1,984,400**
Assessed Value	$22,599	$24,531	$30,400	$30,400	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$24,531	$30,400	$30,400	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	INTERNATIONAL BUSINESS MACHINE	Link (Clerk)

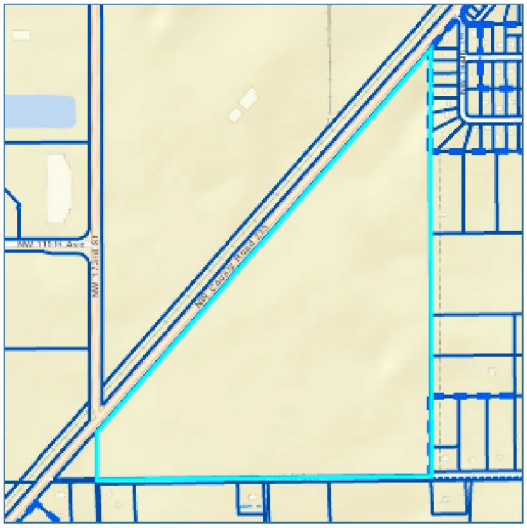
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03980 002 001

Owner:
WACO OF ALABAMA INC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/06/2020** for **$522.75**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010 Annual Bill	$0.00
	Print (PDF)
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

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Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Workshop Materials**
7. Justification Report (REVISED)
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

To: Neighbors of the County Road 235 / County Road 235A Intersection

From: Ryan Thompson, AICP

Date: 13 August 2021

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2021\21-0297\Admin & Information\06_NHWS\Ad and Mailing\MAIL 210813 Savannah Station Phase 3 REZ.docx

Mailing Labels

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELIN
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
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Alachua FL 32615

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Assistant Director Planning
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FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
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Lynn Coullias
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Alachua FL 32615

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7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Surfside

Continued from Page 3A

complete further assessments.

It is indicative of how potentially pervasive structural issues might be with older complexes, particularly on the water, and underscores the need for a timely and thorough investigation into what caused the Champlain collapse and how other buildings might or might not face similar problems, officials said at Tuesday's meeting.

"We need to know how safe our community is," said Commissioner Nelly Velasquez. "We need to know how safe our Earth is beneath our feet, and we need to know that as soon as possible."

Burkett agreed.

Miami-Dade County Mayor Daniella Levine Cava "did a marvelous job, and has done and continues to do a marvelous job," Burkett said. "However, with respect to this very, very narrow issue, I think there is a loss of focus."

Leaning forward in his chair in a conference room at Surfside Town Hall recently, Burkett pulled no punches when he told The Palm Beach Post that he believes the glacial pace of the county to either pursue its own investigation or enable the town to complete theirs, could result in tragedy.

"The people that eventually make the decisions on whether to immediately proceed with an investigation as to why the building fell down are the ones that are ultimately going to be responsible if, God forbid, we end up with a catastrophe in our town again," Burkett said. "And that's not something I want to be anywhere near."

In a strongly-worded July 23 letter toLevine Cava, Burkett said as much, questioning why the county seems to be hindering the town's investigation.

"If we are denied the ability to access the site, a property within our own municipality, and we cannot do the investigations that our expert has prescribed because of the County's refusal to give us access, then the County must assume full and complete responsibility for any loss of life and any other damages that may result," Burkett wrote.

When asked why Kilsheimer has not been granted access to the debris, Cava's office referred The Post to Cava's July 29 reply to Burkett, in which Cava wrote that it is "essential that we get answers and accountability about exactly what happened," and that the "safety and well-being of every single resident of Miami-Dade" is her "top priority."

Cava in that reply also encouraged Surfside to continue inspecting Champlain Towers North, which is the "sister" building to the one that collapsed, as well as any other buildings within the town's jurisdiction.

She wrote that the county's process of hiring a forensic engineer to investigate the collapse was "well underway," and that it is "vital that the investigation move forward as speedily as possible while maintaining the integrity of the collapse site and all evidence."

As such, she concluded, "access to the site has been limited."

'They want this to go away as fast as possible'

But seven weeks after the collapse, the county still has not hired an engineer. And Kilsheimer still has not been granted access to the debris, Burkett pointed out. In fact, the county did not even put out an online post for the forensic engineer position until July 28 — five weeks after the collapse.

"At the present time, we have not extended a contract to a forensic engineer, we are still in the procurement process," a spokesperson from the department wrote in a recent statement to The Post.

Surfside commissioner and former prosecutor Eliana Salzhauer thinks she might know why.

"I don't think anybody wants to hear the truth, because the truth is going to cost them money," she said at Tuesday night's meeting. "They want this to go away as fast as possible."

The reason, Salzhauer said, is simple: The receiver wants to get as much money as possible for the families and the county wants the spotlight off a problem that could devalue properties.

"That value can be decimated if it turns out there is a sinkhole, if it turns out there is a structural problem — that that ground is now worthless," she said. "There are so many unknowns here and nobody really wants to know ... they're hoping everyone will not pay attention, they'll get their money, the thing will be sold and will pass on. We're trying to stop that speeding train."

Kilsheimer said the investigation currently being conducted by the Miami-Dade police, in conjunction with the state attorney, is a criminal, not structural, investigation, which is the reason police have given for not allowing Surfside access to the debris. And the federal investigation being conducted by NIST is focused on policy, not cause, he said.

"NIST is not going to determine why the building fell down," Kilsheimer said. "They are going to come up with what materials should be used in certain environments, change building codes, make suggestions — like a bureau of standards. They are not forensic collapse experts."

Kilsheimer stands ready, willing and able to proceed with an investigation into the cause of the Champlain collapse, he said, be it on behalf of Surfside or the county. Residents are scared, he said, and they want answers.

"And we, on almost a daily basis, get several phone calls from people that live in that area that want us to talk about if their building is safe, are they safe," Kilsheimer said.

The commission discussed at Tuesday's meeting that one reason for the cold shoulder from the county might be because Surfside potentially could be a defendant in a future lawsuit relating to the collapse, and the county might question Kilsheimer's allegiances.

Kilsheimer bristled at the notion, saying that, if released from his contract with Surfside and hired by the county, he will in no way conduct an investigation or render a report based on any form of bias, favoritism or protection for any person or entity.

"In my mind, they're concerned I am going to say something to cover Surfside's ass in some way shape or form, and that's not how we do things," Kilsheimer said. "I've never had anybody say that I wouldn't tell it the way it was no matter who I was working for, and I personally take this as an insult that they are questioning my honesty."

Burkett agreed, writing in his letter to Levine Cava that "the investigation we conduct and the preservation of any remaining evidence are not mutually exclusive," and that the town would "happily work" with the county to "do our investigation and carefully and thoughtfully as possible," while "freely sharing all raw data that we collect from our testing with any agency or interested party."

Levine Cava's office, however, said that it is not the county, but the court-appointed receiver for Champlain Towers South — an attorney out of Fort Lauderdale — who is prohibiting Kilsheimer access to the debris. Her office provided The Post a letter from the receiver dated July 29 saying as much.

That receiver, Michael Goldberg, did not respond to verbal and written requests from the Post to explain why or at who's directive he determined Kilsheimer should not have access to the collapse site or the stored debris, and if, or when he has any intention of granting that access.

Debris, deemed critical to collapse investigation, being destroyed

While Kilsheimer is being denied access to both the warehoused debris and the collapse site, he said that, against the judge's orders, he has heard NIST has been conducting "destructive testing" on evidence. That means, he said, that NIST could be destroying critical evidence that might reveal the cause of the collapse.

"NIST is not sharing with us what they are doing," Kilsheimer said. "They can be doing things ... that make it impossible for us to do what we need to do in the ground. Maybe they found the one spot that's really bad, but we'll never find that spot because they took it and won't tell us what they did."

At a hearing Wednesday morning in Miami, a judge handling the receivership warned Goldberg that no destruction or alteration of evidence will be permitted.

In response, Goldberg said that he spoke with NIST official Judith Mitrani-Reiser, who has been co-leading the team of scientists conducting a preliminary investigation into Surfside, and she stressed that NIST was doing its testing in the least invasive way possible.

Burkett said he is beyond frustrated that NIST is processing evidence without Kilsheimer, and that the county is not yet investigating the cause of the collapse at all.

He offered to release Kilsheimer from his contract with Surfside or assign that contract over to the county so an investigation can move forward expeditiously but said the county has not accepted that offer.

"We all just want to find out why the building fell," Burkett said. "We don't need Surfside to do the investigation; we just need an investigation to be done quickly."

Levine Cava's office told The Post that neither Burkett nor Kilsheimer offered Kilsheimer's services to the county, and that Kilsheimer failed to formally apply for the job when it was posted online.

But Burkett said Kilsheimer had already been conducting an investigation for five weeks at that point and "everyone" knew it.

"It's really hard for me to believe that anybody was confused about the fact that Surfside would be willing to make Mr. Kilsheimer available to do any work whatsoever related to determining the cause of the collapse, which would have included un-contracting his services with us and helping him to get on board with the county," Burkett said. "We still have lives at risk, and we need to get to the bottom of this."

The Miami Dade Police Department did not respond to a request to explain if Kilsheimer was ever considered for the county job and why or why not.



Allyn Kilsheimer, center, who has spent the past half-century examining debris from calamitous disasters, conducts a structural examination at Champlain Towers North in Surfside on July 9. Kilsheimer is examining the nearby sister tower of the collapsed Champlain Towers South condominium for clues to the causes of the deadly catastrophe.
MARK ABRAMSON/INVT



Searchers dig through the rubble June 29 at the base of Champlain Towers South in Surfside. The condo building partially collapsed June 24.
LANNIS WATERS/THE PALM BEACH POST



Two people comfort each other at the Surfside Wall of Hope & Memorial.
WENDY RHODES/THE PALM BEACH POST

'Rolling the dice on their lives'

Kilsheimer, a 64-year veteran of building collapse investigations, has investigated about 30 to 40 collapses, he said, including the Pentagon after 9/11, the Florida International University bridge collapse in 2018, the Oklahoma City bombing in 1995, and probes around the world, including in Kuwait, Saudi Arabia and Turkey.

He said that inspecting the south tower debris is critical to determining not only why the south tower fell, but if the "sister" building — Champlain Towers North — which has been subject to voluntary evacuation since shortly after the south tower fell, is safe for occupancy.

"The odds of that happening are very low, and I recognize that, but here's the question — can we take that chance?" Burkett said. "Who's willing to roll the dice on the lives of those people in that building? And if you are not focusing on that as your No. 1 concern, I would submit you are rolling the dice on their lives."

Champlain Towers North, located three lots north of the south tower, was built at the same time by the same developer and with similar plans, Burkett pointed out in his letter to Levine Cava, and probably used the same contractor and similar materials.

And until there is an official determination as to what caused the south tower to fall, there is an imminent concern for the safety of those in the surrounding areas.

"The safety of the residents living in the Champlain Towers North building and other oceanfront buildings must not be ignored, nor can action to protect them be delayed," Burkett wrote.

Kilsheimer agreed. While he initially said the north tower was safe, he says now that a deeper investigation of the south tower needs to be done to confirm that, and that not enough is known about the construction of either tower to ascertain any risks to north tower residents.

"On neither building is there any information about load tests, and they don't even give the length of the pilings," he said about records that would typically indicate the standards to which both towers were initially built. "They don't exist. The only records we have are the drawings this town has. Things like load tests, concrete breaks, they don't get filed with cities."

Kilsheimer based his earlier, rosier assessment of the north tower based on preliminary inspections, engineering analyses and "random" concrete samplings of that building.

But because it is virtually impossible to safely access the foundation in an occupied complex, he said, he cannot unequivocally guarantee a zero risk of structural failure.

"My level of concern is, there are things that I don't know," he said. "That's my concern — the things that I don't know."

Unfortunately, it seems, neither does anyone else.

NIST has said its investigation could take years. Cava's spokesperson would not give an estimate on how long the county's investigation might take once an engineer is hired, and Miami Dade police did not respond to a request for a time frame.

Kilsheimer said if given access to the debris, he could conclude his investigation within "months."

"I don't understand why, whoever is really trying to understand why this building fell down, can't go with the team we have or somebody equal to that team," he said. "They have a reason. Why? I don't know."

@WendyRhodesFL

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03890-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

Meeting Presentation

Savannah Station- Phase 3

Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 30, 2021

21-0297:Savannah Station

1

The purpose of the neighborhood meeting:

The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

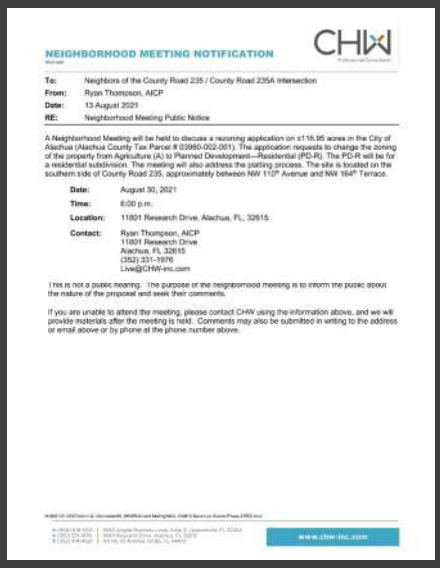
This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



21-0297:Savannah Station

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the County Road 235 / County Road 235A Intersection
From: Ryan Thompson, AICP
Date: 13 August 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

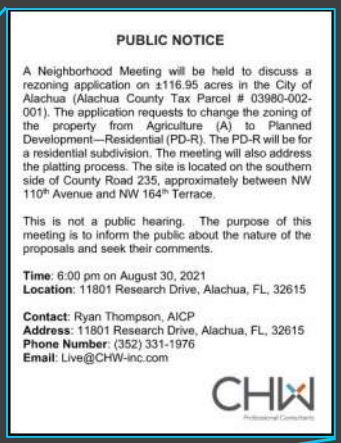
This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

www.chw-inc.com



Surfside



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0297:Savannah Station

3

REQUEST:

Rezoning Application

- FROM Agriculture (A)
- TO Planned Development – Residential (PD-R)



21-0297:Savannah Station

4

INTENT:

Develop a single-family residential subdivision



21-0297:Savannah Station

5

REZONING ESTIMATED TIMELINE

- June 23, 2021 — Pre-Application Meeting: City Planning staff
- August 30, 2021 — Neighborhood Meeting
- August 31, 2021 — Submit: Rezoning Application
- Sept.- Oct. 2021 — Staff Review
- Nov. 9, 2021 — Planning & Zoning Board: Public hearing
- Dec. 2021-Jan. 2022 (tentative) — City Commission: Public hearings

21-0297:Savannah Station

CHW

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PLAT
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff
June 23, 2021

Preliminary Plat
Submittal
After Rezoning

Preliminary Plat
Public Hearings
(Planning & Zoning Board and City Commission)
4-6 months later

Final Plat and Construction Plans
Submittal
(for each phase)
After Prelim. Plat

Construction Plans
Administrative Approval
±2 months later

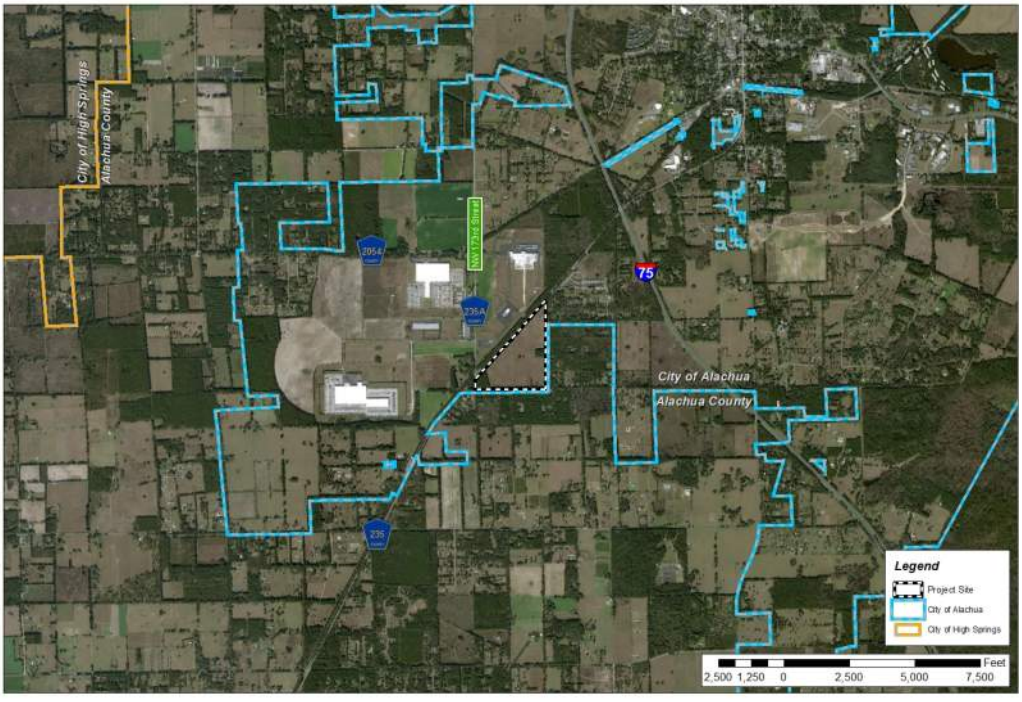
Final Plat
Public Hearing
(City Commission)
2-3 months later

21-0297:Savannah Station

CHW

7

Context Map



CHW

8

Aerial Map



9

Future Land Use Map

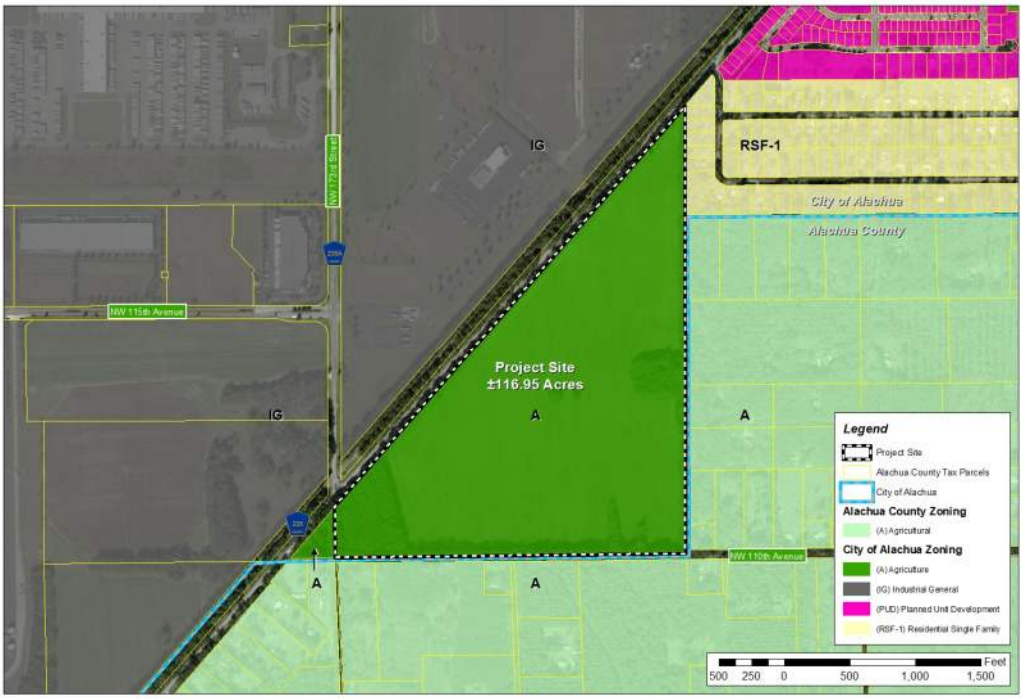
FLU:
Moderate Density Residential



10

Zoning Map

Zoning: Agriculture (A)



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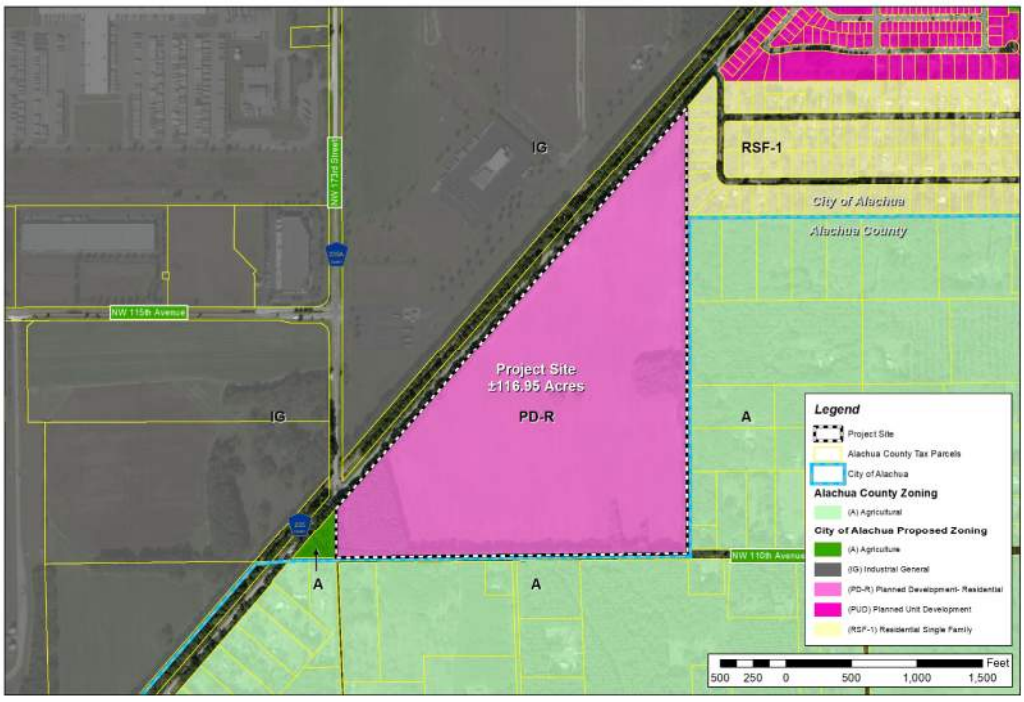
Proposed Zoning Map

Proposed Zoning: Planned Development - Residential (PD-R)



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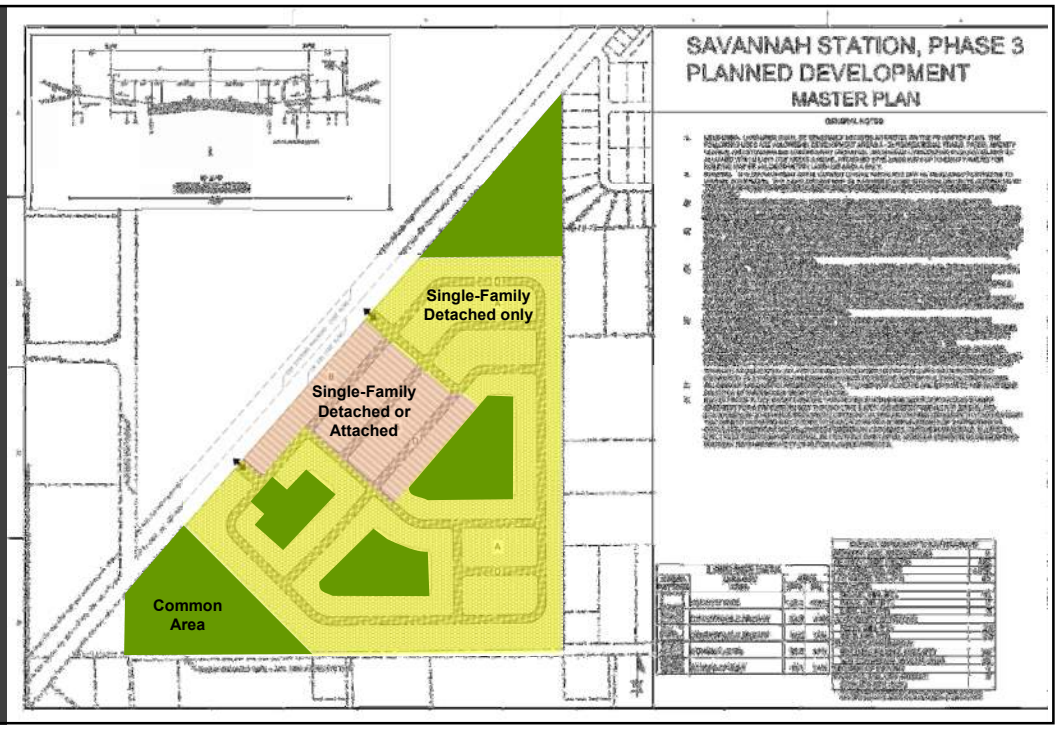
PD Master Plan



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

Savannah Station Phase 3

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: August 30, 2021 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Rezoning Application

	Print Name	Street Address	Signature
1	Jake Streit	16414 NW 110 Ave	
2	BRIEN & BRENDA VINCENT	16919 NW 110TH AVE	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Savannah Station Phase 3

21-0297

Event:	Neighborhood Meeting
Date/Time:	August 30, 2021 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Rezoning Application

CHW (Agent) Attendees: Ryan Thompson, AICP; Seth Wood; Olivia Lee; Michael Hutchinson
Public Attendees: 3

CHW, on behalf of Waco Properties, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; the Rezoning and Plat review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual master plan for the Planned Development. Questions from public attendees are described below, with agent responses.

Question: What is the expected lot size?
Response: The typical lot is expected to be 5,000 sf and 50'-wide, the same as Savannah Station Phase 2. However, to allow a different housing product, the minimum lot size for the project is proposed to be 4,000 square feet, with a minimum lot width of 40 feet.

Question: Will the homes be detached or attached?
Response: Single-family detached homes will be the only residential unit form permitted on the majority of the project site. An area central to the project site, as depicted on the PD Master Plan, will allow for single-family detached and attached residential units. Whether or not single-family attached residential units are constructed in this area will be based on market conditions.

Question: Will there be rentals included in this project?
Response: That is beyond the scope of this rezoning application. No more than a typical neighborhood like existing Savannah Station is expected.

Question: What will happen to trees currently on the property?
Response: This will be determined during the platting process. All development will conform to City of Alachua tree protection and preservation guidelines. Trees in the NW 110th Avenue right-of-way will not be touched. However, trees located on the subject property may be removed for home sites or stormwater management facilities.

Question: Will the streets have streetlights?
Comment: New streets constructed as part of this subdivision will have streetlights that conform to all pertinent City of Alachua regulations. It will be similar to the new phases of Savannah Station.

Question: Will this have any impacts on NW 110th Avenue?
Response: No direct access is proposed on NW 110th Avenue. Therefore, no paving or other improvements are required/planned. All ingress/egress points to the development will be located on County Road 235 exclusively. An emergency access consisting of a locked gate may be requested along NW 110th Avenue.

Comment: I do not want emergency or pedestrian access along NW 110th Avenue.

Question: What is the anticipated timeline for this development to occur? And how will it be phased?
Response: We estimate the rezoning portion of this project to conclude early 2022. Then, we will move into the platting process (outlined in presentation), which may take another 12 months. Phasing will be 20 -50 lots at a time, depending on market conditions, and will start near one of the CR 235 access points.
The meeting was adjourned at approximately 6:35 p.m.

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Application Package
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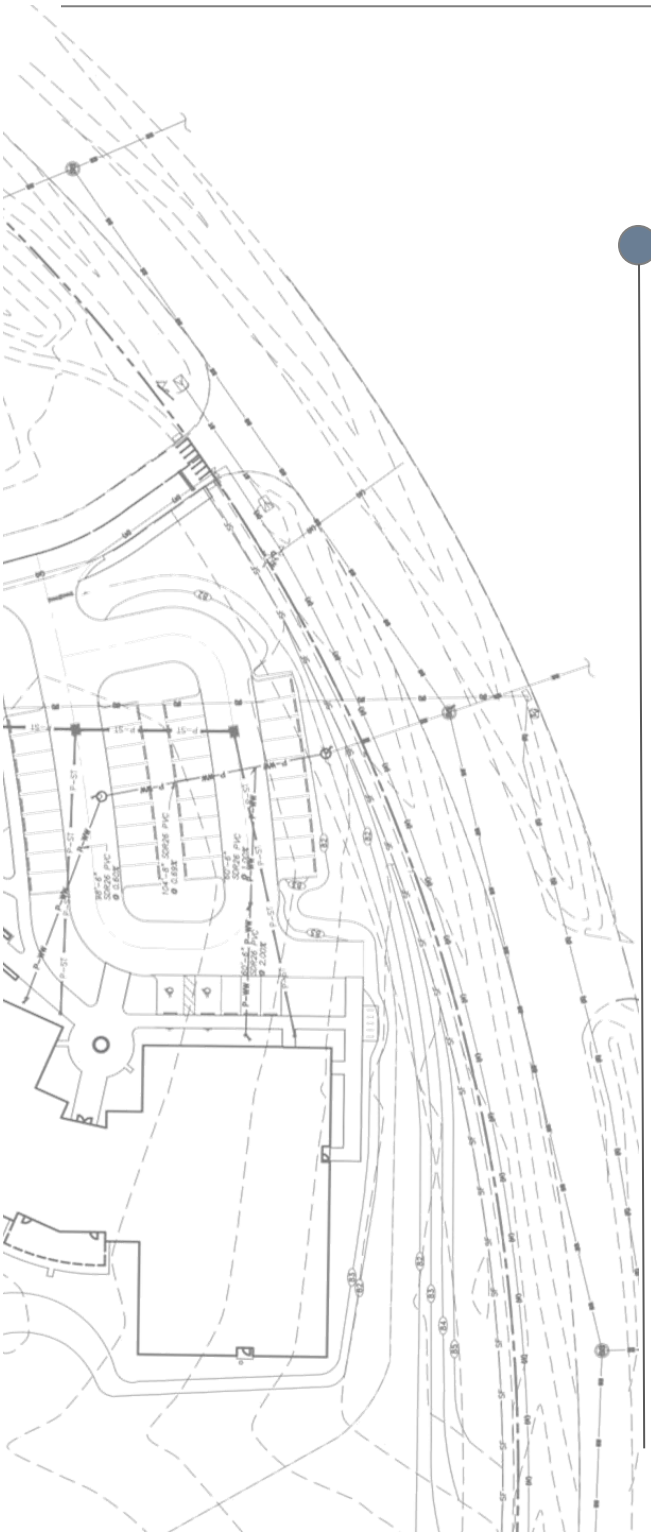
1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. **Justification Report (REVISED)**
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



SAVANNAH STATION PHASE 3

Justification Report

~~**August 31, 2021**~~
Revised February 15, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Waco Properties, Inc.

Prepared by:
CHW

PN# 21-0297
N:\2021\21-0297\Departments\02_Planning\Reports\RPT 220215 SSPH3 - JR REZ.docx

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2. Statement of Proposed Change 2
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5. Consistency with the Land Development Regulations 17

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~August 31, 2021~~ Revised February 3, 2022
Re: Savannah Station Phase 3 – Rezoning Application 21-0297

Jurisdiction: City of Alachua	**Intent of Application:** To allow Savannah Station Phase 3 to develop as a residential subdivision
Description of Location: Located along CR 235, north of NW 110th Avenue	
Parcel Number: 03980-002-001	**Acres:** ±118.2 acres (ac) *(Source: CHW)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential* The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.	
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option.	**Proposed Zoning District:** *PD-R: Planned Development-Residential District* The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.
Existing Max. Permitted Density: ±118.2 ac * 1 du/5 ac = 23 du	**Proposed Max. Permitted Density:** ±118.2 ac * 4 du/ac = 472 du
Net Change This Rezoning application will permit 449 additional dwelling units.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ±118.2-acre portion of Alachua County tax parcel 03980-002-001 from Agriculture (A) to Planned Development-Residential (PD-R). The subject parcel is located along CR 235, north of NW 110th Avenue. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

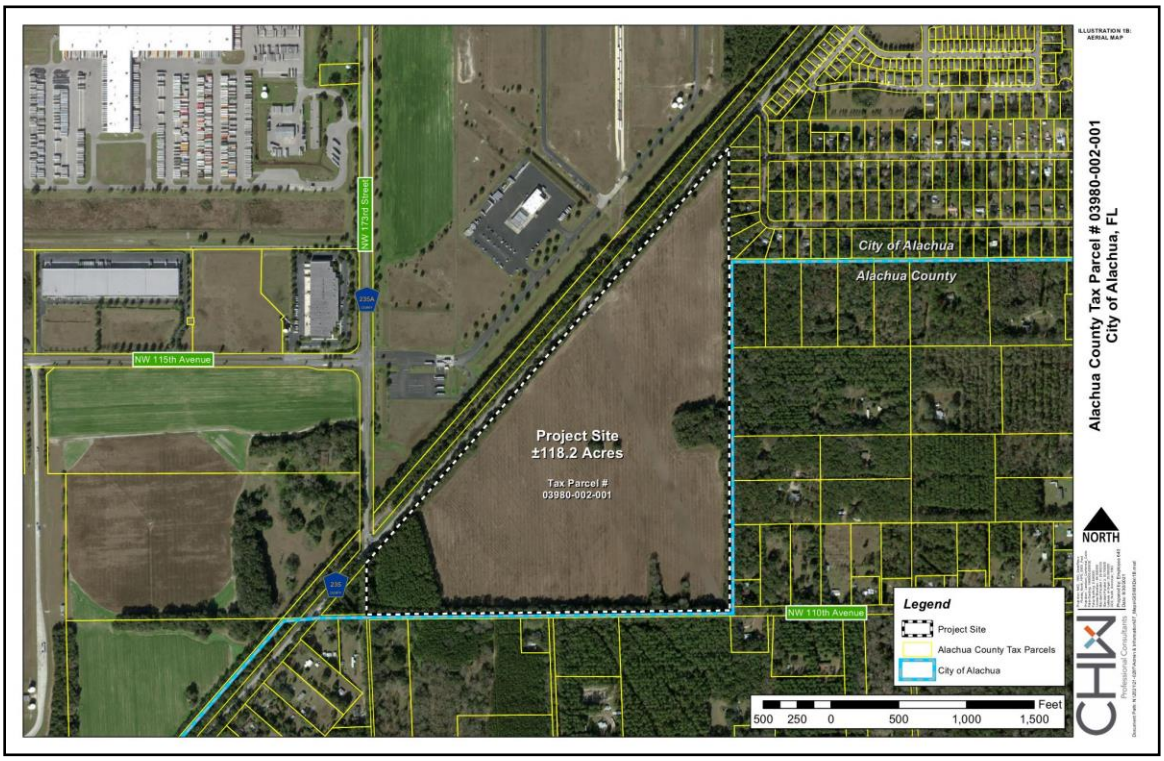

Figure 1: Aerial Map

The intent of this PD-R Rezoning application is to permit a residential subdivision. To obtain the maximum lot yield that is consistent with the underlying Moderate Density Residential Future Land Use (FLU) category (four units per acre), a PD-R is necessary. The PD-R shall be based on the Residential Single-Family – 4 (RSF-4) zoning district with modifications to the minimum lot size and lot width and other development standards, as specified on the PD Master Plan.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. The proposed Zoning District is illustrated in **Figure 4**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 235 ROW; Industrial	CR 235 ROW; Industrial General (IG)
East	Moderate Density Residential; Rural/Agriculture (County)	RSF-1; A (County)
South	NW 110th Ave ROW; Agriculture (County)	NW 110th Ave ROW; A (County)
West	Agriculture	A

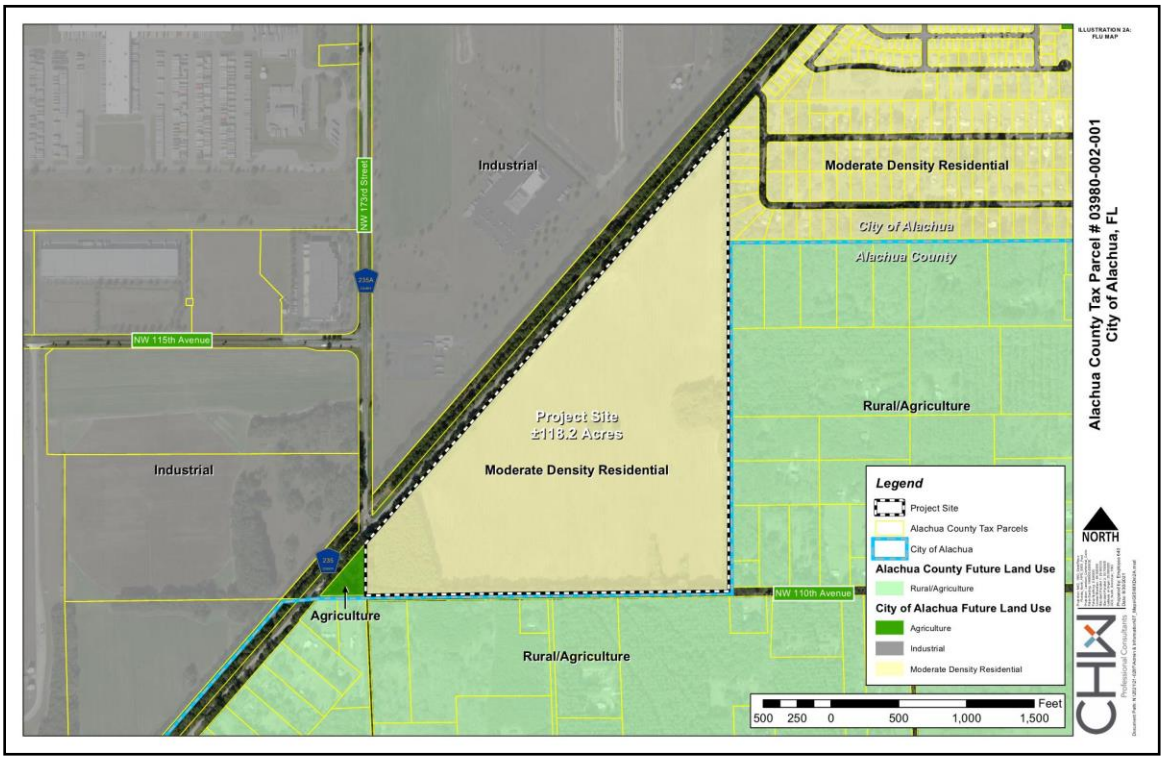

Figure 2: Existing Future Land Use Map

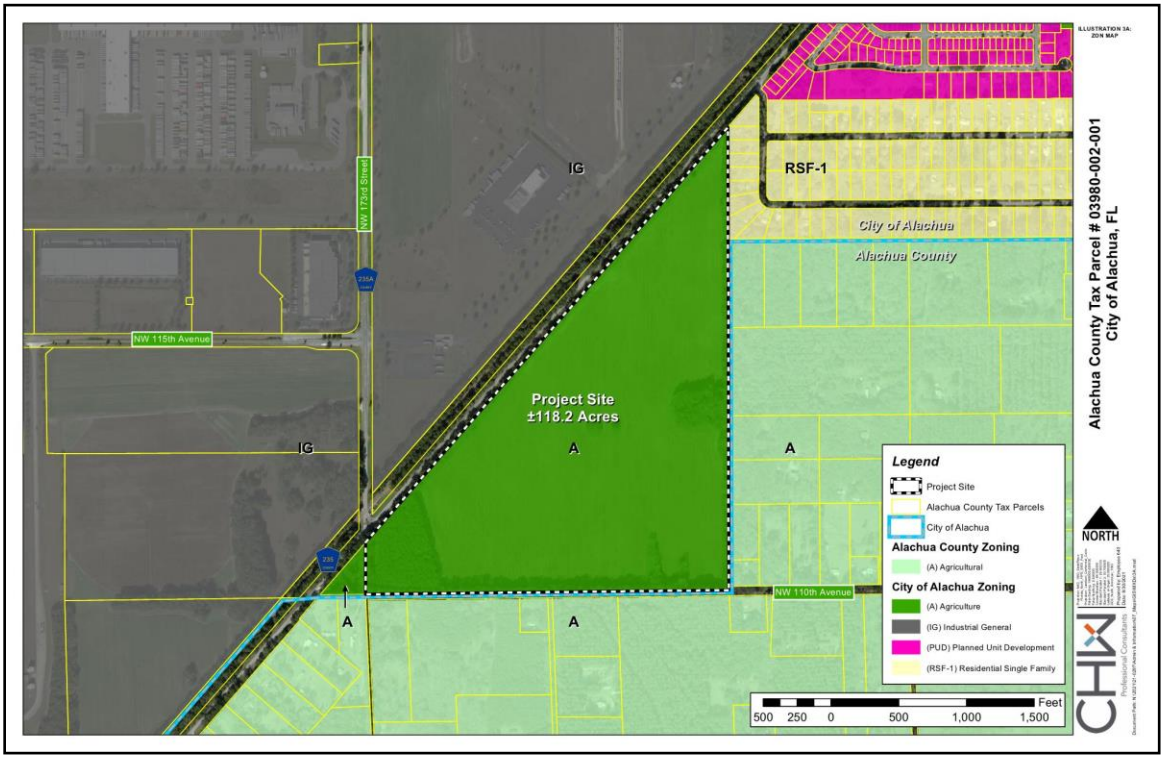

Figure 3: Existing Zoning Map

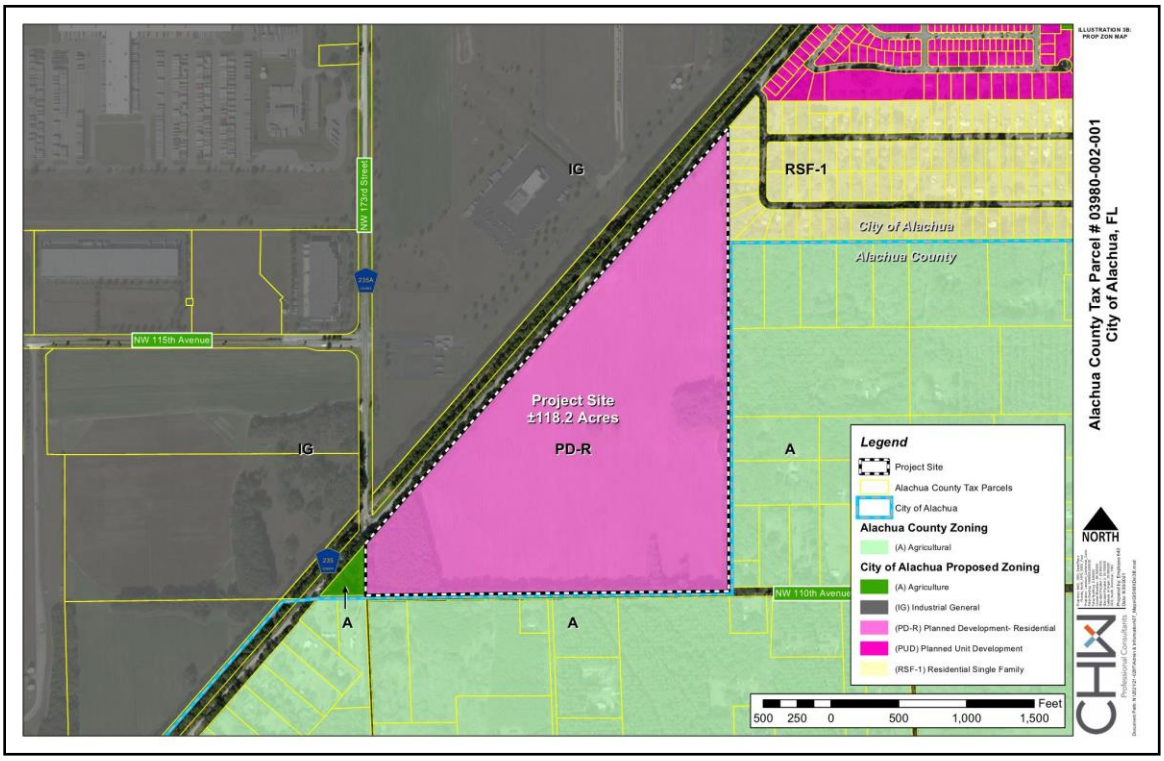

Figure 4: Proposed Zoning Map

In addition to single-family detached, a finite area also allows attached residential (up to nine (9) units per building) as an *option*. The attached product allows the developer to respond to market conditions by offering a more diverse housing type within the area, which has been successful in several Alachua County subdivisions. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in yellow in **Figure 5**) to ensure compatibility with adjacent properties. If attached units are constructed, overall density shall remain at or below four (4) dwelling units per acre.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development. The wider lots are in Developable Area C on the PD Master Plan and highlighted in blue in **Figure 5**.

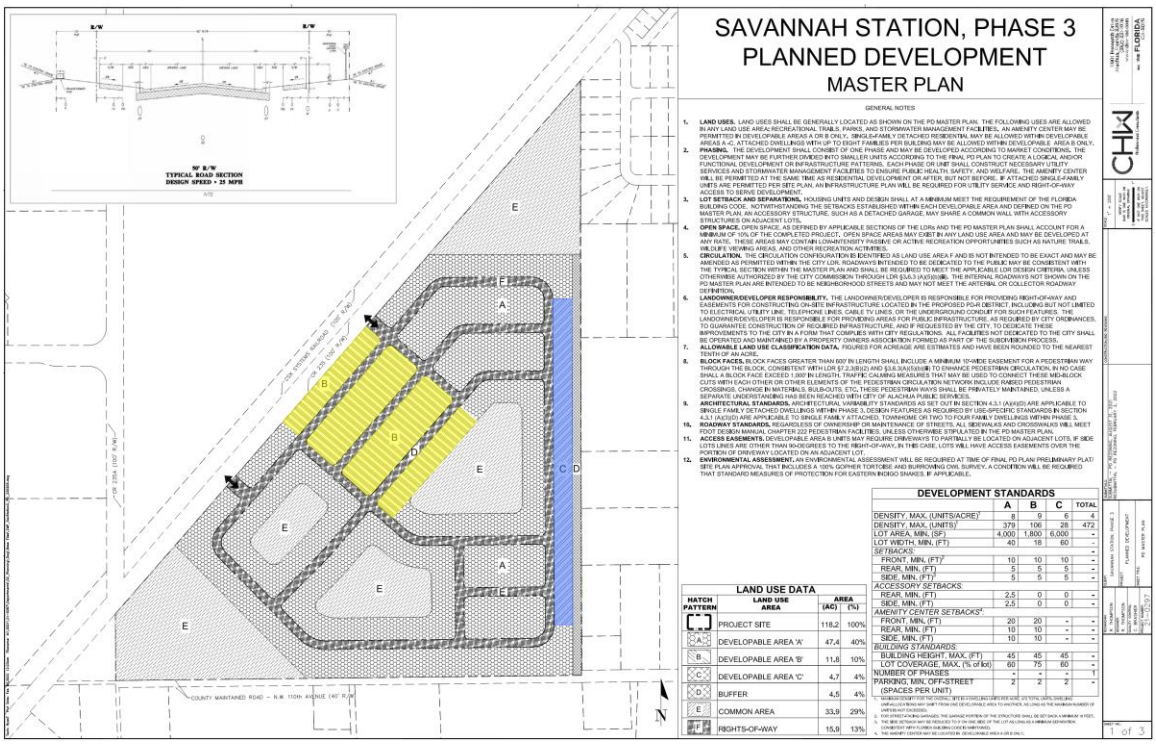

Figure 5: Proposed PD Master Plan

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±118.2-acre site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This impact analysis is based on *both the net difference* between the existing and proposed impacts *and the proposed maximum* development potential to transportation and public facility infrastructure, with one exception: potable water and sanitary sewer are based on maximum development potential only. Existing and proposed density for the project site are as follows:

- Existing Maximum Permitted Density ('A' Zoning district):
  - ±118.2 ac * 1 du/5 ac = 23 du
- Proposed Maximum Permitted Density ('PD-R' Zoning district):
  - ±118.2 ac * 4 du/ac = 472 du

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Data for subsequent tables are from the City of Alachua June 2021 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481
Existing							
Single-Family Detached Housing (ITE 210)	23	9.52	219	0.77	18	1.02	23
Total	**449**	**-**	**4,274**	**-**	**345**	**-**	**458**

1. *Source: ITE Trip Generation 10th Edition*

Table 3: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this Rezoning application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Tables 4a, 4b, and 4c calculate projected impacts on adjacent roadways based on the site's net difference between existing and proposed maximum development potential.

Table 4a: Projected Net Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 4b: Projected Net Impacts on Roadways, CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 East	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,059	114
Available Capacity w/ Application Approval	**8,479**	**763**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 4c: Projected Net Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,118	227
Available Capacity w/ Application Approval	**7,770**	**635**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Tables 5a, 5b, and 5c calculate projected impacts on adjacent roadways based on the site's maximum development potential.

Table 5a: Projected Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	**CR 235**	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 5b: Projected Impacts on Roadways, CR 2054 East

	AADT	PM
Traffic System Category	**CR 2054 East**	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,123	120
Available Capacity w/ Application Approval	**8,415**	**756**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 5c: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	**CR 235A South**	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,247	241
Available Capacity w/ Application Approval	**7,642**	**622**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Conclusion: Since both scenarios are estimated to generate more than 1,000 external average daily trips (ADT), LDR §2.4.14(H)(2)(b) identifies affected roadways as those on which the development's impacts are five percent (5%) or greater of the Maximum Service Volume (MSV) of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection.

In both scenarios, the only affected roadways are CR 235, which the project site is directly fronting, CR 2054 East, which is estimated to receive 25% of the total projected AADT, and CR 235A South, which is estimated to receive 50% of the total projected AADT. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 4a through 5c demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's maximum development potential, rather than the net difference between the existing and proposed maximum impacts.

Table 6: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	127,440
Residual Capacity after Proposed Project	**715,609**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 7: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	118,000
Residual Capacity after Proposed Project	**567,260**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 8: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**895.9**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (472 du x 2.6 persons per du x .73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this Rezoning application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 9**.

Table 9: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	472	.15	70	.07	33	.09	42

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this Rezoning application *will not* negatively impact the Public School System.

Table 10a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.35
Reserved Capacity[1]	2.2
Available Recreation Acerage[1]	80.93
Proposed Recreational Impact[2]	6.136
Residual Recreational Capacity After Proposed Development	**74.794**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons)*

Table 10b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**31.33%**
Proposed Recreational Impact[2]	1.23
Improved Passive Park Space Utilized After Proposed Development	**34.9%**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to rezone the project site from A to PD-R—consistent with the list of uses permitted within the site's existing Moderate Density Residential FLU designation. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, other Savannah Station phases, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed within the site at this time. However, if nonresidential onsite uses are desired in the future, a Rezoning will be required to include all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The subject PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Savannah Station Phase 3 is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, 10' easement for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

As demonstrated on the PD Master Plan submitted with this application, Land Use Area D is a 50'-wide buffer along the east boundary, adjacent to legal non-conforming residential lots in unincorporated Alachua County.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

As illustrated in the proposed PD Master Plan submitted with this report, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this Rezoning will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

No listed species are known onsite. An environmental resource assessment shall be conducted onsite during development review.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, no facilities and/or services will operate below the adopted level of service.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Section 3 demonstrates how the proposed plan for the project site will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed infill development is located along an existing residential corridor, as evidenced by the site's adjacency to other residential developments, including Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for residential infill development along a major corridor.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The site is located immediately adjacent to CR 235 and NW 110th Avenue. Property abutting the project site include Pilot Forest five to six (5-6) large residential lots. The proposed PD-R district permits compatible residential uses. In addition, the residential intent of this development is consistent with Phases 1 and 2 and nearby residential developments including Pilot Forest, Shady Lane Acres, and Tara Village. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed residential development is located within close proximity to multiple single-family neighborhoods and lots. The site's development standards are compatible with the underlying Moderate Density Residential FLU and the development pattern established by nearby single-family homes. Therefore, approval of this application for PD-R Zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The site is located along CR 235 at the City's limits. The south side of this section of CR 235 is predominantly residential development from the project site to the I-75 overpass to the northeast. Approval of this application to change the project site's existing zoning will allow the development of similar residential uses within this area, such as Savannah Station Phases 1 and 2 and Pilot Forest, consistent with the development pattern that has formed over the last 60 years.

The north side of this section of CR 235 is a portion of the City's industrial area, characterized by several distribution centers. Land south and east of the site consistent of legal non-conforming residential lots in unincorporated Alachua County. These parcels are within the City's Urban Reserve and outside the County's Growth Management Area. As the City of Alachua continues to grow, these lots can redevelop by voluntarily annexing into the City of Alachua and requesting residential density and development standards consistent with this application.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

This undeveloped project site currently resides within an area of the City with strong single-family character. Approval of this application assists the City in limiting local sprawl by permitting residential infill opportunities for the project site along an existing residential corridor.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed PD will permit phase 3 of Savannah Station, located less than 400 north on CR 235. Savannah Station Phase 2 and Tara Village have PD-R zoning designations.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs.

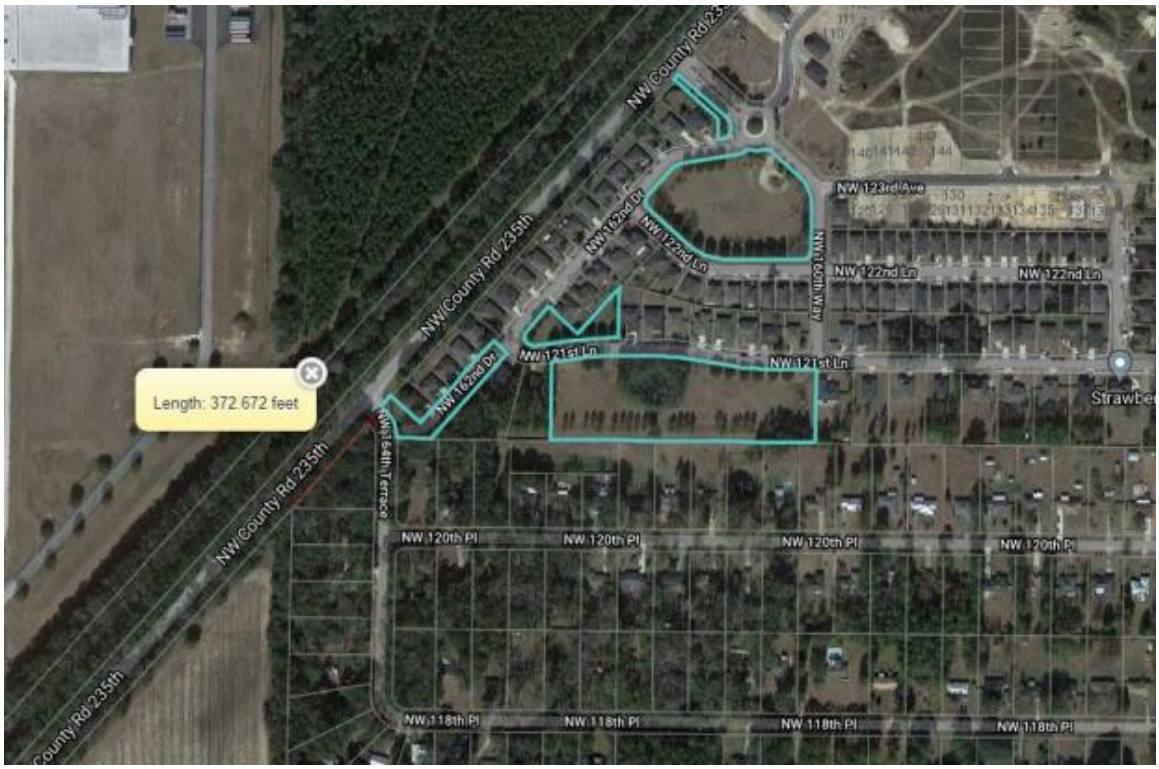

Figure 6: Proximity to Savannah Station Phase 1

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

According to the most updated National Wetlands Inventory (NWI) and Federal Emergency Management Agency's (FEMA) data, no wetland and floodplain areas were found within the site. In addition, onsite soils are conducive to residential development. Onsite stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features, if present, shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

In addition, local noise and lighting pollution will be minimal as the proposed residential development is not unlike the noise and light currently being generated from other nearby residential developments such as Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed Savannah Station Phase 3 will include a maximum of 472 residential units, four (4) units/acre with varying lot sizes and unit types. The site is adjacent to City of Alachua potable water and sanitary sewer and Alachua County Arterial roadways, all with adequate capacity to serve the proposed development. The proposed PD-R zoning is necessary to establish minimum lot sizes, lot width, and other development standards. As illustrated on the PD Master Plan, a ±20'-wide common area is proposed along CR 235 where existing trees are located along the right-of-way line.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

In part, the intent of this PD-R Rezoning application is to reduce the site's minimum required lot size to ensure that Phase 3 can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation while meeting City of Alachua requirements for roadway block lengths, open spaces, and stormwater management facilities. Rezoning this property to PD-R allows the applicant to use innovative and efficient use of dwelling units, infrastructure, and open spaces to develop the site consistent with the entitlements permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

As shown on the PD Master Plan, the subject property will contain residential units and open spaces for stormwater management facilities and public enjoyment. No nonresidential uses are proposed at this time.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan demonstrates that 472 dwelling units are being requested for Savannah Station Phase 3—consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed at this time.

(c) Identifies the general location of open space;

Onsite open spaces shall be located within the common area delineated on the PD Master Plan and is comprised of stormwater management facilities, landscaping, and gathering space.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site was designed with the pedestrian in mind by including pedestrian-friendly block sizes, lighting systems, and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with that described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

(f) Identifies on-site potable water and wastewater facilities; and

The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the PD Master Plan, the site is adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs. Figure 7 illustrates the site's proximity to public facilities.

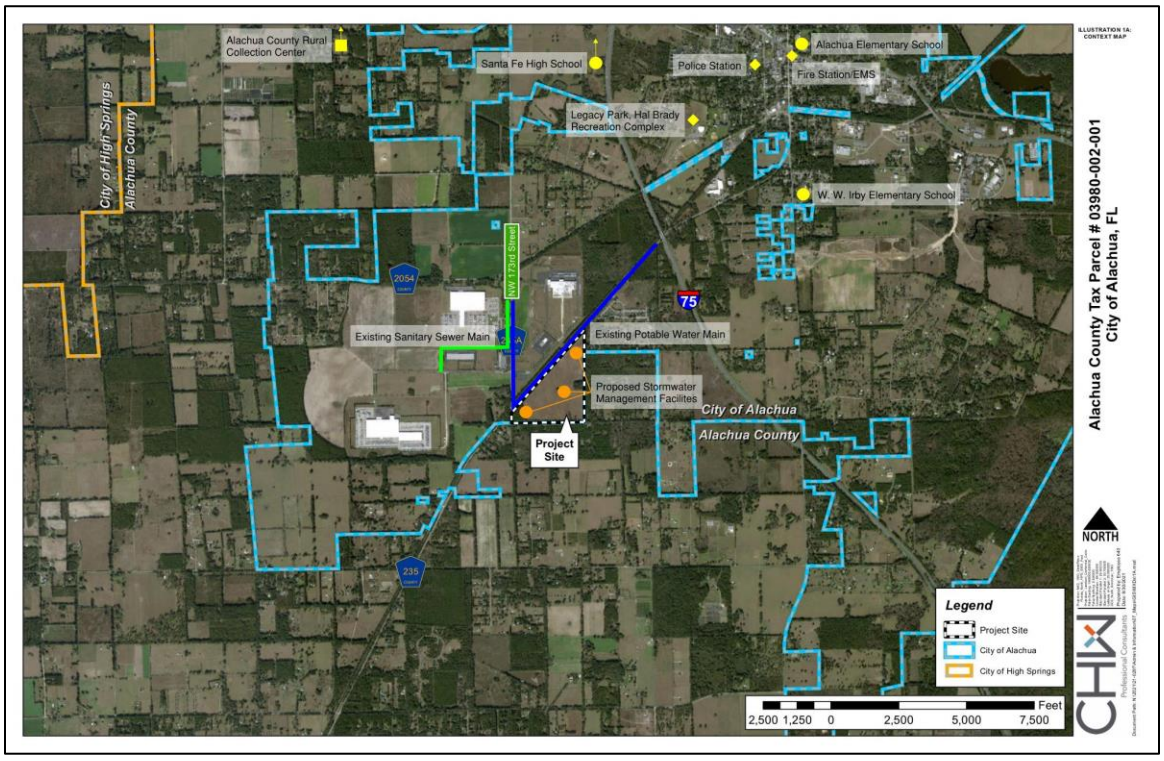

Figure 7: Proximity to Public Facilities

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

The proposed residential development is located adjacent to, and within close proximity to, multiple single-family neighborhoods and lots including Savannah Station Phases I and 2, Shady Acres, Pilot Forest, and Tara Village. No

compatibility buffers are required between the proposed and existing residential uses. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

The development shall consist of one phase and may be developed according to market conditions, The development may be further divided into smaller units according to the Final PD Plan to create a logical and/or functional development or infrastructure patterns.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

The PD Utility Plan submitted with this report shall contain a reference to the transportation concurrency calculations shown in Tables 2 – 5c of this report. As shown in these tables, adequate capacity exists for the intended residential development along all major City of Alachua roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems. As reflected in both Section 3 of this report and the PD Utility Plan, onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in both Section 3 of this report and the PD Utility Plan, the City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, the proposed PD Master Plan illustrates that Savannah Station Phase 3 has common area suitable for resident recreation. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in both Section 3 of this report and the PD Utility Plan, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As identified on the PD Master Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed to be aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±118.2 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended use of single-family dwelling units, both detached and attached, are permitted within the proposed PD-R district and are also consistent with the uses permitted within the site's underlying Moderate Density Residential FLU designation.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and

intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This Rezoning application requests to change the site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This density is also comparable to density found within Phases 1 and 2.

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

As shown on the PD Master Plan submitted with this report, the proposed Savannah Station Phase 3 will include a maximum of 472 single-family residential units. The proposed PD-R zoning is necessary to establish a minimum lot size of 4,000 sq. ft. for detached single-family in Developable Area 'A', 1,800 sq. ft. for attached single-family in Developable Area 'B', and a minimum lot size of 6,000 sq. ft. for detached single-family in Developable Area 'C', as illustrated on the PD Master Plan. All other dimensional requirements mentioned in the LDR section such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Property abutting the project site include Pilot Forest and six (6) legal non-conforming residential lots in unincorporated Alachua County to the east. As shown on the PD Master Plan, a 50'-wide common area is proposed along the site's east property boundary.

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless, otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the

development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the development standards referenced in Table 3.6-1. shall be adhered to throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously-mentioned table will be adhered to.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines. In addition, the proposed PD Utility Plan will reference Section 3 of this report to illustrate that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

The PD Master Plan submitted concurrently with this report shows the proposed design of the Phase 3 roadway and pedestrian infrastructure. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000'

in length. These pedestrian ways are considered public streets with reduced right-of-way and pavement widths. The intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and these pedestrian ways may be utilized for traffic calming. Typical roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

As identified on the PD Utility Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

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7. Justification Report (REVISED)
8. **Attachments**
    a. **Public School Student Generation Form**
    b. Map Set
    c. Plan Set (REVISED)

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date:
Acceptance Date:
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   ☐ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP Title: Sr. Project Manager

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Gainesville State: FL ZIP: 32615

   Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Waco of Alabama, Inc.

   Mailing Address: 569 S. Edgewood Avenue

   City: Jacksonville State: FL ZIP: 32205

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property:
3. Parcel ID Number(s): 03980-002-001
4. Section 21 Township 08 Range 18 Grant Acreage: ±118.2
5. Existing Use of Property: vacant
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R (proposed)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 472

   ☐ Multi-Family Residential Number of Units

   ☐ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
☐ Comprehensive Plan Amendment	☐ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan

   ■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

   ☐ *Revised*

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Alachua Elementary School

    Middle: Mebane Middle School

    High: Santa Fe High School

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	472	units	x	.15	Elementary School Multiplier*	70	Student Stations**
Middle School	472	units	x	.07	Middle School Multiplier*	33	Student Stations**
High School	472	units	x	.09	High School Multiplier*	42	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of August, 2021 by Ryan Thompson

_____, who is/are personally known to me, or who has/have produced _____

as identification.

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

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    a. Map Set
    b. Plan Set (REVISED)

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

City of High Springs
Alachua County

NW 173rd Street

2054 COUNTY

235A COUNTY

235 COUNTY

75

Project Site

City of Alachua
Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

2,500 1,250 0 2,500 5,000 7,500 Feet

NORTH

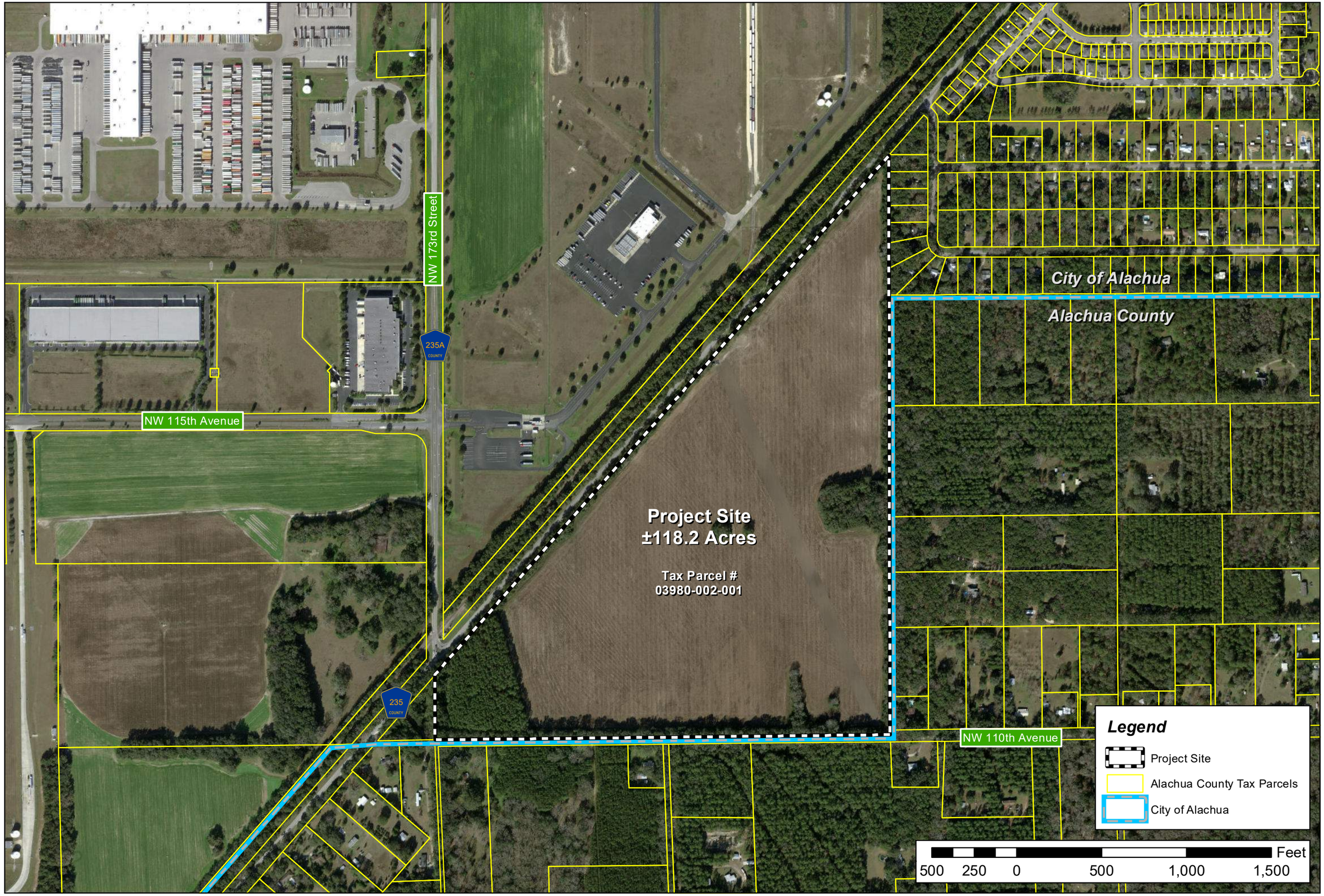
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 656166.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 2: 30.750000
Standard Parallel 1: 29.583333
GCS: North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

CHW Professional Consultants

ILLUSTRATION 1B:
AERIAL MAP



Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

NORTH

Projection: NAD_1983_StatePlane Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

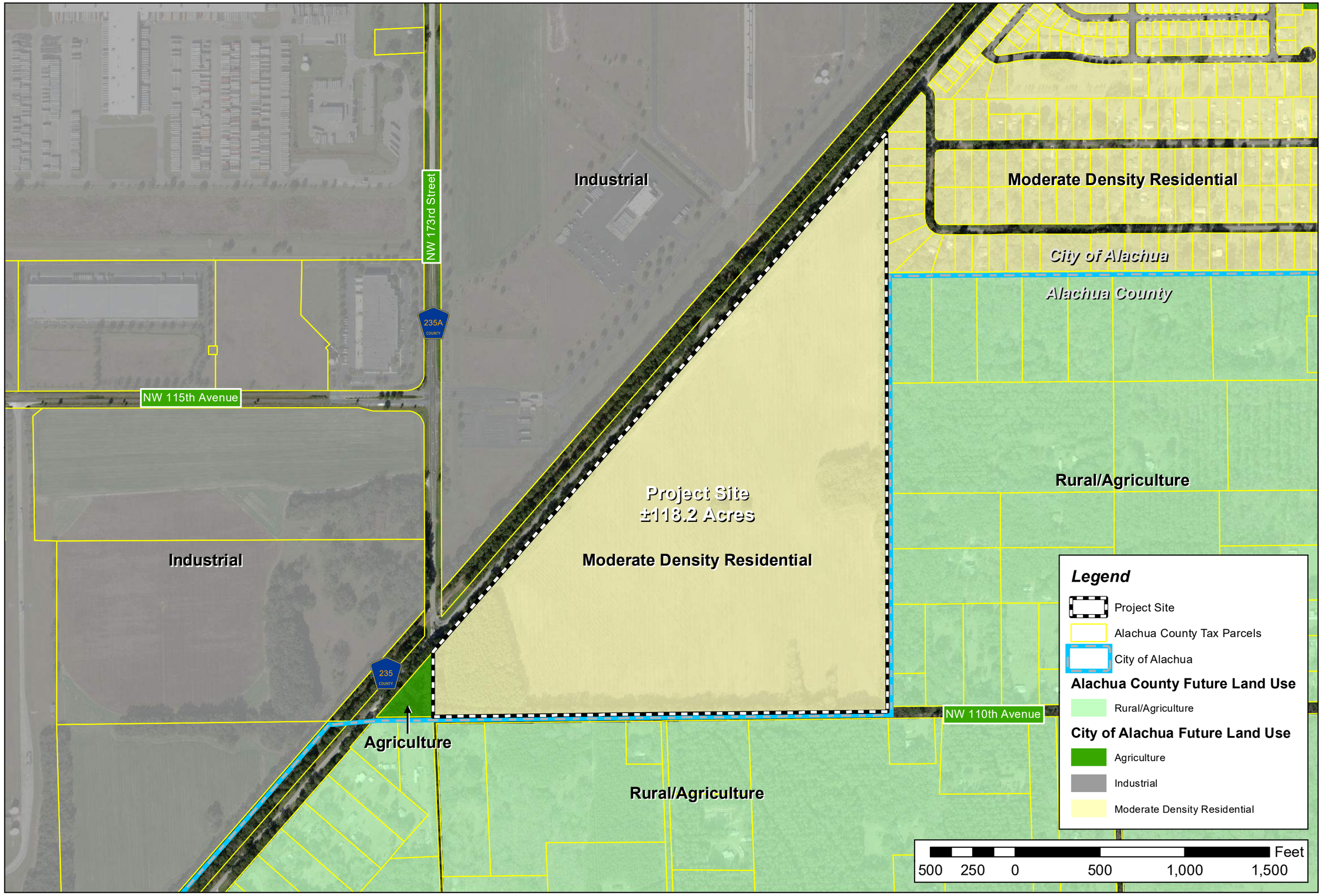
Prepared by: Employee 640
Date: 8/30/2021

CHW Professional Consultants

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



Professional Consultants

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False Northing: 0.000000
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Latitude of Origin: 29.000000
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Standard Parallel 1: 29.583333
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\2A.mxd

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

IG

RSF-1

City of Alachua

Alachua County

NW 173rd Street

235A
COUNTY

NW 115th Avenue

Project Site
±118.2 Acres

A

IG

A

A

A

235
COUNTY

NW 110th Avenue

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Zoning

- (A) Agriculture
- (IG) Industrial General
- (PUD) Planned Unit Development
- (RSF-1) Residential Single Family

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

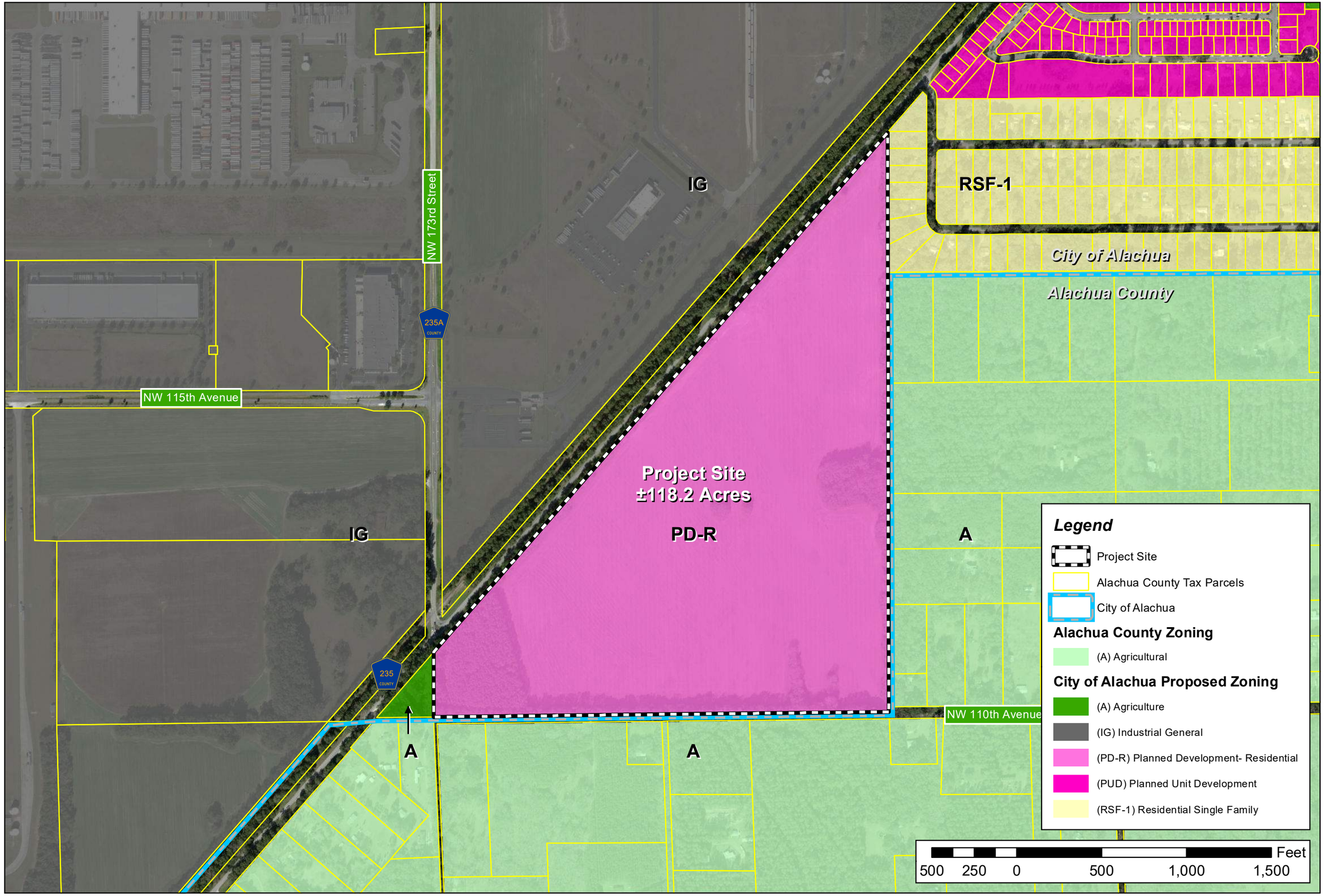
Prepared by: Employee 640
Date: 8/30/2021

Professional Consultants

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\3A.mxd

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



NORTH

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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
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Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

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CHW Professional Consultants

ILLUSTRATION 4:
ENV. MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

Project Site
±118.2 Acres
Floodplain: X

Legend

- Project Site
- Alachua County Tax Parcels
- FEMA 100-Year Floodplain
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

National Wetlands Inventory

- Temporarily Flooded

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-029\7\Admin & Information\07_Maps\GIS\MXD\s4.mxd

CHW Professional Consultants

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

KENDRICK SAND
2 TO 5 PERCENT SLOPES
HYDRO GROUP: B

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: A

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

Project Site
±118.2 Acres

LOCHLOOSA FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: B

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

Legend

Project Site

Alachua County Tax Parcels

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

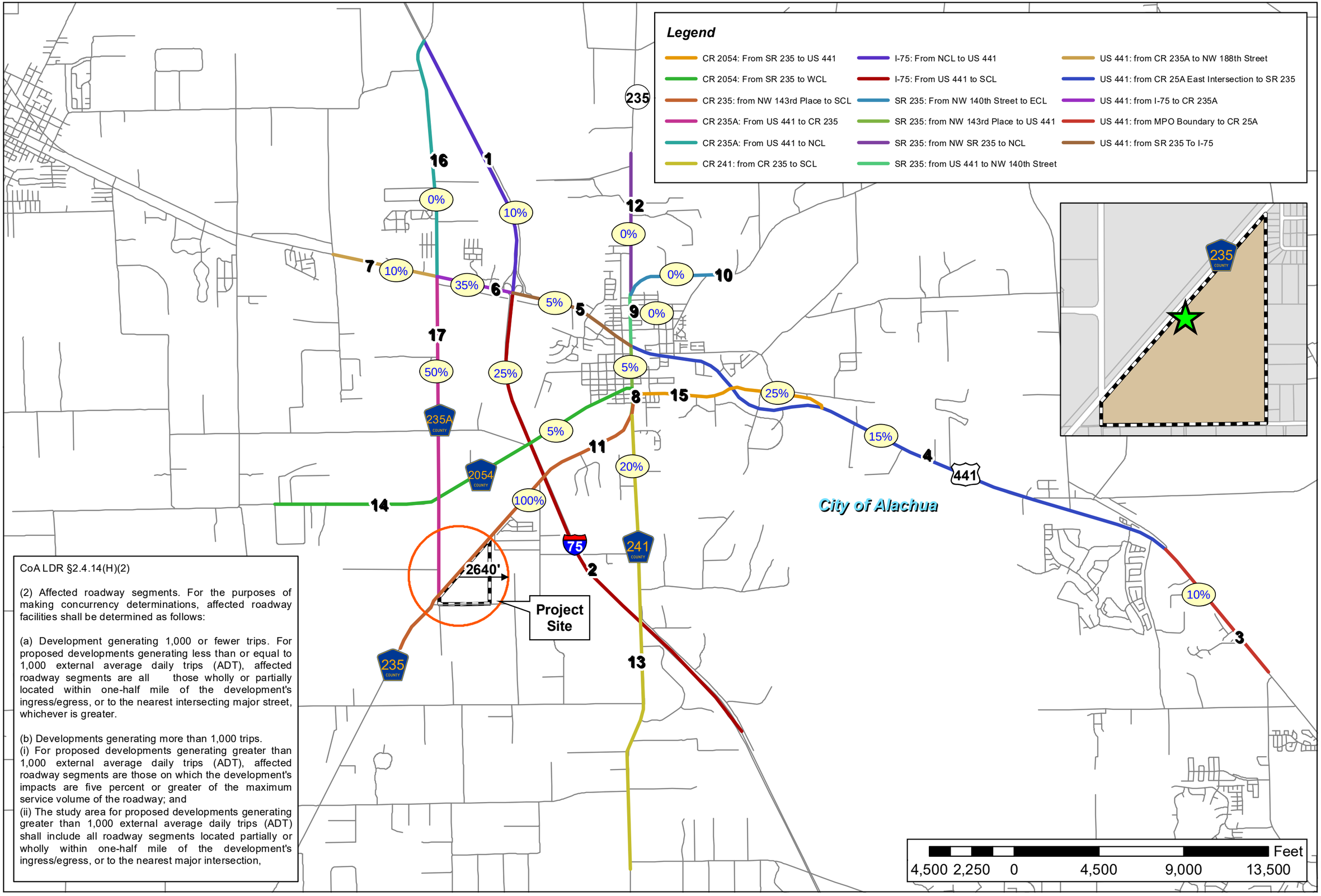
Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\S.mxd

CHW Professional Consultants

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency



CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

CHW Professional Consultants

Prepared by: Employee ###
Date: 8/29/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\Concurrency.mxd

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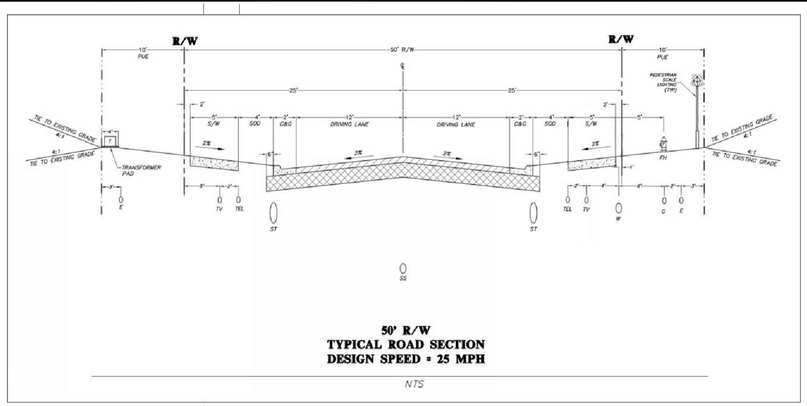

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

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CHW Professional Consultants

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS: – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 4, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR PZB – PD REZONING, FEBRUARY 28, 2022

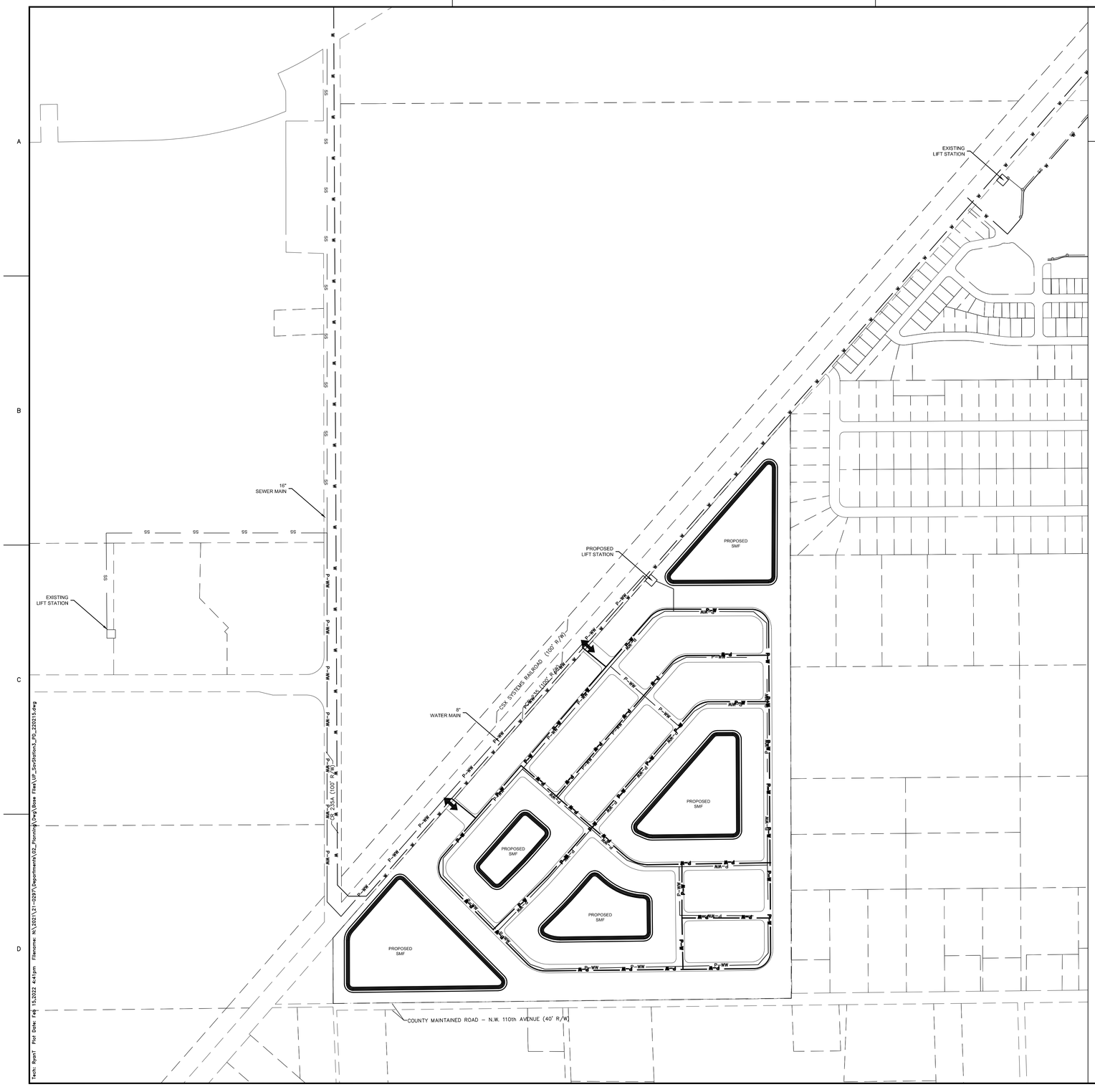
CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Kelli Ryon Plot Date: Feb 28,2022 3:39pm Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2MP_SavStation3_PD_220228.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

N

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CHW Professional Consultants

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
DRAFT – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech Report Plot Date: Feb 15,2022 4:41pm Filename: N:\2021\21-0297\Department\03_Planning\Base Files\UP_Section3_PD_220215.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021

CLIENT:
SAVANNAH STATION, PHASE 3

PROJECT:
PLANNED DEVELOPMENT

SHEET TITLE:
PD EXISTING CONDITIONS PLAN

TECHNICIAN:
R. THOMPSON

DESIGNER:
R. THOMPSON

QUALITY CONTROL:
C. BRASHIER

PROJECT NUMBER:
21-0297

SHEET NO.:
3 of 3

how fields were plowed for spring plantings using different types of field plows and antique tractors. View a display of farming equipment circa 1930s and 1940s, a reflection of rural American history. Admission to the park is $5. per car with up to eight occupants. The park is located at 18730 W. Newberry Road, Newberry.

March 12: Sixth Annual Art at the Archer Depot Festival. The event will take place from 9 a.m. - 3:30 p.m. at 16994 S.W. 134th Avenue, at the old railroad station in Archer. This family-friendly event

– 11:30 a.m. Call City Hall at 352-468-1001 for a list of documents to bring to your appointment.

- **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts

NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 12th, 2022. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4, for a term of four years
To elect a Commissioner for seat #5, for a term of four years

Qualifying for these seats will occur from noon (12pm), February 15th, 2022, through noon (12pm), March 2nd, 2022.

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election will be held April 26th, 2022, between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Voting site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

For more information call Archer City Hall at 352-495-2880.

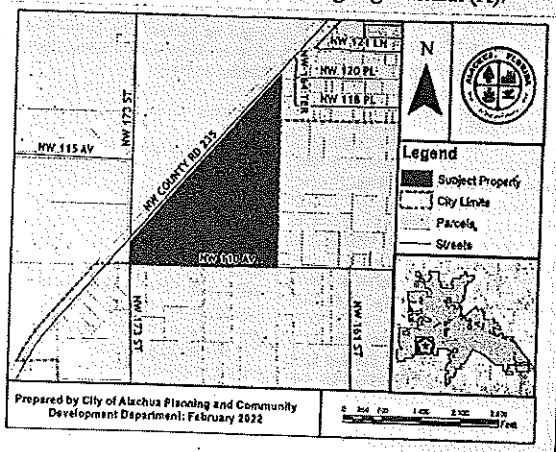
Joanna Alltop, Deputy City Clerk
Charles Hammond, City Manager

(Published: Alachua County Today - February 24, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc. agent for Waco Properties, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±118 acre subject property from Agricultural (A) to Planned Development- Residential (PD-R); southeast of the Pilot Forest subdivision, north of NW 110th Avenue, and east of NW CR 235; Tax Parcel Number 03980-002-001. Existing FLUM: Moderate Density Residential Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

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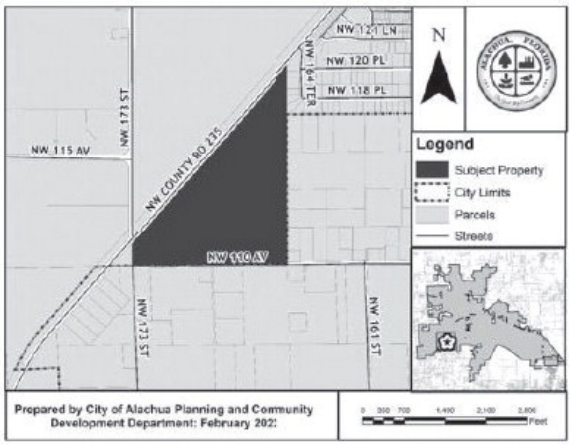

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KO

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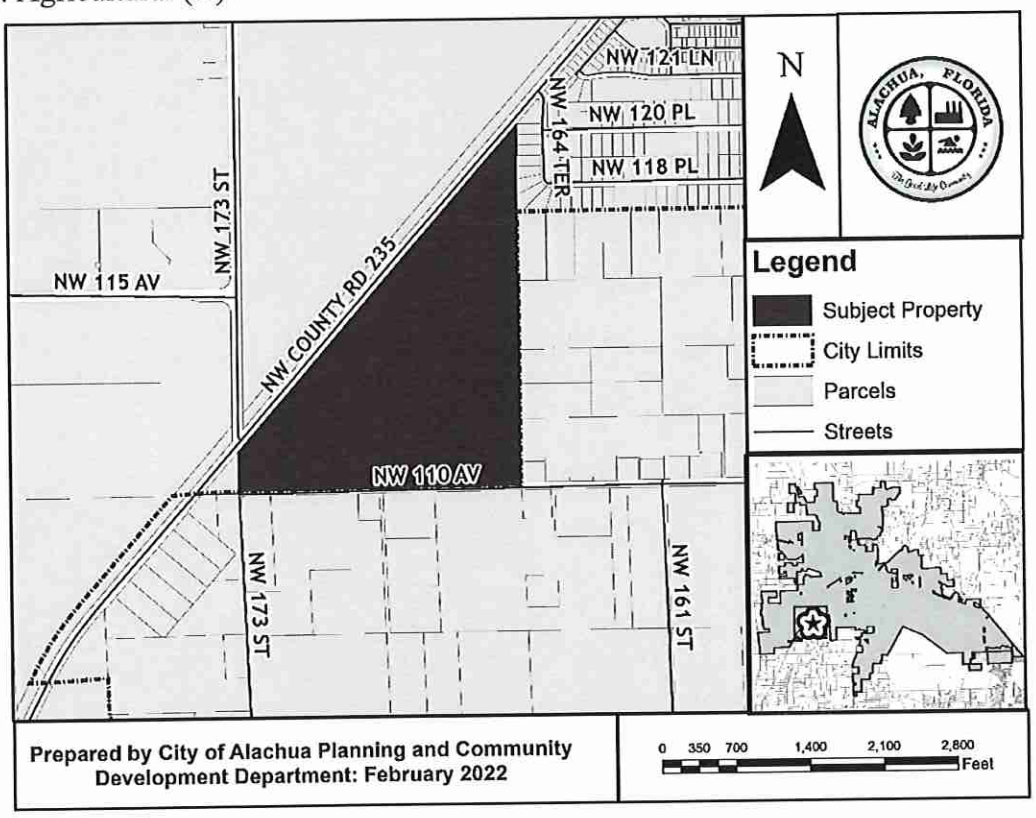

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HOUSTON, TX 77077

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WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR &
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

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ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
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500 WATER ST TAX DEPARTMENT J-910
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PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 2/17/2022 FOR THE Savannah Station Phase 3 PD-R Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Large Scale Comprehensive Plan Amendment: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Principal 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 David Meeks, applicant and agent for DM Alachua Investments, 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 (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), and Conservation (±35.7 acres) on a ±121.1 acre subject property. The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000. The subject property is located southeast of the intersection of US 441 and NW 43rd Street. The subject property has three principal structures – two vacant commercial buildings and one residential building. In addition, there are also several accessory structures related to the previous agricultural uses on the subject property.

The subject property presently has Commercial and Agricultural FLUM Designations. The proposed amendment would change the FLUM Designation to Commercial, High Density Residential, Moderate Density Residential, and Conservation. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.d of the Future Land Use Element establishes the High Density Residential land use category and states that this category allows residential development an a maximum density of 15 dwelling units per acre. The following uses are examples of uses permitted within the High Density Residential land use category: single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, live/work units, residential planned developments, Traditional Neighborhood Planned Developments, neighborhood-scale retail and services and supporting community

services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. The assumed maximum development scenario is a maximum FAR of 1.0. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.

Policy 1.8.a of the Future Land Use Element establishes the Conservation land use category. This policy states that the uses within this land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM).

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- Public Notice Materials for the 03/08/22 PZB Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property
APPLICANT/AGENT:	David Meeks
PROPERTY OWNER:	DM Alachua Investments, LLC
LOCATION:	Southwest of the intersection of US 441 and NW 43rd Street
PARCEL ID NUMBERS:	05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000
OVERLAY:	NA
ACREAGE:	± 121.1 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
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:	*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.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by David Meeks, applicant and agent for DM Alachua Investments, 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 (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), and Conservation (±35.7 acres) on a ±121.1 acre subject property. The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000. The subject property is located southeast of the intersection of US 441 and NW 43rd Street. The subject property has three principal structures – two vacant commercial buildings and one residential building. In addition, there are also several accessory structures related to the previous agricultural uses on the subject property.

The subject property presently has Commercial and Agricultural FLUM Designations. The proposed amendment would change the FLUM Designation to Commercial, High Density Residential, Moderate Density Residential, and Conservation. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.d of the Future Land Use Element establishes the High Density Residential land use category and states that this category allows residential development an a maximum density of 15 dwelling units per acre. The following uses are examples of uses permitted within the High Density Residential land use category: single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, live/work units, residential planned developments, Traditional Neighborhood Planned Developments, neighborhood-scale retail and services and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. The assumed maximum development scenario is a maximum FAR of 1.0. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.

Policy 1.8.a of the Future Land Use Element establishes the Conservation land use category. This policy states that the uses within this land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM).

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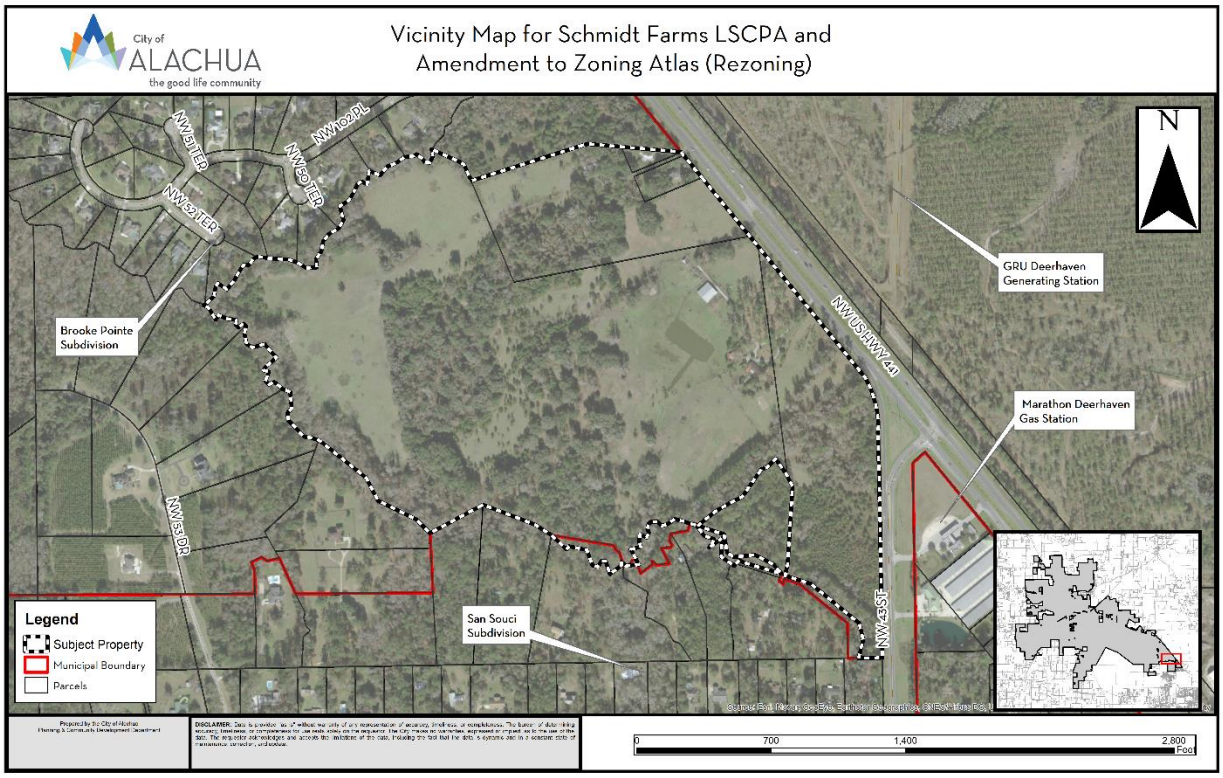
FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

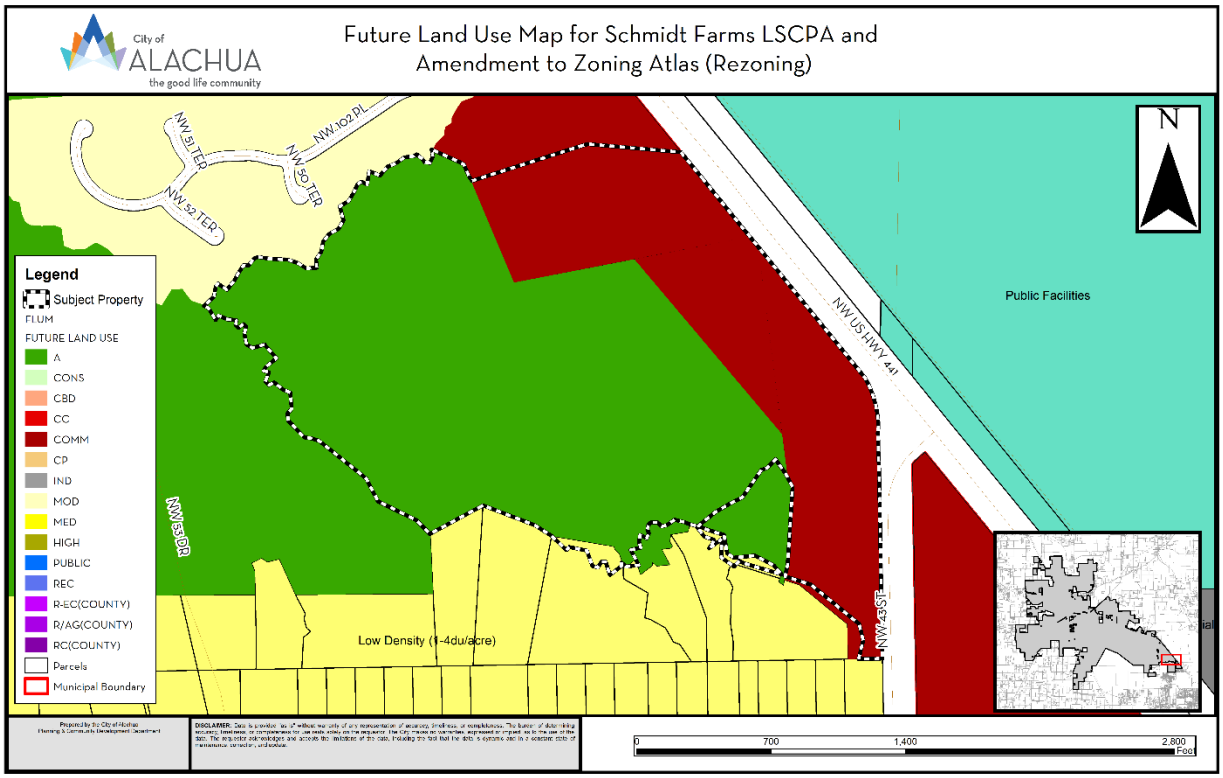
	Existing FLUM Designations		Proposed FLUM Designations			
FLUM District:	Agriculture (72.7 acres)	Commercial (48.4 acres)	Conservation (35.7 acres)	Moderate Density Residential (53.2 acres)	High Density Residential (17.8 acres)	Commercial (14.4 acres)
Max. Gross Density:	.2 dwellings/acre 14 dwelling units	NA	NA	4 du/ac 212 dwelling units	15 du/ac 267 dwelling units	NA
Floor Area Ratio:	NA	1.0 FAR 2,108,304 square feet nonresidential	NA	NA	NA	1.0 FAR 627,264 square feet non-residential
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.	Low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, neighborhood-scale retail and services and supporting community services, such as schools, houses of worship, and parks,	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks, and eating establishments.

* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*

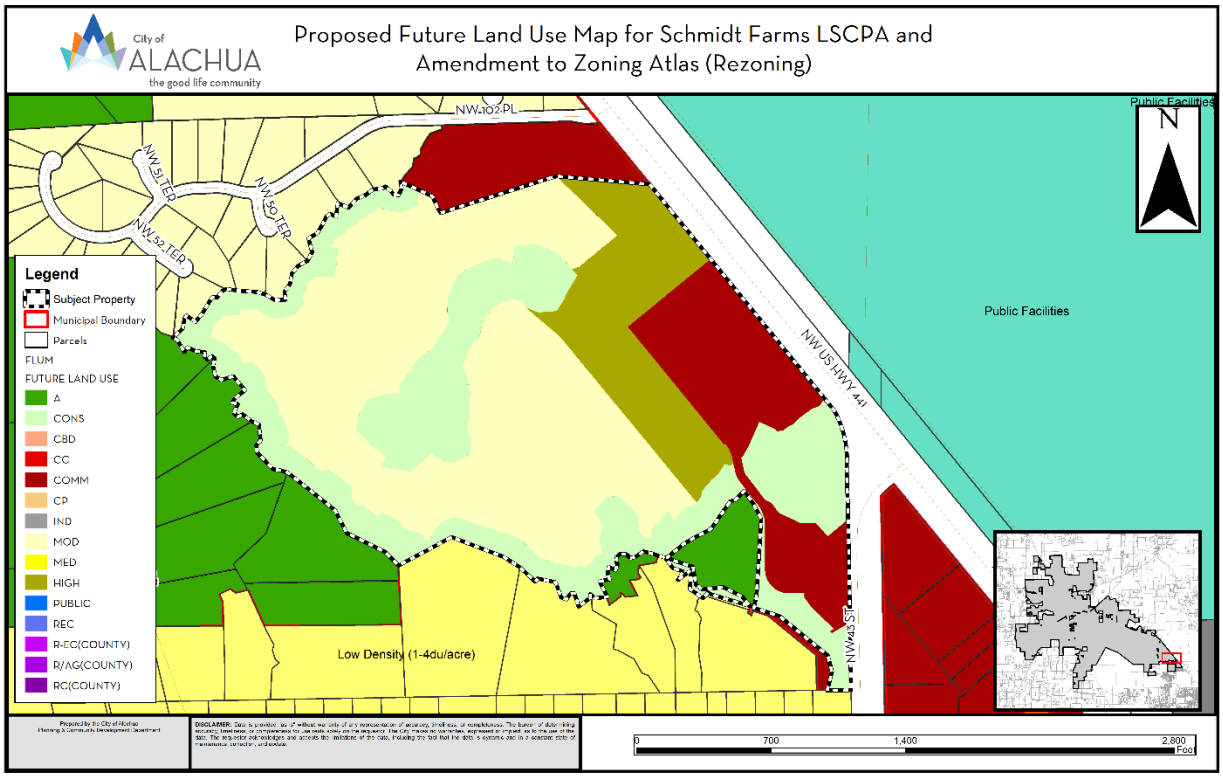
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.3.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Commercial FLUM Designation, and states the following:

> ***Policy 1.3.b:*** ***Commercial:*** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels and motels;
> 7. Commercial shopping centers;
> 8. Auto-oriented uses;
> 9. Traditional Neighborhood Planned Developments;
> 10. Employment Center Planned Developments;
> 11. Commercial recreation centers;
> 12. Office/business parks;
> 13. Limited industrial services; and,

14. Eating establishments.

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the High Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.d*** **High Density Residential (8 to 15 dwelling units per acre):** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:
>
> 1. Single family attached and detached dwelling units ;
> 2. Accessory dwelling units;
> 3. Apartments and townhomes;
> 4. Duplexes and quadplexes;
> 5. Live/work units;
> 6. Residential Planned Developments;
> 7. Traditional Neighborhood Planned Developments;
> 8. Group living;
> 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
> 10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

> ***Policy 1.8.a:*** ***Conservation uses:*** Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential / Major Utility (Deerhaven Generating Plant)/ Vacant Commercial	Moderate Density Residential/ Public Facilities (City of Gainesville)/ Commercial	RSF-1, CI, PS (City of Gainesville)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Agriculture	A
South	Residential	Low Density (Alachua County)	RE-1 (Alachua County)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the need for an additional 1,160 home within the City of Alachua over the next 9 years, which this project will aid in addressing. The applicant also identifies the need for additional commercial lands to serve the increasing population within the City.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural and commercial uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Commercial to Conservation, Moderate Density Residential, High Density Residential, and Commercial. This would provide for a mixed use development with a range of housing types and densities.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is located at the intersection of US Highway 441 and NW 43rd Street. The property is located in proximity to developed residential areas including Turkey Creek, Brooke Pointe, and Westchester (City of Gainesville), and Turkey Creek Forest (City of Gainesville).

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is located between developed areas of the City of Alachua and the City of Gainesville and unincorporated Alachua County.

(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: Environmental information provided by the applicant and GIS data indicates the presence of wetlands and surface water features. These natural resources are proposed to be protected and conserved through placement of the features and associated buffer areas in the Conservation land use category, which permits only low intensity resource based recreation uses, such as trails.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is primarily adjacent to residential and commercial uses. Potential adjacent agricultural uses are sufficiently separated or of a nature that impacts will be limited.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Water and wastewater will be provided through extensions of the City of Alachua systems, which exist in the vicinity.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Water and wastewater will be provided through extensions of the City of Alachua systems, which exist in the vicinity.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located proximate to existing residential and commercial development along NW US Highway 441. Utility services and lines, including service and lines for water, wastewater, and electric, are located within the vicinity of the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located along US Highway 441 and is located in proximity to existing commercial, residential, and major public utility infrastructure.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The development of the site could be considered both infill and redevelopment. A portion of the property has historically been used for commercial uses. The subject property is also located adjacent to existing commercial, residential, and major public utility uses.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use designations support this development pattern and provide adequate protections for wetlands and surface water bodies located on the subject property.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The proposed application would result in approximately 35.7 acres being designated as Conservation, would remain as functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: *Environmental information provided by the applicant and GIS data indicates the presence of wetlands and surface water features. These natural resources are being protected and conserved through placement of the features and associated buffer areas in the Conservation land use category, which permits only low intensity resource-based recreation uses, such as trails. The subject property also contains Special Flood*

Hazard areas. Development will be required to meet applicable City regulations regarding development within these areas.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

   Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. Prior to the issuance of any preliminary development order, the applicant will need to demonstrate that any extension of public infrastructure will be efficient and cost-effective.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

   Evaluation & Findings: *Development of this property will result in a partial loss of an agricultural area and activity.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

   Evaluation & Findings: *The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed*

amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential subdivisions. The provision of commercial land use will increase mix of uses in area. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Commercial to Conservation, Moderate Density Residential, High Density Residential and Commercial on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.3.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Commercial FLUM Designation, and states the following:

> ***Policy 1.3.b:*** ***Commercial***: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Policy 1.3.b: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Commercial Planned Development which is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2.a: **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the High Density Residential FLUM Designation, and states the following:

> ***Policy 1.2.d*** **High Density Residential (8 to 15 dwelling units per acre):** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:
>
> 1. Single family attached and detached dwelling units ;
> 2. Accessory dwelling units;
> 3. Apartments and townhomes;
> 4. Duplexes and quadplexes;
> 5. Live/work units;
> 6. Residential Planned Developments;
> 7. Traditional Neighborhood Planned Developments;
> 8. Group living;
> 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
> 10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.d: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Commercial Planned Development which is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

> ***Policy 1.8.a:*** ***Conservation uses:*** Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Analysis of Consistency with Policy 1.8.a: Any proposed future development within the Conservation land use area would be required to conform with this Policy.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with two commercial structures along US 441. The subject property contains surface water bodies, wetlands, special flood hazard areas. Additionally, an environmental analysis indicated potential presence of migratory birds (Killdeer) on the subject property. A special condition has been added to the Planned Development zoning approval that addresses this issue. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities

and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in

a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with

native wetland vegetation.

c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

The existing wetlands and associated wetland buffers required under Policy 1.10.g are primarily located within the Conservation Future Land Use category.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the wetlands delineation provided by the applicant there are wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The vast majority of wetlands and the associated required buffer areas are being proposed to be placed within the Conservation Future Land Use designation; therefore, there are no issues related to wetland protection.

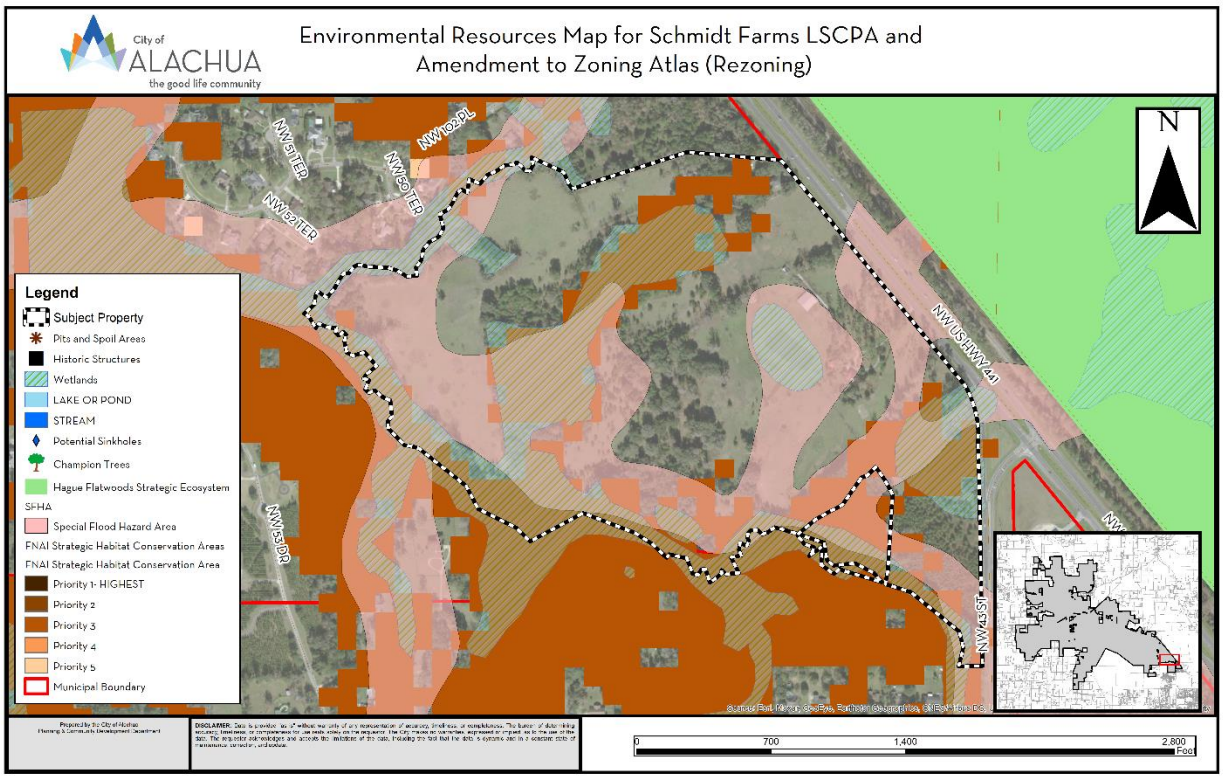
Strategic Ecosystems

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. The subject property is adjacent to the Hague Flatwoods Strategic Ecosystem. The GRU Deerhaven Generating Station is also located within this Strategic Ecosystem. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for

each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other The subject property contains an amount of Priority 3 lands under the Florida Natural Areas inventory. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. 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 five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited/ Very limited	12.3
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited/ Not limited	4.2
Pomona sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited/ Very limited	19.7
Floridana sand, frequently ponded, 0 to 2 percent slopes	C/D	Very poorly drained	Very limited/ Very limited	2.3
Mulat sand	C/D	Poorly drained	Very limited/ Very limited	59.4

Evaluation: The soil types located within the subject property pose limitations for development of residential and small commercial buildings. Special engineering, drainage, soil reclamation and foundation design will be required to overcome site limitations.

Flood Potential

Panels 12001C0282E 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 "X" designations (areas determined to be outside of the 500-year floodplain), Flood Zone "A" (areas determined to be in the 500-year floodplain for which base flood elevations have not been established, and Flood Zone "AE" (areas determined to be in the 500-year floodplain for which base flood elevations have been established).

Evaluation: Portions of the subject property contains areas located within Special Flood Hazard Areas (Areas A and AE). Compliance with applicable requirements of the City's Land Development Regulations will be required as a part of any future proposed development.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates

that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any 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.

Evaluation: There are two historic structures located on the subject property, as indicated in the Florida Master Site File. Placement on the Florida Master Site File does not necessarily indicate historic significance, but rather that the structure is documented to be greater than 50 years old. The Site file is not a state historic registry.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The traffic impact data are obtained from a traffic concurrency report drafted by Buckholz Traffic.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	2,790 (1,395/1,395)	266 (66/200)	133 (84/49)
	Commercial[1]	4,654 (2,327/2,327)	147 (91/56)	412 (198/214)
Potential Trips		**7,444 (3,722/3,722)**	**413 (157/256)**	**545 (282/263)**

1 Buckholz Concurrency Study, October 2021

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	25,536	20,435
Reserved Trips[4]	43	4,323
Available Capacity[4]	19,421	20,942
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	7,444	1,712
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**11,977**	**19,230**
PM Peak Hour Traffic Analysis	**3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]**	**4 US 441 (from CR25A East Intersection to SR235)[1]**
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,118	1,941
Reserved Trips[4]	5	298
Available Capacity[4]	1,747	1,871
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	545	109
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**1,202**	**1,762**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Source: Buckholz Traffic Concurrency Study, October 2021.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 3 and 4 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	214,760
Residual Capacity	**584,083**
Percentage of Permitted Design Capacity Utilized	**74.61%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 214,760 gallons per day at build out. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	201,910
Residual Capacity	**440,989**
Percentage of Permitted Design Capacity Utilized	**70.60%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 201,910 gallons per day. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	7.09
Residual Recreational Capacity After Impacts	**71.58**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 514 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.70 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (7.09 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	20,065.75	3,662
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 514 dwellings +5.5 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 3,663 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 189 total student stations (44 for elementary, 22 for middle, and 28 for high school). On February 28, 2022 the City received a letter from the Alachua County School Board indicating that the capacity for the Santa Fe High School, Mebane Middle School, and Northwest Alachua Elementary School Concurrency Areas will be adequate considering the impacts of the proposed development.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

DM ALACHUA INVESTMENTS, LLC
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

-Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21. 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than

12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Schmidt Farms

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*. The proposed amendment will entitle 213 single family units and 301 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 28 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 22 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 44 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 22, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

PD-COMM and PD-R Rezoning Review Comments

1. *New Comments*
    a. Combine Allowable Use cells for Development Areas A and B to clarify allowable uses. Possible language:
        - All allowed uses in the PD-Comm Zoning District per Table 4.1-1 except that the following uses shall not be allowed in Development Area B: automobile rental and sales, automobile repair and servicing, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreational vehicle rental and sales, taxicab service, tire sales and mounting, towing service, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, and helicopter landing facilities.
        - Stormwater Water Management Facilities
        - Common Area and Open Space

    b. Combine cells for maximum development potential for Development Areas and B.
    c. Add additional note to Development Area C Maximum Development Potential limiting number of cottage style homes to 82 (50% of permitted maximum of dwelling units proposed)
    d. If there is going to be a neighborhood amenity center (pool, clubhouse, etc) maximum development potential need to be provided (maximum floor area, parking rate, and permitted development areas (suggest B and C).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On December 13, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, January 17, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.**

PD-COMM and PD-R Rezoning Review Comments

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
   a. The reduction or modification is necessary as a traffic-calming measure;
   b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
   c. Access for emergency service vehicles is not substantially impaired;
   d. Adequate off-street parking is provided for the uses proposed; and
   e. Adequate space for public utilities is provided within the right-of-way.

   New Comment: This comment does not appear to have been addressed. Please provide justification for modification to street design standards that address items a-e above.

   b. **NEW COMMENT: Development Area (B) is named multi-family residential, which may indicate that only that use or similar uses are intended or permitted in that development area. Please consider renaming or modifying allowed uses to match current name of development area. Current maximum development potentials as found in PD Masters plan would indicate that only non-residential would go into Development Area A and only Residential would go into Development Area B.**

   c. **NEW COMMENT: Allowable uses column requires clarification for each development area. Are listed uses exclusive or in addition to? All specific uses listed appear to be permitted within PD-Comm zoning district.**

5. *Comprehensive Plan Analysis*
   a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be

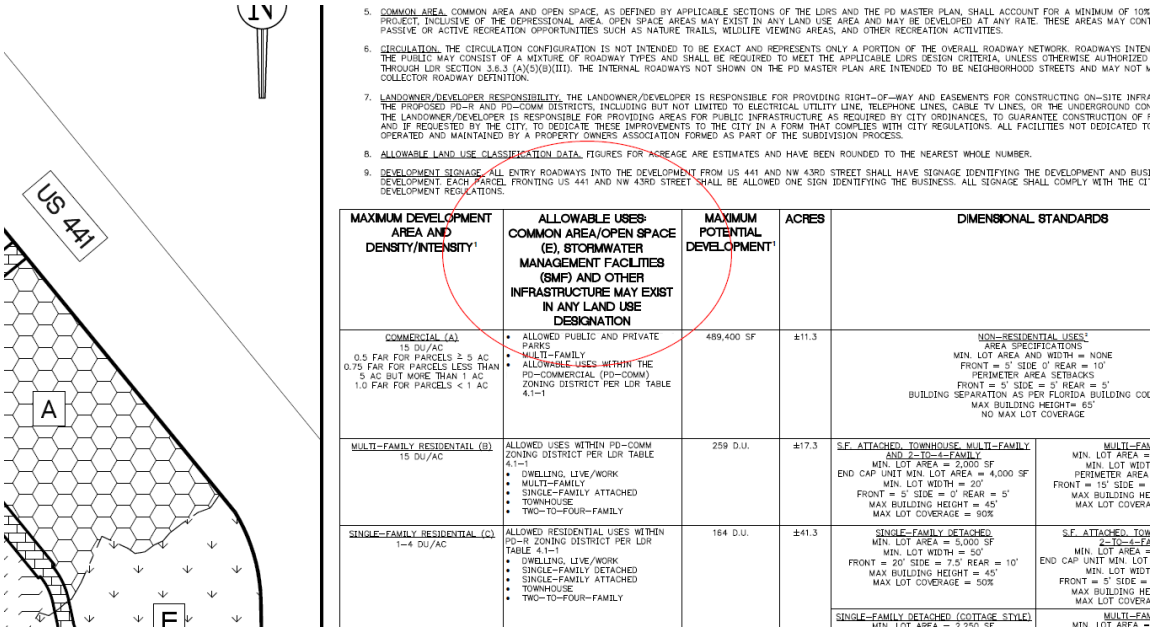
necessary to include a portion as medium density residential or high density residential.

New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.

7. *Miscellaneous / General Comments*

a. Allowable uses column in Table on Master Plan sheet has typo in column title.

New Comment: This does not appear to have been addressed. Please see image below. Please verify column title is correct.



b. **New Comment: In Development Area C, the side setback for the single family detached is 7.5 feet, which would yield a potential maximum building envelope of 35 feet. Please confirm.**

c. **New Comment: A description or definition of cottage style should be included. Staff assumes these would be single family detached structures in appearance on a common parcel. Please confirm.**

d. **New Comment: Please provide legal descriptions (in word format) and sketches for the following:**

i. Overall subject property
ii. Area proposed to be amended to Moderate Density Residential Future Land Use Designation
iii. Area proposed to be amended to High Density Residential Future Land Use Designation
iv. Area proposed to be amended to Commercial Future Land Use Designation
v. Area proposed to be amended to Conservation Future Land Use Designation
vi. Area proposed to be rezoned to PD-Commercial

vii. Area proposed to be rezoned to PD-Residential

If possible, please provide in shapefile format as well.

9. Potential Development Conditions (Revised 01/06/22)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

      The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.
      ii. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.
      iii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
         1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
         2. No new wells permitted on the property
         3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices
      iv. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or

pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

v. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

vi. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

viii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Schmidt Farms Market
Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028.01

December 2021

Schmidt Farms Market
Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028.01 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

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404 SW 140th Terrace
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December 2021

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Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment report prepared by Ecosystem Research Corporation (ERC) (2021) for the Schmidt Farms Market Site.

1.2 Background

Schmidt Farms– DM Alachua Investments LLC submitted an Environmental Assessment Report for the Schmidt Farms Market Site (October 2021) in support of a City of Alachua Land Use Comprehensive Plan Amendment and Re-zoning Amendments. Wood scientists have reviewed the Environmental Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2 and 3.

The 121.56 planned development area is located within the southwest quadrant of the intersection of US 441 and NW 43rd Street. Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past that include Angel Gardens, a Bike Shop, and a restaurant to name a few.

2.0 Environmental Assessment Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

ERC performed a desktop review of readily available geographic information system resources to assess the wetland and upland habitats on and adjacent to the subject property. Resources reviewed included current and historic aerial photographs, national wetland inventory, USGS quadrangle maps, Alachua County 2001 LiDAR Topography maps, FEMA flood zone maps, NRCS soils maps, and FDEP land use maps.

ERC scientists conducted a field delineation in 2008 which was reviewed by SRWMD and approved. A more recent delineation was performed by ERC in 2021 according to the *Delineation of the Landward Extent of Wetlands and Surface Waters* (Chapter 62-340 Florida Administrative Code [F.A.C.]) and the wetlands delineation lines were updated. The 2021 wetland delineation lines were approved by Alachua County.

On December 3, 2021, Wood scientists visited the site, reviewed the wetland delineation, and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the ERC report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will also need to be verified by Suwannee River Water Management District (SRWMD).

2.2 Threatened & Endangered Species Review

ERC scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the ERC assessment. The methods used by ERC are consistent with methods that Wood scientists follow for listed species evaluations. **Table 1** outlines the species listed by FNAI and IPaC resource lists, their preferred habitat, if that preferred habitat is found on the subject property, and ERC's effects determination.

In December 2020, the USFWS determined the monarch butterfly (*Danaus plexippus*) should be a candidate for listing under the Endangered Species Act. The monarch butterfly is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). This species was not included in the ERC report and has been included in **Table 1**.

On December 3, 2021, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by ERC scientists.

Wood scientists observed killdeer (*Charadrius vociferus)* during the site visit. The killdeer is a migratory bird species that is common and can be found in the project area year round. During breeding season, the project area would be a common area for nesting as the killdeer are ground nesting birds preferring open areas with high visibility such as bare soil or short-grass fields (Audubon, 2021). The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds. MBTA makes it illegal for people to "take" migratory birds, their eggs, feathers or nests.#

No threatened or endangered wildlife species were observed during Wood's site assessment. The state endangered, Florida spiny-pod (*Matelea floridana),* was observed within the project site within the area that will be conservation easement.

2.3 Tree Protection

The ERC report notes that no Champion Trees have been reported for the project area and most of the historical large trees on the site were removed through silvicultural and agricultural practices. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	No	No effect
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes- foraging habitat No-nesting habitat	No effect
Picoides borealis	Red-cockaded Woodpecker	FE	Slash, longleaf, and loblolly pines	Yes	No effect
Aphelocoma coerulescens	Florida Scrub-Jay	FT	Sand pine and xeric oak scrub, and scrubby flatwoods	No	No effect
Falco sparverius paulus	American Kestrel	ST	Primarily open woodlands, sandhill, and fire-maintained savannah pine, pastures and open fields	Yes	Not Likely to Adversely Affect - Most of the nesting habitat is within a Conservation Easement
Egretta caerulea	Little Blue Heron	ST	Swamps, estuaries, ponds, lakes, and river [b]	No	No effect
Grus canadensis pratensis	Florida Sandhill Crane	ST	Freshwater marshes, prairies, and pastures	Yes – Forage habitat No - Nesting habitat	No effect- forage habitat will be maintained in the post development condition
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes	Not Likely to Adversely Affect
Stilosoma extenuatum	*Short-tailed Snake*	ST	Sandy soils, particularly longleaf pine and xeric oak sandhills, scrub and xeric hammock	No	No effect
Pituophis melanoleucus mugitus	Florida Pine Snake	ST	Well-drained sandy soils with a moderate to open canopy	No	No effect
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	No	No effect

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species	No effect
Notophthalmus perstriatus	Striped Newt	FC	Dry upland habitats. Depression marshes, dome swamps and sinkhole ponds. Natural, ephemeral, isolated Wetlands.	Yes – Natural, ephemeral, isolated Wetlands.	No effect
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*)[c]	No	No effect. Not mentioned in ERC Report
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only found in Squirrel Chimney, a small, deep sinkhole that leads to a flooded cave system of unknown size	No	No effect

Prepared by: JLM Checked by: SEM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.

3.0 Geological Assessment

According to the ERC report, depressions caused by sinkhole activity have been observed on site. Whether or not any of these are active will need to be determined by a more thorough site assessment.

The ERC report included discussion of geotechnical investigations including borings. The majority of the borings (90%) have very loose soil conditions at the surface to a depth of approximately 7 ft. This observation is consistent with active ground loss and internal erosion and is often associated with active karst development in this part of Florida. 8 of the 55 borings (about 15%) have very loose conditions at depths ranging from about 12 ft to 22 ft below ground surface. These very loose soils are often found in heavily karstified topographies and could be indicative of active karst development.

Based on a comparison of historical topographic maps (1966 to present), ground loss appears to be occurring.

3.1 Recommendations

Based on the geological investigations provided in the ERC report, Wood recommends the following:

1) Perform a detailed mapping and evaluation of potential sinkhole features
2) Conduct limited geophysical surveys to detect the presence of caverns or other karst features that could affect development
3) Choose building locations based on avoiding any identified active ground loss areas

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Schmidt Farms property prepared by ERC. Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment Report. The site assessment included review of wetland delineation lines, reviewed the property for potential presence of protected species or their habitat, and review of the geological assessment. In general, Wood agreed with the findings and conclusions made by ERC.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Project information

NAME

Schmidt Farm Market ERA

LOCATION

Alachua County, Florida



DESCRIPTION

Some(Third Party Review of ERA)

Local office

North Florida Ecological Services Field Office

(904) 731-3336

(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/10477

Wood Stork Mycteria americana — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

Eastern Indigo Snake Drymarchon corais couperi — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Gopher Tortoise Gopherus polyphemus — Candidate
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6994

Amphibians

NAME	STATUS

Frosted Flatwoods Salamander Ambystoma cingulatum — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/4981

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE

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	WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow Ammodramus henslowii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

NOT FOR CONSULTATION

Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

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Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Henslow's Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



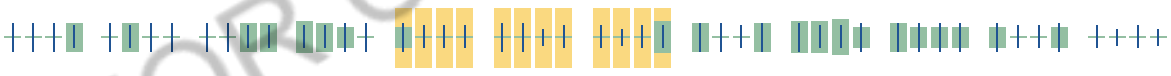
Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



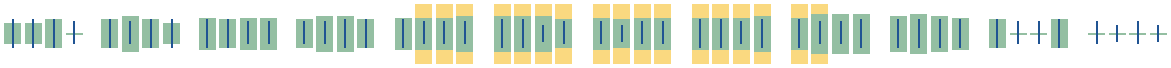
Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

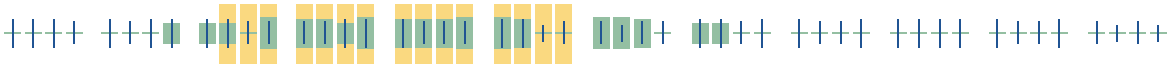


NOT FOR CONSULTATION

Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring

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in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

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Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 16, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On October 21, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, December 6, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

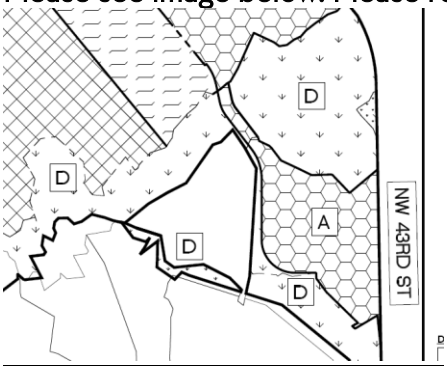
Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Map appears to display development area off of the subject property. Please see image below. Please review and amend map as needed.**



2. *Concurrency Impact Analysis*
   a. **New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).**

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

      New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?

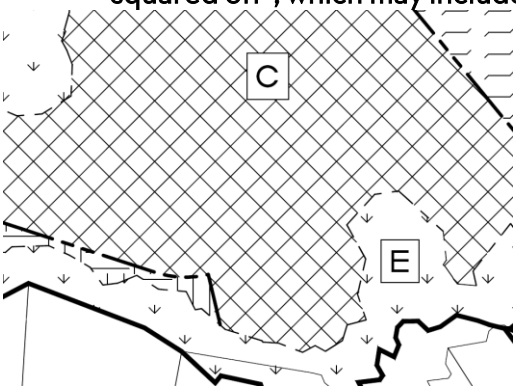
New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

c. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

New Comment: Outside review of environmental impacts are currently underway. Once received, these will be forwarded to the applicant.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.



2. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
   New Comment: Response indicates that the transportation/circulation development area is "E" but displayed map indicates that the circulation development area is "D".
3. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.
   New Comment: Unless otherwise modified through the PD Master Plan, the sign regulations regarding multi-tenant development would govern the signage. The standards can be found in Section 6.5.4 (C)(2).

b. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
   New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
      New Comment: Response addresses setbacks from property lines. Please provide separation distances from surrounding residential uses. For example, Development Area C is located, at the closest x' from nearest residential use to the west. Development Area A is located at the closest x' from nearest residential use.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

New Comment: In locations where on street parallel parking is provided, the minimum right-of-way provided for any subdivision, site plan, or infrastructure plan shall be 60' to provide for adequate spacing of travel lanes, sidewalks, parking areas, and utility infrastructure.

b. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

5. *Comprehensive Plan Analysis*

a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
New Comment: While medium and high density residential development is permitted within the PD-Comm zoning district, there is no minimum or maximum residential density established by the Commercial or Community Commercial land use districts proposed by the associated large scale comprehensive plan amendment. At a high density residential maximum rate of 15 dwelling units per acre, 20.07 acres would be required, leaving 8.53 acres to establish maximum floor to area ratio (FAR). At a FAR of 1.0, the maximum permittable non-residential development would be 371,566 square feet, which exceeds the proposed non-residential of 489,400 square feet of non-residential development in Development Areas A and B. Further, Policy 2.1.d, of the Future Land Use Element states that the Planned Development Commercial zoning is permitted as an options within the commercial and high density residential land use categories, which would indicate that the drafters envisioned a Commercial PD zoning with both residential and commercial uses proposed would require a mix of future land use designations associated with the PD.

b. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development

Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

c. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

6. *Concurrency Impact Analysis*
   a. New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).

7. *Miscellaneous / General Comments*
   a. Allowable uses column in Table on Master Plan sheet has typo in column title.
   New Comment: This does not appear to have been addressed.

8. *Outside Review/ Public Services*
   a. New Comment: See attached review of Traffic Study in a letter dated October 30, 2021 from Brian Kanely, P.E. The City is working to coordinate with FDOT on the issues raised by the letter. Also, please note that the referenced roundabout would require a PD Plan amendment if pursued at a later date.
   b. New Comment: Environmental review is currently underway. We anticipate to have a response from Wood Environmental by December 13, 2021.
   c. New Comment: Please see information from Public Services Department in the attached memo from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated November 2, 2021.

9. Potential Development Conditions (Revised 11/16/21)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any

development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    2. No new wells permitted on the property
    3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 2, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 11/2/2021

RE: **Schmidt Farms LSCPA &RZ Applications – Submittal 2**

Public Services has reviewed the subject project (Oct 21, 2021) and offer the following comments. Review was specific to Public Services utilities.

NO.	COMMENTS
1.	**Comments on Oct 21st, 2021 Submittal** **Sheet PD-3** It is still to be determined whether the proposed lift station will be private or regional. If private, the lift station will only service the Schmidt Farm Development. Subject to a future COA wastewater study, please note that the proposed lift station may be designated as a regional lift station. **For Your Information (FYI)**
2.	
3	
4	

NO.	COMMENTS
5	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Independent Review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study for the City of Alachua, Florida; Project Located in the Southwest Quadrant of US 441 & NW 43rd Street; Prepared by Volkert, Inc. October 2021

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study located in the southwest quadrant of the intersection of US 441 & NW 43rd Street. The Traffic Study was prepared by Buckholz Traffic in October 2021.

The Schmidt Farms Project is in the southwest quadrant of the signalized intersection of US 441 (FDOT State Highway) and NW 43rd Street (Alachua County highway). The proposed Project contains 214 single family homes, 130 apartment units, 171 "residential-over commercial units", and 300,000 gross square feet of retail space. The Project is expected to generate 9,918 external trips with 763 external trips (386 entering and 377 exiting) during the PM peak hour. The Project anticipates having a driveway onto US 441 (north driveway) and a driveway onto NW 43rd Street (south driveway) that will align with the Marathon Gas Station driveway. The build out year for the project is 2031.

The independent review of the Traffic Study will include the following:

- Review of existing traffic volumes.
- Review of trip generation of site traffic.
- Review of distribution and assignment of site traffic onto US 441 and NW 43rd Street.
- Review of future traffic volumes.
- Review of turn lane analysis.
- Review of signalized intersection capacity analysis.
- Review of non-signalized intersection capacity analysis.
- Review of access management evaluation.
- Review of the traffic study recommendations.
- Additional Volkert comments/recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study.

This project was originally reviewed by Volkert in September 2019. The updated project is similar to the 2019 project with respect to land use. Access to the project from US 441 and NW 43rd Street is identical to the proposed 2019 project.

Review of the Traffic Study

Existing Traffic Volumes

This section of the Traffic Study documents (1) how the existing traffic volumes were obtained and (2) how the directional traffic enter/exit counts were obtained from nearby roadways and driveways. This information is correct and there are no comments or suggestions

Trip Generation of Site Traffic

This section of the Traffic Study describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 10th Edition.* It is important to note that there were no adjustments for pass-by traffic in the trip generation (pass-by traffic is traffic that does not originate in the project, is already on the adjacent roadways and the motorist stops by the project land use for a product or service; a gas station is a good example of pass-by traffic). The primary goal of the traffic study is to analyze the total driveway volumes accessing the site and this includes traffic that originates in the project and pass-by traffic. Not reducing the driveway volumes produces site traffic volumes that are conservatively high. The trip generation information is correct and there are no comments or suggestions.

Distribution and Assignment of Site Traffic

This section of the Traffic Study distributes and assigns site traffic onto the streets adjacent to the Project. Manual traffic counts that were obtained at nearby side streets onto US 441 in the Project area resulted in 75% - 80% of traffic headed south towards Gainesville and 20% - 25% of traffic headed north towards Alachua. This distribution of traffic is consistent with previous traffic studies that Volkert has reviewed for the City of Alachua for projects along this portion of US 441.

The assignment of project southbound traffic to 36% US 441 and 36% to NW 43rd Street is reasonable. The University of Florida, Shands Hospital and city and county government offices are east of NW 43rd Street and the Oaks Mall, Butler Plaza/Celebration Point, I-75, and large residential areas are west of NW 43rd Street. Assigning traffic equally to southbound US 441 and southbound NW 43rd Street is a reasonable assumption.

The distribution and assignment of site traffic is correct and there are no comments or suggestions.

Future Traffic Volumes

This section of the Traffic Study describes and documents how the future traffic volumes were calculated. The existing traffic volumes were adjusted by the appropriate FDOT seasonal adjustment factor and then adjusted forward in time by a growth factor from nearby FDOT historical traffic count stations. Site traffic was then added to the future traffic volumes to produce 2031 total traffic volumes for the project. The future traffic volumes are correctly calculated and there are no comments or suggestions.

Turn Lane Analysis

This section of the Traffic Study describes and documents how the determination for left and/or right turn lanes at the Project north driveway onto US 441 and the Project south driveway onto NW 43rd Street were determined. The documentation and methodology for making the determination for the warrants for right and left turn lanes support the conclusions of the Traffic Study. The turn lane analysis was correctly performed and there are no comments or suggestions.

Signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the signalized intersection at US 441 and NW 43rd Street. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report documents the capacity calculations for this intersection for the existing (2021), 2031 No Build and 2031 Build conditions; there are no comments or suggestions.

Non-signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the non-signalized intersections of NW 43rd Street/Project south driveway/Marathon Gas Station Driveway and the US 441/Project north driveway. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report accurately documents the capacity calculations for these intersections for the existing, 2031 No Build and 2031 Build conditions; and there are no comments or suggestions.

Access Management Evaluation

The Traffic Study recommends that the existing full median opening on US 441 just north of the proposed Project north driveway be closed and consideration be given to providing a directional median opening on US 441 at the proposed Project north driveway. A directional median opening allows right in/right out/left in traffic and prohibits left out traffic. Given the high-speed conditions on US 441 at this location, Volkert concurs with the Traffic Study recommendation for a directional median opening at this location.

Volkert also concurs with the Traffic Study recommendation to align the proposed Project south driveway onto NW 43rd street with the existing Marathon Gas Station driveway.

Traffic Study Recommendations

This section of the Traffic Study lists the recommendations for modifications to the adjacent roadways that are needed to accommodate the Project site traffic. These recommendations are:

- Relocate the existing median opening on US 441 that is just north of the proposed Project north driveway to the south, so it aligns with the Project north driveway and construct this median opening as a directional median opening (allows right in/right out/left in traffic and prohibits left out traffic.).
- Construct a southbound right turn lane on US 441 at the Project north driveway.
- Construct a northbound left turn lane on NW 43rd Street at the Project south driveway. The Project south driveway will align with the Marathon Gas Station driveway.
- At the Project south driveway, construct two westbound egress lanes, a right only and left/straight.
- As the Project develops, monitor traffic conditions at the Project south driveway on NW 43rd Street to determine if any additional traffic operational modifications are required.

Volkert concurs with these recommendations.

Additional Volkert Comments/Recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study

1. The US 441 Traditional Neighborhood Project is a large project that will most likely be developed in phases. If this is the case, the traffic improvements required by the FDOT for US 441 and by Alachua County for NW 43rd Street may need to be phased as the project develops. The issues of (a) a follow-up traffic study and (b) phasing of roadway improvements on US 441 and NW 43rd Street needs to be discussed between the City of Alachua, the FDOT, Alachua County and the developer as the Project moves forward through the approval process.
2. The Traffic Study mentioned the possibility of a roundabout on NW 43rd Street at the Project south driveway. The right of way required for a roundabout or other roadway modification at the Project south driveway needs to be dedicated at the initial approval stage of the Project. This will guarantee that right of way is available at a future time when the Project trip generation dictates the need for such improvements. A roundabout has significantly different right of way requirements than a standard intersection. The minimum dimension for the inscribed circle of a single lane roundabout on an arterial street like NW 43rd Street is approximately one hundred feet (distance from outside edge of pavement though the central island to the other outside edge of pavement). You then add two feet of curb and gutter, a five-foot grass strip, an eight-foot-wide sidewalk to accommodate bicycles and pedestrians, and a five-foot grass strip for utilities. This results in a right of way width of approximately *one hundred fifty feet* for planning purposes for a one lane roundabout. The minimum dimension for the inscribed circle of a two-lane roundabout is approximately one hundred thirty feet. When you add in the other roadway design features, the right of way width for planning purposes for a two-lane roundabout is approximately *one hundred and eighty feet*. If a roundabout is proposed at the Project south driveway/NW 43rd it is important that the right of way be dedicated when the project is initially approved.
3. As part of the review and approval process for this Project, the FDOT needs to review the issue of adding protected only traffic signal phasing at the US 441/NW 43rd Street traffic signal for the southbound to northbound U-turn maneuver. A protected only traffic signal phasing is the red arrow/yellow arrow/green arrow operation. There is no flashing yellow arrow for permissive left turns. Adding the protected only signal phasing for the southbound to northbound U-turn on US 441 would require adding a three section traffic signal head on the end of the existing mast arm for southbound traffic on US 441. This raises the question as to whether the traffic signal mast arm pole was structurally designed to accommodate the additional traffic signal head that would be needed. Structural design requirements for mast arm poles change over time and what was acceptable when this traffic signal was constructed may not be acceptable with respect to current FDOT structural mast arm pole design requirements and specifications. The City of Gainesville Traffic Operations – Traffic Signals Section maintains all the traffic signals in Alachua County. They were contacted in conjunction with the 2019 traffic study to find out what information was available with respect to the mast arm poles at the US 441/NW 43rd Street traffic signal. Their response was the signal was constructed in August 2004. However, the traffic signal construction plans do not state whether the mast arm

pole for southbound traffic on US 441 was designed to accommodate an additional traffic signal head at the end of the mast arm. A more complete review of the traffic signal plans and whether the existing southbound mast arm pole could accommodate an additional three section traffic signal head needs be explored as part of the approval of the roadway modifications for this project. This is a significant issue due to costs. The current FDOT historical cost information for a seventy (70) foot mast arm pole is approximately $50,000 (this is just the cost for the mast arm pole, it does not include the associated engineering and construction costs). If a new mast arm pole is necessary, the total replacement cost would need to be factored into the costs associated with the highway improvements portion of the project. There is also a traffic safety issue for the U-turn traffic at the traffic signal associated with being able to see northbound oncoming traffic. This section of US 441 would be classified as a high-speed location (greater than 45 mph), plus the left turn lanes on US 441 are offset, which can make it difficult to see oncoming traffic under certain conditions. To summarize this discussion, as part of the review of highway improvements associated with this Project, the City of Alachua should request the FDOT review the following with respect to the traffic signal at US 441/NW 43rd Street:

a. Should the southbound to northbound U-turn be signalized due to the increased volume of traffic from the Project that will be making the U-turn movement and/or due to the high-speed classification of US 441 at NW 43rd Street and the associated traffic safety concerns?

b. If the U-turn movement is signalized, the movement should be a protected only movement. Note: At this traffic signal the existing northbound left turn/U-turn movement is signalized as a protected only movement (three section traffic signal head).

c. If the U-turn movement is signalized, a structural analysis should be performed to determine if the existing mast arm pole can accommodate the additional traffic signal head required for the southbound to northbound U-turn movement

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2021
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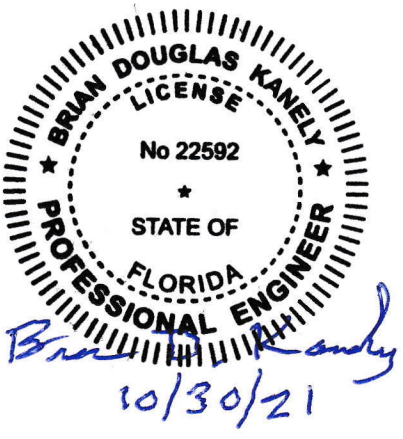


City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that the proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development. The rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that the proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.

17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).

d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.

e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.

f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*

a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.

b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*

a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.

b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM

Subject : Updated US 441 Traditional Neighborhood Traffic Study

To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 25, 2021 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the application is incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.
2. Rezoning Application:
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 19, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 17, 2021 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete, conditional upon submission of certain information found below. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Proposed application sheet identifies proposed future land use categories as Medium Density Residential and Commercial, but provided application narrative and submitted proposed future land use map identifies Moderate Density Residential, Commercial, Community Commercial, and Conservation as proposed Future Land Use Categories. Please verify and revise.
2. Rezoning Application:
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Per Section 3.6.2 (A)(1), the PD Master Plan:

        (a)Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
        (b)Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
        (c)Identifies the general location of open space;
        (d)Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;
        (e)Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
        (f)Identifies on-site potable water and wastewater facilities; and
        (g)Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

        The provided PD Master Plan does not appear to identify the location of environmentally sensitive lands, such as wetlands or stream corridors. The PD Master Plan does not appear to identify on-site potable water and wastewater facilities. The PD Master Plan does not appear to identify the general location of all public facility sites serving the development such as potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. Please note that the PD Master Plan may be multiple sheets in order to display all required information. Please provide a revised PD Master Plan.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

ORDINANCE 22-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 ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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 _____, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2022 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 _____, 2022 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 on Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres) and Conservation (±35.7 acres) in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All 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 _____, 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2022.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Legal Description of Commercial Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1003.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39° 18' 51" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 937.87 FEET; THENCE SOUTH 34° 35' 44" WEST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 46° 37' 16" WEST, A DISTANCE OF 9.11 FEET; THENCE SOUTH 69° 55' 18" WEST, A DISTANCE OF 34.98 FEET; THENCE SOUTH 55° 08' 59" WEST, A DISTANCE OF 57.48 FEET; THENCE SOUTH 52° 18' 27" WEST, A DISTANCE OF 43.43 FEET; THENCE SOUTH 40° 33' 23" WEST, A DISTANCE OF 29.53 FEET; THENCE SOUTH 64° 59' 32" WEST, A DISTANCE OF 27.70 FEET; THENCE SOUTH 53° 36' 04" WEST, A DISTANCE OF 33.47 FEET; THENCE SOUTH 80° 50' 08" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 74° 18' 10" WEST, A DISTANCE OF 1.63 FEET; THENCE NORTH 53° 18' 37" WEST, A DISTANCE OF 23.43 FEET; THENCE NORTH 65° 05' 06" WEST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 24° 12' 30" WEST, A DISTANCE OF 146.32 FEET; THENCE SOUTH 29° 37' 46" WEST, A DISTANCE OF 25.63 FEET; THENCE SOUTH 30° 29' 56" WEST, A DISTANCE OF 29.27 FEET; THENCE SOUTH 58° 58' 17" WEST, A DISTANCE OF 9.06 FEET; THENCE SOUTH 12° 06' 26" EAST, A DISTANCE OF 63.52 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 24' 24", HAVING A RADIUS OF 87.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24° 48' 39" EAST AND 38.26 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.58 FEET; THENCE SOUTH 37° 30' 51" EAST, A DISTANCE OF 133.18 FEET; THENCE SOUTH 19° 39' 46" EAST, A DISTANCE OF 15.01 FEET; THENCE SOUTH 64° 05' 24" EAST, A DISTANCE OF 10.28 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37° 24' 29", HAVING A RADIUS OF 223.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 18° 42' 14" EAST AND 143.02 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.59 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 77.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 00' 00" EAST AND 108.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.95 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 93.21 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 168.21 FEET; THENCE NORTH 89° 59' 49" EAST, A DISTANCE OF 220.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 01° 00' 27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 495.81 FEET; THENCE NORTH 06° 16' 14" WEST, A DISTANCE OF 123.65 FEET; THENCE SOUTH 59° 18' 41" WEST, A DISTANCE OF 96.82 FEET; THENCE NORTH 48° 16' 12" WEST, A DISTANCE OF 14.55

FEET; THENCE NORTH 62° 01' 18" EAST, A DISTANCE OF 24.74 FEET; THENCE NORTH 45° 44' 24" WEST, A DISTANCE OF 164.79 FEET; THENCE NORTH 36°
40' 06" WEST, A DISTANCE OF 62.69 FEET; THENCE NORTH 00° 32' 01" EAST, A DISTANCE OF 21.59 FEET; THENCE SOUTH 89° 53' 22" WEST, A DISTANCE OF
81.31 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 123.00 FEET, AND A
CHORD BEARING AND DISTANCE OF NORTH 45° 00' 00" WEST AND 173.95 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.21
FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37° 30' 51",
HAVING A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18° 45' 25" WEST AND 113.83 FEET; THENCE RUN ALONG THE ARC
OF SAID CURVE A DISTANCE OF 115.89 FEET; THENCE NORTH 37° 30' 51" WEST, A DISTANCE OF 156.24 FEET TO A CURVE TURNING TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 25° 24' 24", HAVING A RADIUS OF 133.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24° 48' 39" WEST AND
58.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.98 FEET; THENCE NORTH 12° 06' 26" WEST, A DISTANCE OF 68.17 FEET TO
A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 09' 12", HAVING A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE
OF NORTH 25° 41' 03" WEST AND 83.10 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.88 FEET; THENCE SOUTH 50° 44' 21"
WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 39° 15' 39" WEST, A DISTANCE OF 794.52 FEET; ; THENCE NORTH 50° 44' 21" EAST, A DISTANCE OF
556.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 14.33 ACRES, MORE OR LESS

Legal Description of High-Density Residential Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WEST
RIGHT OF WAY LINE, A DISTANCE OF 496.87 FEET; THENCE CONTINUE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE
OF 507.00 FEET; THENCE SOUTH 50° 44' 21" WEST, A DISTANCE OF 556.93 FEET; THENCE SOUTH 39° 15' 39" EAST, A DISTANCE OF 794.52 FEET; THENCE
NORTH 50° 44' 21" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27° 09' 12", HAVING
A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25° 41' 03" EAST AND 83.10 FEET; THENCE RUN ALONG THE ARC OF SAID
CURVE A DISTANCE OF 83.88 FEET; THENCE SOUTH 12° 06' 26" EAST, A DISTANCE OF 26.61 FEET; THENCE SOUTH 56° 05' 06" WEST, A DISTANCE OF 20.89
FEET; THENCE NORTH 72° 19' 40" WEST, A DISTANCE OF 28.12 FEET; THENCE SOUTH 33° 26' 39" WEST, A DISTANCE OF 65.91 FEET; THENCE SOUTH 50° 16'
39" WEST, A DISTANCE OF 41.06 FEET; THENCE SOUTH 41° 18' 30" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 09° 11' 10" WEST, A DISTANCE OF
30.97 FEET; THENCE SOUTH 34° 41' 46" WEST, A DISTANCE OF 37.51 FEET; THENCE NORTH 39° 31' 18" WEST, A DISTANCE OF 1120.79 FEET; THENCE

NORTH 49° 32' 21" WEST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 67° 54' 32" EAST, A DISTANCE OF 71.13 FEET; THENCE NORTH 85° 40' 34" EAST, A
DISTANCE OF 96.77 FEET; THENCE NORTH 32° 09' 51" EAST, A DISTANCE OF 72.94 FEET; THENCE NORTH 19° 53' 50" EAST, A DISTANCE OF 19.18 FEET;
THENCE NORTH 24° 59' 34" EAST, A DISTANCE OF 14.59 FEET; THENCE NORTH 31° 08' 53" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 40° 42' 31"
WEST, A DISTANCE OF 42.50 FEET; THENCE NORTH 70° 46' 46" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 50° 44' 20" EAST, A DISTANCE OF 259.25
FEET; THENCE NORTH 45° 43' 20" WEST, A DISTANCE OF 440.76 FEET; ; THENCE SOUTH 85° 22' 14" EAST, A DISTANCE OF 481.24 FEET TO THE POINT OF
BEGINNING. TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 15.79 ACRES, MORE OR LESS
TOGETHER WITH:
A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 2016.67 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.22 FEET; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 20" EAST, A DISTANCE OF 319.91 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 39" EAST, A DISTANCE OF 170.67 FEET; THENCE SOUTH 89° 59' 49" WEST, A
DISTANCE OF 220.40 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 168.21 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 93.21 FEET
TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 77.00 FEET, AND A CHORD BEARING AND
DISTANCE OF NORTH 45° 00' 00" WEST AND 108.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.95 FEET; THENCE NORTH 00°
00' 00" EAST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37° 24' 29", HAVING A RADIUS OF 223.00
FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18° 42' 14" WEST AND 143.02 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE
OF 145.59 FEET; THENCE SOUTH 64° 05' 24" EAST, A DISTANCE OF 31.14 FEET; THENCE SOUTH 47° 16' 40" EAST, A DISTANCE OF 12.50 FEET; THENCE
SOUTH 36° 59' 45" EAST, A DISTANCE OF 57.96 FEET; THENCE SOUTH 64° 38' 05" EAST, A DISTANCE OF 126.58 FEET; THENCE NORTH 88° 31' 40" EAST, A
DISTANCE OF 73.06 FEET; THENCE SOUTH 77° 38' 33" EAST, A DISTANCE OF 4.19 FEET; THENCE SOUTH 43° 50' 38" EAST, A DISTANCE OF 93.08 FEET; ;
THENCE NORTH 50° 19' 22" EAST, A DISTANCE OF 136.97 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND THE POINT OF BEGINNING.
CONTAINING 2.01 ACRES, MORE OR LESS

Legal Description of Moderate Density Residential Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY
DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J,
PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST
RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 39° 18' 51" EAST,
A DISTANCE OF 496.87 FEET; THENCE NORTH 85° 22' 14" WEST, A DISTANCE OF 481.24 FEET; THENCE SOUTH 45° 43' 20"
EAST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 50° 44' 20" WEST, A DISTANCE OF 259.25 FEET; THENCE SOUTH 70° 46'
46" WEST, A DISTANCE OF 38.04 FEET; THENCE NORTH 40° 42' 31" WEST, A DISTANCE OF 71.94 FEET; THENCE NORTH 48°
16' 42" WEST, A DISTANCE OF 45.10 FEET; THENCE NORTH 58° 42' 21" WEST, A DISTANCE OF 47.49 FEET; THENCE NORTH
77° 37' 15" WEST, A DISTANCE OF 29.66 FEET; THENCE NORTH 70° 00' 00" WEST, A DISTANCE OF 51.50 FEET; THENCE
SOUTH 81° 59' 59" WEST, A DISTANCE OF 101.20 FEET; THENCE SOUTH 06° 00' 00" WEST, A DISTANCE OF 76.64 FEET;
THENCE SOUTH 58° 52' 28" WEST, A DISTANCE OF 17.04 FEET; THENCE SOUTH 68° 00' 00" WEST, A DISTANCE OF 4.87 FEET;
THENCE NORTH 35° 57' 03" WEST, A DISTANCE OF 11.68 FEET; THENCE NORTH 75° 43' 39" WEST, A DISTANCE OF 70.60
FEET; THENCE SOUTH 70° 06' 16" WEST, A DISTANCE OF 41.35 FEET; THENCE SOUTH 71° 45' 50" WEST, A DISTANCE OF
57.08 FEET; THENCE SOUTH 32° 47' 03" WEST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 85° 38' 18" WEST, A DISTANCE OF
9.43 FEET; THENCE SOUTH 58° 37' 29" WEST, A DISTANCE OF 79.62 FEET; THENCE SOUTH 42° 28' 56" WEST, A DISTANCE OF
60.75 FEET; THENCE SOUTH 18° 22' 32" WEST, A DISTANCE OF 56.19 FEET; THENCE SOUTH 28° 37' 36" WEST, A DISTANCE
OF 31.72 FEET; THENCE SOUTH 03° 17' 39" WEST, A DISTANCE OF 49.94 FEET; THENCE SOUTH 00° 38' 03" WEST, A
DISTANCE OF 36.74 FEET; THENCE SOUTH 14° 31' 48" EAST, A DISTANCE OF 44.16 FEET; THENCE SOUTH 21° 02' 21" EAST, A
DISTANCE OF 4.32 FEET; THENCE SOUTH 34° 17' 21" WEST, A DISTANCE OF 42.18 FEET; THENCE SOUTH 35° 19' 03" WEST, A
DISTANCE OF 57.21 FEET; THENCE SOUTH 29° 22' 32" WEST, A DISTANCE OF 62.81 FEET; THENCE SOUTH 66° 55' 13" WEST,
A DISTANCE OF 9.10 FEET; THENCE SOUTH 09° 25' 02" WEST, A DISTANCE OF 4.12 FEET; THENCE SOUTH 61° 58' 09" WEST,
A DISTANCE OF 54.25 FEET; THENCE SOUTH 41° 17' 45" WEST, A DISTANCE OF 83.89 FEET; THENCE SOUTH 00° 42' 47"
WEST, A DISTANCE OF 18.89 FEET; THENCE SOUTH 42° 00' 00" WEST, A DISTANCE OF 44.89 FEET; THENCE SOUTH 37° 59'
59" WEST, A DISTANCE OF 55.09 FEET; THENCE SOUTH 11° 59' 59" EAST, A DISTANCE OF 39.57 FEET; THENCE SOUTH 87°
40' 40" WEST, A DISTANCE OF 34.24 FEET; THENCE SOUTH 70° 12' 17" WEST, A DISTANCE OF 19.17 FEET; THENCE NORTH
76° 40' 26" WEST, A DISTANCE OF 16.25 FEET; THENCE SOUTH 73° 49' 21" WEST, A DISTANCE OF 113.98 FEET; THENCE

SOUTH 22° 29' 09" WEST, A DISTANCE OF 55.25 FEET; THENCE SOUTH 42° 52' 44" WEST, A DISTANCE OF 21.62 FEET;
THENCE SOUTH 14° 10' 20" WEST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 45° 00' 00" EAST, A DISTANCE OF 99.60 FEET;
THENCE NORTH 73° 15' 15" EAST, A DISTANCE OF 2.49 FEET; THENCE SOUTH 02° 29' 22" EAST, A DISTANCE OF 10.04 FEET;
THENCE SOUTH 57° 38' 09" EAST, A DISTANCE OF 60.51 FEET; THENCE SOUTH 41° 16' 07" EAST, A DISTANCE OF 13.68 FEET;
THENCE SOUTH 50° 57' 52" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 28° 59' 30" WEST, A DISTANCE OF 64.02 FEET;
THENCE SOUTH 81° 52' 12" EAST, A DISTANCE OF 152.89 FEET; THENCE NORTH 54° 08' 14" EAST, A DISTANCE OF 61.19
FEET; THENCE NORTH 50° 23' 52" EAST, A DISTANCE OF 66.91 FEET; THENCE NORTH 28° 44' 23" EAST, A DISTANCE OF 28.80
FEET; THENCE SOUTH 26° 24' 00" EAST, A DISTANCE OF 30.02 FEET; THENCE SOUTH 66° 52' 56" EAST, A DISTANCE OF 71.66
FEET; THENCE NORTH 85° 51' 43" EAST, A DISTANCE OF 58.44 FEET; THENCE NORTH 58° 29' 29" EAST, A DISTANCE OF 80.08
FEET; THENCE NORTH 02° 11' 09" EAST, A DISTANCE OF 73.75 FEET; THENCE NORTH 21° 02' 15" WEST, A DISTANCE OF
35.85 FEET; THENCE NORTH 28° 36' 38" WEST, A DISTANCE OF 21.83 FEET; THENCE NORTH 35° 45' 14" WEST, A DISTANCE
OF 2.68 FEET; THENCE NORTH 22° 30' 14" EAST, A DISTANCE OF 23.77 FEET; THENCE NORTH 36° 47' 07" WEST, A DISTANCE
OF 4.65 FEET; THENCE NORTH 15° 43' 08" EAST, A DISTANCE OF 42.98 FEET; THENCE NORTH 00° 19' 49" WEST, A DISTANCE
OF 52.27 FEET; THENCE NORTH 12° 05' 53" WEST, A DISTANCE OF 15.07 FEET; THENCE NORTH 10° 55' 00" EAST, A
DISTANCE OF 55.89 FEET; THENCE NORTH 42° 54' 10" WEST, A DISTANCE OF 29.39 FEET; THENCE NORTH 13° 01' 24" EAST,
A DISTANCE OF 24.90 FEET; THENCE NORTH 13° 16' 27" WEST, A DISTANCE OF 64.00 FEET; THENCE NORTH 38° 06' 27"
WEST, A DISTANCE OF 31.15 FEET; THENCE NORTH 23° 23' 34" EAST, A DISTANCE OF 65.28 FEET; THENCE NORTH 25° 31'
28" WEST, A DISTANCE OF 8.56 FEET; THENCE NORTH 35° 33' 56" EAST, A DISTANCE OF 23.10 FEET; THENCE NORTH 31° 50'
09" EAST, A DISTANCE OF 46.95 FEET; THENCE NORTH 35° 14' 24" EAST, A DISTANCE OF 14.67 FEET; THENCE SOUTH 74° 09'
25" EAST, A DISTANCE OF 17.40 FEET; THENCE NORTH 12° 16' 50" EAST, A DISTANCE OF 99.67 FEET; THENCE NORTH 21° 53'
18" EAST, A DISTANCE OF 26.81 FEET; THENCE NORTH 44° 23' 02" EAST, A DISTANCE OF 42.62 FEET; THENCE NORTH 29° 38'
11" EAST, A DISTANCE OF 16.93 FEET; THENCE NORTH 59° 46' 43" EAST, A DISTANCE OF 15.87 FEET; THENCE NORTH 53° 17'
27" EAST, A DISTANCE OF 45.82 FEET; THENCE NORTH 18° 15' 12" EAST, A DISTANCE OF 7.52 FEET; THENCE NORTH 88° 00'
00" EAST, A DISTANCE OF 80.22 FEET; THENCE SOUTH 35° 24' 55" EAST, A DISTANCE OF 7.40 FEET; THENCE NORTH 69° 47'
28" EAST, A DISTANCE OF 24.36 FEET; THENCE SOUTH 23° 11' 55" EAST, A DISTANCE OF 41.55 FEET; THENCE SOUTH 49° 32'
21" EAST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 39° 31' 18" EAST, A DISTANCE OF 1120.79 FEET; THENCE SOUTH 34°

41' 46" WEST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 57° 29' 13" WEST, A DISTANCE OF 4.88 FEET; THENCE SOUTH 72°
16' 03" WEST, A DISTANCE OF 55.68 FEET; THENCE SOUTH 42° 49' 40" WEST, A DISTANCE OF 59.49 FEET; THENCE SOUTH
24° 03' 36" WEST, A DISTANCE OF 17.39 FEET; THENCE SOUTH 61° 03' 33" WEST, A DISTANCE OF 11.76 FEET; THENCE
NORTH 35° 16' 17" WEST, A DISTANCE OF 60.27 FEET; THENCE SOUTH 38° 18' 37" WEST, A DISTANCE OF 141.14 FEET;
THENCE SOUTH 12° 38' 39" EAST, A DISTANCE OF 34.70 FEET; THENCE NORTH 84° 56' 23" WEST, A DISTANCE OF 44.49 FEET;
THENCE NORTH 39° 36' 42" WEST, A DISTANCE OF 13.04 FEET; THENCE NORTH 26° 15' 40" WEST, A DISTANCE OF 6.37 FEET;
THENCE NORTH 34° 55' 39" WEST, A DISTANCE OF 29.61 FEET; THENCE NORTH 48° 54' 09" WEST, A DISTANCE OF 6.74 FEET;
THENCE NORTH 33° 33' 06" EAST, A DISTANCE OF 13.26 FEET; THENCE NORTH 06° 08' 02" WEST, A DISTANCE OF 67.42
FEET; THENCE NORTH 47° 54' 48" WEST, A DISTANCE OF 140.12 FEET; THENCE SOUTH 81° 58' 44" WEST, A DISTANCE OF
56.44 FEET; THENCE SOUTH 42° 35' 32" WEST, A DISTANCE OF 96.14 FEET; THENCE SOUTH 28° 58' 06" EAST, A DISTANCE
OF 90.85 FEET; THENCE SOUTH 12° 47' 28" WEST, A DISTANCE OF 81.51 FEET; THENCE SOUTH 39° 42' 57" WEST, A
DISTANCE OF 2.18 FEET; THENCE SOUTH 18° 38' 51" EAST, A DISTANCE OF 64.60 FEET; THENCE SOUTH 75° 23' 05" WEST, A
DISTANCE OF 46.05 FEET; THENCE SOUTH 16° 43' 50" WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 57° 47' 09" WEST,
A DISTANCE OF 46.90 FEET; THENCE NORTH 61° 02' 50" WEST, A DISTANCE OF 27.42 FEET; THENCE SOUTH 61° 45' 42"
WEST, A DISTANCE OF 33.10 FEET; THENCE NORTH 69° 08' 14" WEST, A DISTANCE OF 60.17 FEET; THENCE NORTH 86° 04'
03" WEST, A DISTANCE OF 37.00 FEET; THENCE NORTH 23° 51' 31" WEST, A DISTANCE OF 3.17 FEET; THENCE NORTH 72° 50'
21" WEST, A DISTANCE OF 89.93 FEET; THENCE NORTH 46° 00' 55" WEST, A DISTANCE OF 126.95 FEET TO A CURVE
TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 55' 04", HAVING A RADIUS OF 100.00 FEET, AND A CHORD
BEARING AND DISTANCE OF NORTH 58° 58' 26" WEST AND 44.85 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A
DISTANCE OF 45.23 FEET; THENCE NORTH 71° 55' 58" WEST, A DISTANCE OF 296.74 FEET TO A CURVE TURNING TO THE
LEFT THROUGH A CENTRAL ANGLE OF 59° 00' 27", HAVING A RADIUS OF 100.00 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 78° 33' 48" WEST AND 98.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF
102.99 FEET; THENCE SOUTH 49° 03' 34" WEST, A DISTANCE OF 53.64 FEET; THENCE NORTH 18° 04' 02" EAST, A DISTANCE
OF 104.49 FEET; THENCE NORTH 71° 55' 58" WEST, A DISTANCE OF 135.26 FEET TO A CURVE TURNING TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 69° 35' 35", HAVING A RADIUS OF 630.00 FEET, AND A CHORD BEARING AND DISTANCE OF
NORTH 37° 08' 11" WEST AND 719.04 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 765.22 FEET;

THENCE NORTH 02° 20' 23" WEST, A DISTANCE OF 291.21 FEET TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL
ANGLE OF 18° 49' 49", HAVING A RADIUS OF 530.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 04' 31"
EAST AND 173.40 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.18 FEET; THENCE NORTH 16°
29' 26" EAST, A DISTANCE OF 84.65 FEET TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 38' 56",
HAVING A RADIUS OF 380.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 58° 18' 54" EAST AND 506.81 FEET;
THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 554.78 FEET TO A POINT ON A NONTANGENT COMPOUND
CURVE, TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 50' 05", HAVING A RADIUS OF 270.00 FEET, AND A
CHORD BEARING AND DISTANCE OF NORTH 86° 13' 20" EAST AND 129.88 FEET; THENCE RUN ALONG THE ARC OF SAID
CURVE A DISTANCE OF 131.17 FEET; THENCE NORTH 18° 12' 04" WEST, A DISTANCE OF 117.83 FEET; THENCE NORTH 72°
23' 52" EAST, A DISTANCE OF 638.32 FEET; ; THENCE SOUTH 85° 22' 35" EAST, A DISTANCE OF 2.53 FEET TO THE POINT OF
BEGINNING.

Legal Description of Conservation Area

PARCEL 1
A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY
S 39° 18' 51" E, A DISTANCE OF 496.87 FEET; THENCE N 85° 22' 03" W, A DISTANCE OF 483.70 FEET; THENCE S 72° 23' 52" W, A DISTANCE OF 638.40 FEET; THENCE N 22° 57' 20" W, A DISTANCE OF 96.98 FEET; THENCE N 65° 31' 20" W, A DISTANCE OF 77.71 FEET TO THE POINT OF BEGINNING; THENCE, S 12° 55' 11" W
FOR A DISTANCE OF 15.78 FEET; THENCE, S 02° 13' 58" W FOR A DISTANCE OF 66.64 FEET; THENCE, S 68° 41' 12" W FOR A DISTANCE OF 99.16 FEET; THENCE, N 78° 52' 49" W FOR A DISTANCE OF 85.58 FEET; THENCE, N 42° 28' 24" W FOR A DISTANCE OF 13.88 FEET; THENCE, S 81° 17' 30" W FOR A DISTANCE OF
12.41 FEET; THENCE, N 74° 36' 34" W FOR A DISTANCE OF 11.75 FEET; THENCE, S 26° 03' 56" W FOR A DISTANCE OF 29.87 FEET; THENCE, S 70° 56' 32" W FOR A DISTANCE OF 38.57 FEET; THENCE, S 50° 23' 32" W FOR A DISTANCE OF 31.83 FEET; THENCE, S 65° 25' 02" W FOR A DISTANCE OF 26.35 FEET; THENCE, S
05° 58' 34" E FOR A DISTANCE OF 10.49 FEET; THENCE, S 60° 17' 38" W FOR A DISTANCE OF 75.60 FEET; THENCE, S 33° 33' 04" E FOR A DISTANCE OF 11.64 FEET; THENCE, S 59° 06' 56" W FOR A DISTANCE OF 81.27 FEET; THENCE, S 24° 02' 08" W FOR A DISTANCE OF 38.56 FEET; THENCE, S 75° 54' 21" E FOR A
DISTANCE OF 40.27 FEET; THENCE, S 07° 33' 44" W FOR A DISTANCE OF 147.63 FEET; THENCE, S 89° 16' 10" W FOR A DISTANCE OF 99.99 FEET; THENCE, S 40° 59' 19" W FOR A DISTANCE OF 29.48 FEET; THENCE, S 77° 17' 11" W FOR A DISTANCE OF 16.59 FEET; THENCE, S 19° 59' 22" W FOR A DISTANCE OF 22.86
FEET; THENCE, S 19° 39' 21" W FOR A DISTANCE OF 22.85 FEET; THENCE, S 25° 47' 14" W FOR A DISTANCE OF 39.19 FEET; THENCE, S 09° 22' 49" E FOR A DISTANCE OF 37.58 FEET; THENCE, S 39° 54' 16" W FOR A DISTANCE OF 71.78 FEET; THENCE, S 72° 44' 35" W FOR A DISTANCE OF 52.38 FEET; THENCE, S 85° 44'
34" W FOR A DISTANCE OF 26.87 FEET; THENCE, N 89° 09' 19" W FOR A DISTANCE OF 51.62 FEET; THENCE, N 60° 08' 11" W FOR A DISTANCE OF 42.76 FEET; THENCE, N 52° 34' 35" W FOR A DISTANCE OF 43.98 FEET; THENCE, S 80° 28' 24" W FOR A DISTANCE OF 14.90 FEET; THENCE, S 71° 39' 37" W FOR A DISTANCE
OF 34.69 FEET; THENCE, N 70° 35' 50" W FOR A DISTANCE OF 25.27 FEET; THENCE, S 72° 30' 08" W FOR A DISTANCE OF 15.01 FEET; THENCE, S 05° 33' 18" W FOR A DISTANCE OF 26.98 FEET; THENCE, S 88° 56' 31" W FOR A DISTANCE OF 85.10 FEET; THENCE, S 46° 47' 40" W FOR A DISTANCE OF 59.44 FEET;
THENCE, S 17° 53' 21" W FOR A DISTANCE OF 63.17 FEET; THENCE, S 62° 42' 42" W FOR A DISTANCE OF 14.49 FEET; THENCE, S 65° 11' 02" E FOR A DISTANCE OF 27.64 FEET; THENCE, N 72° 44' 52" E FOR A DISTANCE OF 6.83 FEET; THENCE, S 61° 29' 05" E FOR A DISTANCE OF 70.51 FEET; THENCE, S 42° 51' 58" E

FOR A DISTANCE OF 15.75 FEET; THENCE, S 42° 51' 58" E FOR A DISTANCE OF 15.75 FEET; THENCE, S 57° 46' 03" E FOR A DISTANCE OF 38.74 FEET; THENCE, S 33° 56' 07" E FOR A DISTANCE OF 69.83 FEET; THENCE, N 77° 45' 29" E FOR A DISTANCE OF 45.08 FEET; THENCE, S 43° 24' 36" E FOR A DISTANCE OF 83.95 FEET; THENCE, S 08° 45' 37" E FOR A DISTANCE OF 54.06 FEET; THENCE, S 00° 22' 13" E FOR A DISTANCE OF 15.52 FEET; THENCE, S 34° 37' 15" E FOR A DISTANCE OF 53.32 FEET; THENCE, S 58° 43' 34" E FOR A DISTANCE OF 18.91 FEET; THENCE, S 20° 59' 58" E FOR A DISTANCE OF 67.18 FEET; THENCE, S 05° 44' 25" W FOR A DISTANCE OF 10.35 FEET; THENCE, S 05° 44' 25" W FOR A DISTANCE OF 10.35 FEET; THENCE, S 54° 58' 16" E FOR A DISTANCE OF 26.09 FEET; THENCE, S 18° 38' 01" E FOR A DISTANCE OF 107.26 FEET; THENCE, S 15° 02' 21" W FOR A DISTANCE OF 56.15 FEET; THENCE, S 27° 25' 56" W FOR A DISTANCE OF 10.35 FEET; THENCE, N 55° 46' 28" E FOR A DISTANCE OF 28.30 FEET; THENCE, S 50° 28' 39" E FOR A DISTANCE OF 88.40 FEET; THENCE, S 48° 26' 25" E FOR A DISTANCE OF 48.65 FEET; THENCE, S 42° 00' 14" E FOR A DISTANCE OF 32.83 FEET; THENCE, S 56° 45' 02" E FOR A DISTANCE OF 39.66 FEET; THENCE, N 75° 32' 51" E FOR A DISTANCE OF 19.19 FEET; THENCE, N 75° 32' 51" E FOR A DISTANCE OF 19.19 FEET; THENCE, S 53° 54' 09" E FOR A DISTANCE OF 152.53 FEET; THENCE, S 02° 42' 31" E FOR A DISTANCE OF 69.40 FEET; THENCE, S 44° 55' 56" E FOR A DISTANCE OF 13.07 FEET; THENCE, S 19° 46' 54" E FOR A DISTANCE OF 16.43 FEET; THENCE, S 84° 31' 26" E FOR A DISTANCE OF 44.47 FEET; THENCE, S 50° 52' 46" E FOR A DISTANCE OF 90.13 FEET; THENCE, N 56° 20' 24" E FOR A DISTANCE OF 36.70 FEET; THENCE, S 61° 22' 59" E FOR A DISTANCE OF 100.42 FEET; THENCE, S 27° 16' 36" E FOR A DISTANCE OF 36.50 FEET; THENCE, S 70° 03' 22" E FOR A DISTANCE OF 113.64 FEET; THENCE, S 06° 32' 33" E FOR A DISTANCE OF 25.93 FEET; THENCE, N 87° 24' 35" E FOR A DISTANCE OF 32.57 FEET; THENCE, N 20° 37' 52" E FOR A DISTANCE OF 59.60 FEET; THENCE, N 49° 03' 34" E FOR A DISTANCE OF 53.64 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 59° 00' 27.4", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 33' 48" E FOR A DISTANCE OF 98.50 FEET. THENCE, S 71° 55' 58" E FOR A DISTANCE OF 296.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 55' 03.5", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 58° 58' 26" E FOR A DISTANCE OF 44.85 FEET. THENCE, S 46° 00' 55" E FOR A DISTANCE OF 126.95 FEET; THENCE, S 72° 50' 21" E FOR A DISTANCE OF 89.93 FEET; THENCE, S 23° 51' 31" E FOR A DISTANCE OF 3.17 FEET; THENCE, S 86° 04' 03" E FOR A DISTANCE OF 37.00 FEET; THENCE, S 69° 08' 14" E FOR A DISTANCE OF 60.17 FEET; THENCE, N 61° 45' 42" E FOR A DISTANCE OF 33.10 FEET; THENCE, S 61° 02' 50" E FOR A DISTANCE OF 27.42 FEET; THENCE, N 57° 47' 09" E FOR A DISTANCE OF 46.90 FEET; THENCE, N 16° 43' 50" E FOR A DISTANCE OF 38.01 FEET; THENCE, N 75° 23' 05" E FOR A DISTANCE OF 46.05 FEET; THENCE, N 18° 38' 51" W FOR A DISTANCE OF 64.60 FEET; THENCE, N 39° 42' 57" E FOR A DISTANCE OF 2.18 FEET; THENCE, N 12° 47' 28" E FOR A DISTANCE OF 81.51 FEET; THENCE, N 28° 58' 06" W FOR A DISTANCE OF 90.85 FEET; THENCE, N 42° 35' 32" E FOR A DISTANCE OF 96.14 FEET; THENCE, N 81° 58' 44" E FOR A DISTANCE OF 56.44 FEET; THENCE, S 47° 54' 48" E FOR A DISTANCE OF 140.12 FEET; THENCE, S 06° 08' 02" E FOR A DISTANCE OF 67.42 FEET; THENCE, S 33° 33' 06" W FOR A DISTANCE OF 13.26 FEET; THENCE, S 48° 54' 09" E FOR A DISTANCE OF 6.74 FEET; THENCE, S 34° 55' 39" E FOR A DISTANCE OF 29.61 FEET; THENCE, S 26° 15' 40" E FOR A DISTANCE OF 6.37 FEET; THENCE, S 39° 36' 42" E FOR A DISTANCE OF 13.04 FEET; THENCE, S 84° 56' 23" E FOR A DISTANCE OF 44.49 FEET; THENCE, N 12° 38' 39" W FOR A DISTANCE OF 34.70 FEET; THENCE, N 38° 18' 37" E FOR A DISTANCE OF 141.14 FEET; THENCE, S 35° 16' 17" E FOR A DISTANCE OF 60.27 FEET; THENCE, N 61° 03' 33" E FOR A DISTANCE OF 11.76 FEET; THENCE, N 24° 03' 36" E FOR A DISTANCE OF 17.39 FEET; THENCE, N 42° 49' 40" E FOR A DISTANCE OF 59.49 FEET; THENCE, N 72° 16' 03" E FOR A DISTANCE OF 55.68 FEET; THENCE, N 57° 29' 13" E FOR A DISTANCE OF 4.88 FEET; THENCE, N 34° 41' 46" E FOR A DISTANCE OF 43.10 FEET; THENCE, N 09° 11' 10" E FOR A DISTANCE OF 30.97 FEET; THENCE, N 41° 18' 30" E FOR A DISTANCE OF 78.55 FEET; THENCE, N 50° 16' 39" E FOR A DISTANCE OF 41.06 FEET; THENCE, N 33° 26' 39" E FOR A DISTANCE OF 65.91 FEET; THENCE, S 72° 19' 40" E FOR A DISTANCE OF 28.12 FEET; THENCE, N 56° 05' 06" E FOR A DISTANCE OF 20.89 FEET; THENCE, S 12° 06' 26" E FOR A DISTANCE OF 41.55 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 24' 27.2", HAVING A RADIUS OF 133.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 48' 40" E FOR A DISTANCE OF 58.50 FEET. THENCE, S 37° 30' 51" E FOR A DISTANCE OF 156.24 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 30' 51.1", HAVING A RADIUS OF 177.00 FEET, AND WHOSE LONG CHORD BEARS S 18° 45' 26" E FOR A DISTANCE OF 113.83 FEET. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 227.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00.0", HAVING A RADIUS OF 123.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 00' 00" E FOR A DISTANCE OF 173.95 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 89° 53' 22" E FOR A DISTANCE OF 81.31 FEET; THENCE, S 00° 32' 01" W FOR A DISTANCE OF 21.59 FEET; THENCE, S 36° 40' 06" E FOR A DISTANCE OF 62.69 FEET; THENCE, S 45° 44' 24" E FOR A DISTANCE OF 164.79 FEET; THENCE, S 62° 01' 18" W FOR A DISTANCE OF 24.74 FEET; THENCE, S 48° 16' 12" E FOR A DISTANCE OF 14.55 FEET; THENCE, N 59° 18' 41" E FOR A DISTANCE OF 96.82

FEET; THENCE, S 06° 16' 14" E FOR A DISTANCE OF 123.65 FEET; THENCE, S 01° 00' 27" E FOR A DISTANCE OF 223.20 FEET; THENCE, S 89° 00' 24" W FOR A DISTANCE OF 124.95 FEET; THENCE, N 14° 06' 38" E FOR A DISTANCE OF 100.64 FEET; THENCE, N 14° 26' 57" W FOR A DISTANCE OF 87.09 FEET; THENCE, N 50° 46' 10" W FOR A DISTANCE OF 324.19 FEET; THENCE, N 72° 20' 54" W FOR A DISTANCE OF 141.36 FEET; THENCE, N 12° 19' 26" E FOR A DISTANCE OF 65.61 FEET; THENCE, N 03° 30' 59" E FOR A DISTANCE OF 402.40 FEET; THENCE, N 29° 15' 15" W FOR A DISTANCE OF 78.36 FEET; THENCE, N 29° 15' 15" W FOR A DISTANCE OF 10.00 FEET; THENCE, N 34° 02' 49" W FOR A DISTANCE OF 80.16 FEET; THENCE, S 43° 30' 56" W FOR A DISTANCE OF 63.19 FEET; THENCE, S 70° 59' 55" W FOR A DISTANCE OF 32.31 FEET; THENCE, S 34° 53' 59" W FOR A DISTANCE OF 174.06 FEET; THENCE, S 62° 59' 52" W FOR A DISTANCE OF 78.54 FEET; THENCE, S 60° 03' 42" W FOR A DISTANCE OF 80.11 FEET; THENCE, S 51° 19' 04" W FOR A DISTANCE OF 113.57 FEET; THENCE, S 65° 07' 35" E FOR A DISTANCE OF 46.44 FEET; THENCE, S 72° 28' 16" E FOR A DISTANCE OF 95.73 FEET; THENCE, S 09° 39' 20" E FOR A DISTANCE OF 94.49 FEET; THENCE, S 53° 33' 28" E FOR A DISTANCE OF 41.83 FEET; THENCE, N 83° 50' 03" E FOR A DISTANCE OF 110.70 FEET; THENCE, S 62° 38' 36" E FOR A DISTANCE OF 110.05 FEET; THENCE, S 44° 29' 37" E FOR A DISTANCE OF 62.76 FEET; THENCE, S 19° 54' 28" W FOR A DISTANCE OF 7.85 FEET; THENCE, N 72° 20' 54" W FOR A DISTANCE OF 203.75 FEET; THENCE, N 66° 19' 45" W FOR A DISTANCE OF 28.79 FEET; THENCE, S 43° 58' 38" W FOR A DISTANCE OF 37.99 FEET; THENCE, N 55° 15' 10" W FOR A DISTANCE OF 81.04 FEET; THENCE, N 02° 20' 37" E FOR A DISTANCE OF 48.16 FEET; THENCE, N 00° 39' 46" E FOR A DISTANCE OF 48.09 FEET; THENCE, S 53° 05' 43" W FOR A DISTANCE OF 82.03 FEET; THENCE, N 33° 40' 21" E FOR A DISTANCE OF 33.54 FEET; THENCE, N 27° 49' 58" E FOR A DISTANCE OF 39.55 FEET; THENCE, S 43° 58' 38" W FOR A DISTANCE OF 22.00 FEET; THENCE, N 72° 04' 34" W FOR A DISTANCE OF 50.18 FEET; THENCE, N 36° 57' 54" W FOR A DISTANCE OF 69.86 FEET; THENCE, N 76° 09' 50" W FOR A DISTANCE OF 35.84 FEET; THENCE, N 70° 11' 59" W FOR A DISTANCE OF 29.30 FEET; THENCE, N 75° 47' 57" W FOR A DISTANCE OF 51.44 FEET; THENCE, S 54° 24' 41" W FOR A DISTANCE OF 46.06 FEET; THENCE, S 73° 02' 11" W FOR A DISTANCE OF 30.02 FEET; THENCE, N 46° 56' 44" W FOR A DISTANCE OF 32.00 FEET; THENCE, S 89° 13' 26" W FOR A DISTANCE OF 34.66 FEET; THENCE, S 43° 03' 17" W FOR A DISTANCE OF 20.00 FEET; THENCE, S 10° 01' 51" W FOR A DISTANCE OF 23.85 FEET; THENCE, S 24° 33' 56" E FOR A DISTANCE OF 18.38 FEET; THENCE, S 21° 36' 24" W FOR A DISTANCE OF 30.08 FEET; THENCE, N 63° 30' 09" W FOR A DISTANCE OF 38.59 FEET; THENCE, S 08° 56' 10" W FOR A DISTANCE OF 37.44 FEET; THENCE, S 29° 50' 48" E FOR A DISTANCE OF 27.20 FEET; THENCE, S 33° 35' 16" W FOR A DISTANCE OF 12.17 FEET; THENCE, S 83° 09' 05" W FOR A DISTANCE OF 49.68 FEET; THENCE, S 27° 30' 34" E FOR A DISTANCE OF 90.14 FEET; THENCE, S 83° 25' 52" W FOR A DISTANCE OF 66.21 FEET; THENCE, N 48° 24' 17" W FOR A DISTANCE OF 32.14 FEET; THENCE, S 01° 34' 35" E FOR A DISTANCE OF 18.00 FEET; THENCE, S 52° 27' 03" W FOR A DISTANCE OF 76.61 FEET; THENCE, N 18° 16' 33" W FOR A DISTANCE OF 73.08 FEET; THENCE, S 88° 25' 24" W FOR A DISTANCE OF 20.00 FEET; THENCE, S 34° 40' 38" W FOR A DISTANCE OF 37.20 FEET; THENCE, N 71° 12' 59" W FOR A DISTANCE OF 28.81 FEET; THENCE, N 20° 18' 24" W FOR A DISTANCE OF 83.99 FEET; THENCE, N 77° 57' 17" W FOR A DISTANCE OF 94.70 FEET; THENCE, S 39° 05' 40" W FOR A DISTANCE OF 21.06 FEET; THENCE, N 47° 01' 36" W FOR A DISTANCE OF 106.98 FEET; THENCE, N 57° 31' 11" W FOR A DISTANCE OF 102.70 FEET; THENCE, N 69° 03' 37" W FOR A DISTANCE OF 290.00 FEET; THENCE, S 62° 20' 21" W FOR A DISTANCE OF 311.29 FEET; THENCE, S 02° 52' 15" E FOR A DISTANCE OF 7.41 FEET; THENCE, N 44° 01' 21" W FOR A DISTANCE OF 101.79 FEET; THENCE, N 63° 35' 40" W FOR A DISTANCE OF 223.05 FEET; THENCE, N 27° 23' 06" W FOR A DISTANCE OF 134.71 FEET; THENCE, N 51° 26' 25" W FOR A DISTANCE OF 314.59 FEET; THENCE, N 73° 43' 01" W FOR A DISTANCE OF 42.55 FEET; THENCE, N 82° 00' 35" W FOR A DISTANCE OF 35.18 FEET; THENCE, N 44° 01' 43" W FOR A DISTANCE OF 120.17 FEET; THENCE, N 05° 36' 13" W FOR A DISTANCE OF 38.74 FEET; THENCE, N 41° 39' 06" E FOR A DISTANCE OF 33.37 FEET; THENCE, N 05° 47' 11" W FOR A DISTANCE OF 83.95 FEET; THENCE, N 67° 32' 23" W FOR A DISTANCE OF 39.58 FEET; THENCE, N 51° 13' 13" W FOR A DISTANCE OF 59.93 FEET; THENCE, S 64° 08' 23" W FOR A DISTANCE OF 29.28 FEET; THENCE, N 48° 25' 45" W FOR A DISTANCE OF 27.34 FEET; THENCE, N 22° 25' 40" E FOR A DISTANCE OF 51.41 FEET; THENCE, N 72° 40' 09" W FOR A DISTANCE OF 30.06 FEET; THENCE, N 35° 17' 11" E FOR A DISTANCE OF 27.44 FEET; THENCE, N 51° 04' 45" E FOR A DISTANCE OF 66.62 FEET; THENCE, N 40° 42' 57" W FOR A DISTANCE OF 94.72 FEET; THENCE, S 73° 55' 36" W FOR A DISTANCE OF 66.13 FEET; THENCE, N 59° 00' 07" W FOR A DISTANCE OF 34.99 FEET; THENCE, N 11° 56' 03" W FOR A DISTANCE OF 57.12 FEET; THENCE, N 13° 07' 55" E FOR A DISTANCE OF 37.51 FEET; THENCE, N 45° 29' 39" W FOR A DISTANCE OF 20.41 FEET; THENCE, S 51° 27' 45" W FOR A DISTANCE OF 31.77 FEET; THENCE, N 43° 03' 51" W FOR A DISTANCE OF 21.23 FEET; THENCE, N 07° 24' 50" E FOR A DISTANCE OF 23.82 FEET; THENCE, N 83° 43' 03" W FOR A DISTANCE OF 46.76 FEET; THENCE, N 66° 12' 11" W FOR A DISTANCE OF 49.69 FEET; THENCE, S 32° 42' 37" W FOR A DISTANCE OF 28.26 FEET; THENCE, N 31° 06' 21" W FOR A DISTANCE OF 73.12 FEET; THENCE, N 78° 18' 20" W FOR A DISTANCE OF 22.52 FEET; THENCE, N 11° 43' 03" W FOR A DISTANCE OF 12.75 FEET; THENCE, N 51° 18' 51" E FOR A DISTANCE OF 67.14 FEET; THENCE, N 09° 44' 38" E FOR A DISTANCE OF 55.57 FEET; THENCE, N 26° 25' 39" E FOR A DISTANCE OF 13.00 FEET; THENCE,

N 75° 36' 47" E FOR A DISTANCE OF 11.18 FEET; THENCE, S 51° 53' 58" E FOR A DISTANCE OF 52.66 FEET; THENCE, N 36° 05' 41" E FOR A DISTANCE OF 51.31 FEET; THENCE, N 57° 08' 08" E FOR A DISTANCE OF 19.19 FEET; THENCE, N 22° 37' 50" E FOR A DISTANCE OF 35.61 FEET; THENCE, N 33° 05' 13" E FOR A DISTANCE OF 52.00 FEET; THENCE, S 81° 33' 14" E FOR A DISTANCE OF 25.81 FEET; THENCE, N 54° 05' 29" W FOR A DISTANCE OF 5.72 FEET; THENCE, N 43° 17' 18" E FOR A DISTANCE OF 50.12 FEET; THENCE, N 68° 45' 40" E FOR A DISTANCE OF 28.18 FEET; THENCE, S 74° 40' 27" E FOR A DISTANCE OF 50.64 FEET; THENCE, S 86° 37' 36" E FOR A DISTANCE OF 100.12 FEET; THENCE, S 72° 27' 16" E FOR A DISTANCE OF 50.99 FEET; THENCE, S 58° 07' 24" E FOR A DISTANCE OF 55.46 FEET; THENCE, N 85° 33' 50" E FOR A DISTANCE OF 53.89 FEET; THENCE, N 05° 45' 54" W FOR A DISTANCE OF 40.92 FEET; THENCE, N 33° 36' 09" E FOR A DISTANCE OF 50.36 FEET; THENCE, N 09° 00' 54" E FOR A DISTANCE OF 52.50 FEET; THENCE, N 38° 04' 11" E FOR A DISTANCE OF 50.99 FEET; THENCE, N 60° 46' 03" E FOR A DISTANCE OF 58.67 FEET; THENCE, N 29° 18' 50" E FOR A DISTANCE OF 50.01 FEET; THENCE, N 19° 02' 03" W FOR A DISTANCE OF 73.58 FEET; THENCE, N 48° 43' 27" E FOR A DISTANCE OF 8.54 FEET; THENCE, N 61° 51' 31" E FOR A DISTANCE OF 50.48 FEET; THENCE, N 31° 20' 18" E FOR A DISTANCE OF 49.45 FEET; THENCE, N 25° 04' 32" E FOR A DISTANCE OF 50.69 FEET; THENCE, N 56° 29' 35" E FOR A DISTANCE OF 24.14 FEET; THENCE, S 63° 18' 22" E FOR A DISTANCE OF 33.24 FEET; THENCE, N 03° 26' 19" E FOR A DISTANCE OF 64.07 FEET; THENCE, N 15° 28' 02" E FOR A DISTANCE OF 12.21 FEET; THENCE, S 58° 11' 06" E FOR A DISTANCE OF 12.81 FEET; THENCE, S 64° 31' 31" E FOR A DISTANCE OF 52.33 FEET; THENCE, N 42° 07' 30" E FOR A DISTANCE OF 63.18 FEET; THENCE, N 69° 58' 56" E FOR A DISTANCE OF 43.82 FEET; THENCE, N 53° 25' 46" E FOR A DISTANCE OF 55.46 FEET; THENCE, N 82° 30' 14" E FOR A DISTANCE OF 50.09 FEET; THENCE, N 58° 30' 50" E FOR A DISTANCE OF 17.09 FEET; THENCE, S 50° 06' 12" E FOR A DISTANCE OF 34.83 FEET; THENCE, S 39° 32' 25" E FOR A DISTANCE OF 25.06 FEET; THENCE, S 83° 11' 06" E FOR A DISTANCE OF 26.25 FEET; THENCE, N 25° 19' 27" E FOR A DISTANCE OF 37.20 FEET; THENCE, N 10° 44' 43" W FOR A DISTANCE OF 37.57 FEET; THENCE S 65° 31' 20" E A DISTANCE OF 106.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 19.22 ACRES, MORE OR LESS.
TOGETHER WITH
PARCEL 2
A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDES OF ALACHUA COUNTY, FLORIDA; THENCE S 39° 18' 51" E, A DISTANCE OF 496.87 FEET; THENCE N 85° 22' 03" W, A DISTANCE OF 483.70 FEET; THENCE S 72° 23' 52" W, A DISTANCE OF 217.97 FEET; THENCE S 17° 36' 08" E, A DISTANCE OF 300.30 FEET TO THE POINT OF BEGINNING; THENCE, S 70° 00' 00" E FOR A DISTANCE OF 51.50 FEET; THENCE, S 77° 37' 15" E FOR A DISTANCE OF 29.66 FEET; THENCE, S 58° 42' 21" E FOR A DISTANCE OF 47.49 FEET; THENCE, S 48° 16' 42" E FOR A DISTANCE OF 45.10 FEET; THENCE, S 40° 42' 31" E FOR A DISTANCE OF 114.44 FEET; THENCE, S 31° 08' 53" W FOR A DISTANCE OF 108.05 FEET; THENCE, S 24° 59' 34" W FOR A DISTANCE OF 14.59 FEET; THENCE, S 19° 53' 50" W FOR A DISTANCE OF 19.18 FEET; THENCE, S 32° 09' 51" W FOR A DISTANCE OF 72.94 FEET; THENCE, S 85° 40' 34" W FOR A DISTANCE OF 96.77 FEET; THENCE, N 67° 54' 32" W FOR A DISTANCE OF 71.13 FEET; THENCE, N 23° 11' 55" W FOR A DISTANCE OF 41.55 FEET; THENCE, S 69° 47' 28" W FOR A DISTANCE OF 24.36 FEET; THENCE, N 35° 24' 55" W FOR A DISTANCE OF 7.40 FEET; THENCE, S 88° 00' 00" W FOR A DISTANCE OF 76.66 FEET; THENCE, N 56° 27' 02" W FOR A DISTANCE OF 3.46 FEET; THENCE, S 18° 15' 12" W FOR A DISTANCE OF 9.66 FEET; THENCE, S 53° 17' 27" W FOR A DISTANCE OF 45.82 FEET; THENCE, S 59° 46' 43" W FOR A DISTANCE OF 15.87 FEET; THENCE, S 29° 38' 11" W FOR A DISTANCE OF 16.93 FEET; THENCE, S 44° 23' 02" W FOR A DISTANCE OF 42.62 FEET; THENCE, S 21° 53' 18" W FOR A DISTANCE OF 26.81 FEET; THENCE, S 12° 16' 50" W FOR A DISTANCE OF 99.67 FEET; THENCE, N 74° 09' 25" W FOR A DISTANCE OF 17.40 FEET; THENCE, S 35° 14' 24" W FOR A DISTANCE OF 14.67 FEET; THENCE, S 31° 50' 09" W FOR A DISTANCE OF 46.95 FEET; THENCE, S 35° 33' 56" W FOR A DISTANCE OF 23.10 FEET; THENCE, S 25° 31' 28" E FOR A DISTANCE OF 8.56 FEET; THENCE, S 23° 23' 34" W FOR A DISTANCE OF 65.28 FEET; THENCE, S 38° 06' 27" E FOR A DISTANCE OF 31.15 FEET; THENCE, S 13° 16' 27" E FOR A DISTANCE OF 64.00 FEET; THENCE, S 13° 01' 24" W FOR A DISTANCE OF 24.90 FEET; THENCE, S 42° 54' 10" E FOR A DISTANCE OF 29.39 FEET; THENCE, S 10° 55' 00" W FOR A DISTANCE OF 55.89 FEET; THENCE, S 12° 05' 53" E FOR A DISTANCE OF 15.07 FEET; THENCE, S 00° 19' 49" E FOR A DISTANCE OF 52.27 FEET; THENCE, S 15° 43' 08" W FOR A DISTANCE OF 42.98 FEET; THENCE, S 36° 47' 07" E FOR A DISTANCE OF 4.65 FEET; THENCE, S 22° 30' 14" W FOR A DISTANCE OF 23.77 FEET; THENCE, S 35° 45' 14" E FOR A DISTANCE OF 2.68 FEET; THENCE, S 28° 36' 38" E FOR A DISTANCE OF 21.83 FEET; THENCE, S 21° 02' 15" E FOR A DISTANCE OF 35.85 FEET; THENCE, S 02° 11' 09" W FOR A DISTANCE OF 73.75 FEET; THENCE, S 58° 29' 29" W FOR A DISTANCE OF 80.08 FEET; THENCE, S 85° 51' 43" W FOR A DISTANCE OF 58.44 FEET; THENCE, N 66° 52' 56" W FOR A DISTANCE OF 71.66 FEET; THENCE, N 26° 24' 00" W FOR A DISTANCE OF 30.02 FEET; THENCE, S 28° 44' 23" W FOR A DISTANCE OF 28.80 FEET; THENCE, S 50° 23' 52" W FOR A DISTANCE OF 66.91 FEET; THENCE, S 54° 08' 14" W FOR A DISTANCE OF 61.19 FEET; THENCE, N 81° 52' 12" W FOR A DISTANCE OF 152.89 FEET; THENCE, N 28° 59' 30" E FOR A DISTANCE OF 64.02

FEET; THENCE, N 50° 57' 52" W FOR A DISTANCE OF 33.07 FEET; THENCE, N 41° 16' 07" W FOR A DISTANCE OF 13.68 FEET; THENCE, N 57° 38' 09" W FOR A DISTANCE OF 60.51 FEET; THENCE, N 02° 29' 22" W FOR A DISTANCE OF 10.04 FEET; THENCE, S 73° 15' 15" W FOR A DISTANCE OF 2.49 FEET; THENCE, N 45° 00' 00" W FOR A DISTANCE OF 99.60 FEET; THENCE, N 14° 10' 20" E FOR A DISTANCE OF 90.14 FEET; THENCE, N 42° 52' 44" E FOR A DISTANCE OF 21.62 FEET; THENCE, N 22° 29' 09" E FOR A DISTANCE OF 55.25 FEET; THENCE, N 73° 49' 21" E FOR A DISTANCE OF 113.98 FEET; THENCE, S 76° 40' 26" E FOR A DISTANCE OF 16.25 FEET; THENCE, N 70° 12' 17" E FOR A DISTANCE OF 19.17 FEET; THENCE, N 87° 40' 40" E FOR A DISTANCE OF 31.64 FEET; THENCE, S 79° 41' 43" E FOR A DISTANCE OF 2.77 FEET; THENCE, N 11° 59' 59" W FOR A DISTANCE OF 40.19 FEET; THENCE, N 37° 59' 59" E FOR A DISTANCE OF 55.09 FEET; THENCE, N 42° 00' 00" E FOR A DISTANCE OF 44.89 FEET; THENCE, N 00° 42' 47" E FOR A DISTANCE OF 18.89 FEET; THENCE, N 41° 17' 45" E FOR A DISTANCE OF 83.89 FEET; THENCE, N 61° 58' 09" E FOR A DISTANCE OF 54.25 FEET; THENCE, N 09° 25' 02" E FOR A DISTANCE OF 4.12 FEET; THENCE, N 66° 55' 13" E FOR A DISTANCE OF 9.10 FEET; THENCE, N 29° 22' 32" E FOR A DISTANCE OF 62.81 FEET; THENCE, N 35° 19' 03" E FOR A DISTANCE OF 57.21 FEET; THENCE, N 34° 17' 21" E FOR A DISTANCE OF 42.18 FEET; THENCE, N 21° 02' 21" W FOR A DISTANCE OF 4.32 FEET; THENCE, N 14° 31' 48" W FOR A DISTANCE OF 44.16 FEET; THENCE, N 00° 38' 03" E FOR A DISTANCE OF 36.74 FEET; THENCE, N 03° 17' 39" E FOR A DISTANCE OF 49.94 FEET; THENCE, N 28° 37' 36" E FOR A DISTANCE OF 31.72 FEET; THENCE, N 18° 22' 32" E FOR A DISTANCE OF 56.19 FEET; THENCE, N 42° 28' 56" E FOR A DISTANCE OF 60.75 FEET; THENCE, N 58° 37' 29" E FOR A DISTANCE OF 79.62 FEET; THENCE, N 85° 38' 18" E FOR A DISTANCE OF 9.43 FEET; THENCE, N 32° 47' 03" E FOR A DISTANCE OF 1.67 FEET; THENCE, N 71° 45' 50" E FOR A DISTANCE OF 57.08 FEET; THENCE, N 70° 06' 16" E FOR A DISTANCE OF 41.35 FEET; THENCE, S 75° 43' 39" E FOR A DISTANCE OF 70.60 FEET; THENCE, S 35° 57' 03" E FOR A DISTANCE OF 11.68 FEET; THENCE, N 68° 00' 00" E FOR A DISTANCE OF 4.87 FEET; THENCE, N 58° 52' 28" E FOR A DISTANCE OF 17.04 FEET; THENCE, N 06° 00' 00" E FOR A DISTANCE OF 76.64 FEET; THENCE N 81° 59' 59" E A DISTANCE OF 101.20 FEET TO THE POINT OF BEGINNING. CONTAINING 10.61 ACRES, MORE OR LESS.

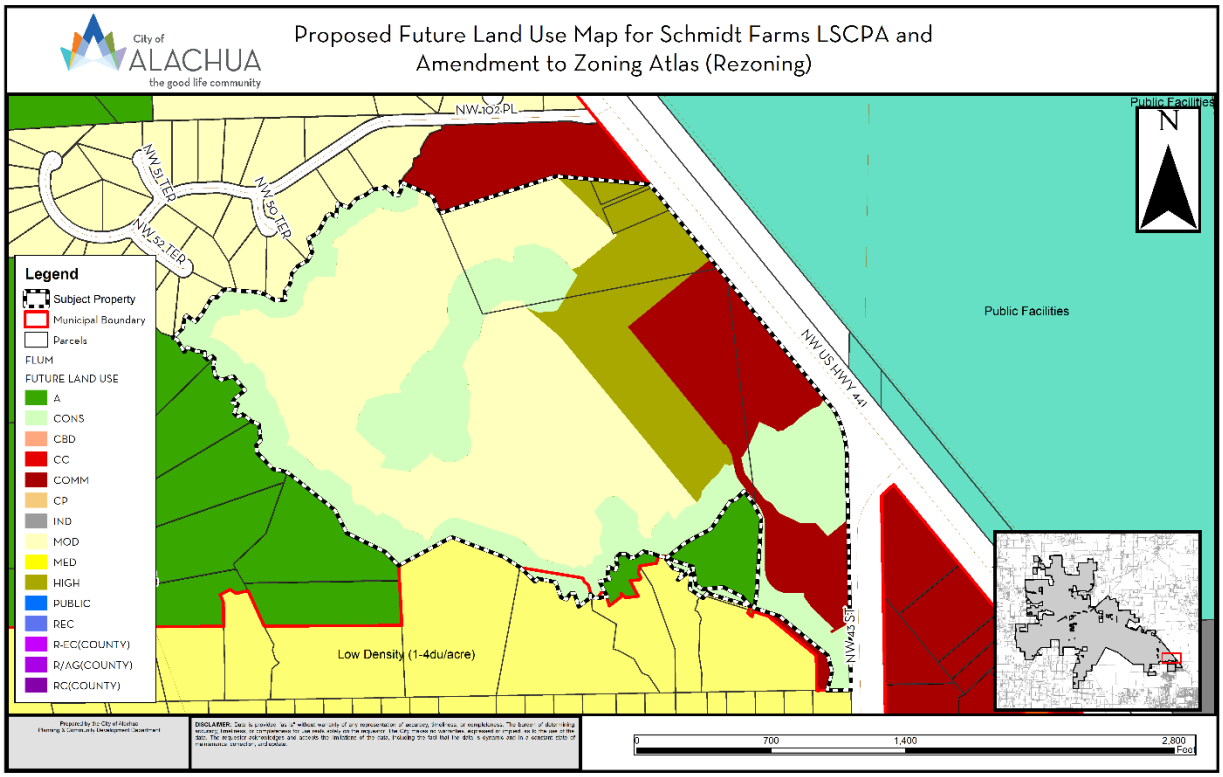
TOGETHER WITH

PARCEL 3

A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDES OF ALACHUA COUNTY, FLORIDA SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE S 39° 18' 51" E ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1942.50 FEET TO THE POINT OF BEGINNING; THENCE, S 39° 18' 51" E FOR A DISTANCE OF 74.34 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 00' 02.6", HAVING A RADIUS OF 522.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 30' 28" E FOR A DISTANCE OF 261.40 FEET. THENCE, S 01° 00' 27" E FOR A DISTANCE OF 31.45 FEET; THENCE, S 82° 13' 28" W FOR A DISTANCE OF 10.86 FEET; THENCE, S 27° 26' 03" W FOR A DISTANCE OF 36.53 FEET; THENCE, S 56° 52' 10" W FOR A DISTANCE OF 46.80 FEET; THENCE, S 44° 01' 37" W FOR A DISTANCE OF 10.41 FEET; THENCE, S 36° 57' 07" E FOR A DISTANCE OF 27.20 FEET; THENCE, S 43° 43' 35" E FOR A DISTANCE OF 21.13 FEET; THENCE, S 42° 35' 10" E FOR A DISTANCE OF 45.99 FEET; THENCE, S 22° 12' 21" E FOR A DISTANCE OF 39.74 FEET; THENCE, S 00° 47' 09" E FOR A DISTANCE OF 114.44 FEET; THENCE, S 50° 07' 59" W FOR A DISTANCE OF 136.41 FEET; THENCE, N 43° 50' 38" W FOR A DISTANCE OF 94.44 FEET; THENCE, S 88° 31' 40" W FOR A DISTANCE OF 76.21 FEET; THENCE, N 64° 02' 47" W FOR A DISTANCE OF 57.73 FEET; THENCE, N 65° 07' 40" W FOR A DISTANCE OF 68.86 FEET; THENCE, N 36° 59' 45" W FOR A DISTANCE OF 57.96 FEET; THENCE, N 47° 16' 40" W FOR A DISTANCE OF 12.50 FEET; THENCE, N 64° 05' 24" W FOR A DISTANCE OF 31.14 FEET; THENCE, N 37° 30' 51" W FOR A DISTANCE OF 23.48 FEET; THENCE, N 19° 39' 46" W FOR A DISTANCE OF 2.41 FEET; THENCE, S 73° 23' 16" W FOR A DISTANCE OF 0.79 FEET; THENCE, N 37° 30' 51" W FOR A DISTANCE OF 130.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 24' 24.3", HAVING A RADIUS OF 87.00 FEET, AND WHOSE LONG CHORD BEARS N 24° 48' 39" W FOR A DISTANCE OF 38.26 FEET. THENCE, N 12° 06' 26" W FOR A DISTANCE OF 63.52 FEET; THENCE, N 58° 58' 17" E FOR A DISTANCE OF 9.06 FEET; THENCE, N 30° 29' 56" E FOR A DISTANCE OF 29.27 FEET; THENCE, N 29° 37' 46" E FOR A DISTANCE OF 25.63 FEET; THENCE, N 24° 12' 30" E FOR A DISTANCE OF 146.32 FEET; THENCE, S 65° 05' 06" E FOR A DISTANCE OF 83.00 FEET; THENCE, S 53° 18' 37" E FOR A DISTANCE OF 24.38 FEET; THENCE, N 80° 50' 08" E FOR A DISTANCE OF 29.09 FEET; THENCE, N 53° 36' 04" E FOR A DISTANCE OF 33.47 FEET; THENCE, N 64° 59' 32" E FOR A DISTANCE OF 27.70 FEET; THENCE, N 40° 33' 23" E FOR A DISTANCE OF 29.53 FEET; THENCE, N 52° 18' 27" E FOR A DISTANCE OF 43.43 FEET; THENCE, N 55° 08' 59" E FOR A DISTANCE OF 57.48 FEET; THENCE, N 69° 55' 18" E FOR A DISTANCE OF 34.98 FEET; THENCE, N 46° 37' 16" E FOR A DISTANCE OF 9.11 FEET; THENCE N 34° 39' 05" E A DISTANCE OF 42.64 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 5.80 ACRES, MORE OR LESS.

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Future Land Use Map for Schmidt Farms LSCPA and Amendment to Zoning Atlas (Rezoning)
NW 102 PL
NW 91 TER
NW 90 TER
NW 92 TER
NW US HWY 441
NW 143 ST
Public Facilities
N
Legend
Subject Property
Municipal Boundary
Parcels
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Low Density (1-4du/acre)
0
700
1,400
2,800
Feet

Schmidt Farms

Large Scale Comprehensive Plan Amendment

City of Alachua

January, 2021

Christopher Potts, P.E.
Director of Engineering
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

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I. Statement of Proposed Change:

On behalf DM Alachua Investments, LLC, JB Pro is requesting a Large-Scale Comprehensive Plan Amendment to the 121. 56 acres that encompasses, parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000. The current Future Land Use Designations are Agriculture and Commercial to the front of the property along Highway 441.

The proposed project is located near the intersection of HWY 441 and NW 43rd Street and abuts Turkey Creek at the rear of the property. There are five lots that make up the proposed development. The largest lot is 96.69 acres and has a house and barn on it. There are two lots, 17.78 and 14.13 acres, that are vacant. Two of the smallest lots, 05936-007-002 and 5936-007-001, have structures on them, a 1,444 SF restaurant, and a 2,135 SF retail store. Both former businesses are currently closed.

The Applicant is requesting 53.2 acres of Moderate Density Residential (C) for the residential sections of the development. The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

The Commercial portion of the Comprehensive Plan Amendment will request High-Density Residential for the interior and Commercial along Highway 441. The High-Density Residential Land Use Category intent is to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The applicant is requesting 17.8 acres of High-Density Residential (B) and 53.2 acres of Moderate Density Residential (C). The Commercial Land Use intent is to provide for general commercial uses, as well as more intense commercial highway commercial uses and largescale and regional commercial uses. Commercial uses shall be limited to an intensity of not more than 0.50 floor area ratio for parcels 5 acres or larger. The applicant is requesting

14.4 acres of Commercial (A). Lastly, the Applicant is proposing 35.7 acres of Conservation (D). The allowed uses for the Future Land Uses Designations are provided as ***Table 1*** on the following page.

The development is proposing a rezone to Planned Development that will contain both commercial and a variety of residential uses. The rezone will request Planned Development Commercial District (PD-COMM) and Planned Development Residential (PD-R). The mixture of residential and commercial uses will be dictated by market demand.

Table 1 - Permitted Uses by Future Land Use Designation

Moderate Density Residential (0 to 4 units per acre)	Commercial FAR of .50	High-Density Residential (8 to 15 units per acre)
Single family detached dwelling units.	Retail sales and services.	Single family attached and detached dwelling units
Accessory dwelling units.	Personal services.	Accessory dwelling units
Manufactured or modular homes meeting certain design criteria.	Financial institutions.	Apartments and townhomes
Mobile homes only within mobile home parks.	Outdoor recreation and entertainment.	Duplexes and quadplexes
Duplexes and quadplexes.	Tourist-related uses.	Live/work units
Townhomes.	Hotels and motels.	Residential Planned Developments
Residential Planned Developments.	Commercial shopping centers.	Traditional Neighborhood Planned Developments
Supporting community services such as schools, houses of worship, parks, and community centers.	Auto-oriented uses.	Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices
	Traditional Neighborhood Planned Developments.	Group living
	Employment Center Planned Developments.	Supporting community services, such as schools, houses of worship, parks, and community centers

	Commercial recreation centers.	
	Office/business parks.	
	Limited industrial services.	
	Eating establishments.	

II. Urban Sprawl Analysis:

The project is proposed as a mixed used development that by virtue of its nature this planning principle was created to deter Urban Sprawl.

a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

Response: The proposed development does abut Turkey Creek. Larger residential lots will be placed along the boundary of the development that abuts Turkey Creek and the surrounding residential developments. This will ensure compatibility along the southern and northwestern property boundaries. The applicant will be required to have the wetlands delineated and provide an undisturbed buffer around the wetlands. The wetlands and undisturbed upland buffers will be included and maintained as green space.

b. Promotes the efficient and cost-effective provision or extension of public infrastructure and service.

Response: The proposed development will improve the area and contribute to the infrastructure of the City of Alachua. The applicant will be proposing a lift station and the necessary potable water and service extensions as well fire hydrants. The applicant has submitted an infrastructure plan that demonstrates that other users near the Development will benefit from the lift station and other and infrastructure improvements.

c. 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.

Response: The Development will be a mixed-use community with walkable areas from residential to commercial uses. The applicant is exploring multiple types of residential uses, such as multi-family, single family, live and work units. Commercial uses will be mostly neighborhood commercial uses, but market demand and company interests in the area will dictate final users for both commercial and residential uses.

d. Promotes conservation of water and energy.

Response: The Development will follow all the building regulations for the City of Alachua for water and energy conservation.

e. Preserves agricultural areas and activities.

Response: The property is vacant, and it not being used for any uses.

f. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The Development will provide the required amount of open space and buffers as required with the PD-R and PD-Comm zoning.

g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area.

Response: Residential population demands are the driving factor for the residential and commercial markets. The proposed development will have a direct effect of attracting new businesses by adding to the City of Alachua population overall. In addition, commercial industries use a term called "roof tops" to decide where they will open new locations or franchises. These secondary affects will generate more jobs and tax revenue for the City of Alachua.

h. Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

Response: The proposed development will provide a mixed-use, walkable community which will support the surrounding residential communities with retail and services. Although the development will not be a traditional neighborhood development (TND) or a Transit Oriented Development (TOD), it will have characteristics of these type of developments which do not promote urban sprawl. Additionally, the development is on the southeastern limits of the City.

III. Concurrency Impact Analysis:

Concurrency is a shorthand expression for a set of land use regulations that local governments are required (by the Florida Legislature) to ensure that new development does not outstrip local government's ability to provide services or strain current level of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss the impacts to potable water, wastewater, stormwater, school student projection needs, stormwater, and transportation.

Potable Water

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate of 853,649 gallons per day.

Potable Water Available Capacity

Table 4.2 Potable Water Public Facilities Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Potable Water Project Impact

Below in Table 1 that utilizes a 275 gallons per day for residential potable water and 0.15 gallons per day for office/retail. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 514 residential units. The total gallons per day for residential development of potable water will be 141,350 gallons and 73,410 gallons for non-residential. The total potential development potable water is 214,760 gallons, which leaves 638,889 gallons of residual capacity remaining.

Table 1 - Potable Water	Density	Gallons Per Day
Single Family Detached	213 units	58,575
Multi-Family	301 units	82,775
Office/Retail	489,400 sf	73,410
Totals	-	214,760
Based off a LOS of 275 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until

additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 514 residential units and 0.15 gallons per day for non-residential. The total potential development wastewater is 201,910 gallons, which leaves 493,950 gallons of residual capacity remaining.

Table 2 - Wastewater	Density	Gallons Per Day
Single Family Detached	213 units	53,250
Multi-Family	301 units	75,250
Office/Retail	489,400 sf	73,410
Totals	-	201,910
Based off a LOS of 250 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Transportation

In June 2020, the City of Alachua adopted amendments to the Comprehensive Plan as part of the seven-year evaluation and appraisal update to the City's Comprehensive Plan. As part of this update, Policy 1.1.a was amended to establish additional road segments to be monitored for concurrency, to assign

segment numbers to County roads, and to update the Comprehensive Plan Road segments to be consistent with the segments defined by the Florida Department of Transportation. These updates provide an enhancement to the structure of the City's transportation concurrency monitoring system.

Table 4.1 below identifies each monitored roadway segment, as well as the adopted LOS Standard for each segment, existing traffic, reserved trips, available capacity, and the percentage of capacity utilized. Table 4.1 indicates that presently there are no imminent deficiencies for any monitored roadway segments. However, Segment 6 – US 441 from Interstate 75 to County Road 235A – is presently at 90.66 percent of the capacity of the segment and is therefore approaching a potential imminent deficiency. Continued monitoring of this segment will be required to evaluate if the segment exceeds 95 percent of the capacity of the segment and thus presents an imminent deficiency.

Transportation Available Capacity

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,941	627	1,542	62.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,299	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,739	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,681	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^ 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.

Transportation Project Impact

The tables below from the traffic study prepared by Buckholz Traffic identify the trip generated by the development and future developments. The complete traffic study is included in the submittal.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	496

EXTERNAL TRIPS

% External Trips:	99%	99%	
	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	491

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	413

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS

% External Trips:	56%	86%	
	Residential	Retail	TOTAL
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste and 5.5 pounds per thousand square feet of non-residential.

Table 3 – Solid Waste	Density	Tons Per Year
Residential	514 units	968
Non-Residential	489,400 sq.ft.	2,692
Totals	-	3,662
Based off a LOS of .73 tons per capita per day for residential and 5.5 pounds per thousand sf of non-residential		

Recreation

Policy 1.2.b of the Recreation Element of the Comprehensive Plan establishes a LOS Standard for recreational facilities of five (5) acres of community, neighborhood, or pocket park area per 1,000 persons, with a minimum of 20 percent of the required acreage consisting of improved, passive parks.

The US Census Bureau estimates the number of persons per household for the City to be 2.76 persons per household (2015-2019). The method to determine recreational impacts, multiple the total number of units proposed by the level of service standard (0.005) and the total number of persons per household (2.76).

Recreation Available Capacity

Table 4.6 Improved Passive Park Space Analysis	
System Category	**Acreage**
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b, Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Recreation Project Impact

The proposed development will potentially utilize 2.58 acres of recreational impact per Table 4 below. The proposed development will provide passive recreational and open space areas for the development's residential units but these facilities will not be open to the public.

Table 4 – Recreational	Residential Units	Acres
Single Family Detached	213	1.07
Multi-Family	301	1.51
Totals	514	2.58
Based off a LOS of .0.005		

Stormwater

Policy 3.1.a of the CFNGAR Element of the Comprehensive Plan adopts the LOS Standard for stormwater facilities. Policy 3.1.a requires that the peak rate of post-development not exceed the peak rate of pre-development runoff for storm events up to the 100- year critical duration rainfall depth for all development (with the exception of agricultural, silvicultural, conservation, or recreational uses, which are subject to a different standard). Additionally, stormwater basins must be designed to treat the first inch of runoff and must be designed in accordance with and to perform to the standards established in Chapters 40C-42.025 and 40C-42.035, Florida Administrative Code.

Stormwater Impact

The proposed development will comply with Chapters 40C-42.025 and 40C-42.03 of the Florida Administrative Code. and all of the permitting requirements for the Suwannee River Water Management District.

Public Schools Impact

The proposed development in in the following school concurrency areas. The Elementary School is NW Alachua, the Middle School is Mebane the High School, and the High School is Santa Fe concurrency area. The proposed development shows a generation rate for total students at 189. The multi-family developments generates more students overall than single-family developments. The greatest need will be at the elementary school level and middle school level at 42 students each. The Public-School Generation form is provided as Attachment H.

Table 5 – School	Density	Elementary (.14)	Middle (.16)	High School (.08)	Grand Total
Single Family Detached	213	30	34	17	81
Multi-Family	301	42	42	24	108
Totals	514	72	76	41	189

IV. Needs Analysis:

Jobs Created

The National Home Builder's Association estimates that 3.05 jobs are directly created from building one average new single-family home. The most obvious impacts are the work opportunities created in the housing industry, as well as in other industries that provide products or services to home builders and buyers. Workers are employed to directly engage in the construction activity. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents, lawyers, and brokers provide services to home builders and home buyers. Based on the 3.05 jobs created calculation, the proposed development would have the potential to add approximately 653 direct just from the residential competent of the Planned Development jobs in the City of Alachua.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 214 Units X $7,768.95 = $1,662,555.30 in annual property taxes at residential single family detached full build out

At an 800K Valuation = $17,757.00 annual property tax per unit

- 214 Units x $17,757.00 = $3,799,998.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to the American Planning Association, "they support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and offer economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options. This approach to growth and planning can not only deliver dynamic attractive communities with greater choices for consumers but can be a powerful tool for farmland, open space and habitat preservation".

The American Planning Association recognizes that the efficient development of small towns and rural areas is critical to their long-term survival and sustainability. The preservation of smaller towns and rural areas considering development pressures caused by sprawling development patterns is often more economically efficient. Making housing choices available to a range of households, ages, and incomes, all while maintaining the character of the community and the quality of life is important to new and existing residents alike.

Ryan Kilpatrick of housing Next, references of Housing Choice vs Housing Affordability. Housing Choice references the amount of housing that is available and the different kinds of housing that can be found to satisfy a variety of household needs and desires in any community. Housing Affordability, on the other hand, references the amount of money that a given household will spend on their housing relative to their income. The general rule of thumb is that no one should be spending more than 30% of their gross income on housing related expenses each year. The theory goes that, with enough overall supply and choices in the market relative to the number of households, the market will find some balance and we will achieve housing affordability at all price points. Housing Choice leads to more affordability... eventually.

Local Analysis

Parcel 05936-001-000 is planned to be a part of the Schmidt Farms PD. Currently 80 acres +/- of that parcel has a land use designation of Rural / Agriculture and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. The existing Agriculture zoned property will have the right for 16 residential units.

The proposed moderate density residential land use amendment would allow up to 4 units per acre. 53.4 acres of the 80 acres is proposed to have the moderate density residential land use, and would therefore allow by right 53.4 * 4 = 213 units. Based on information provided within the City of Alachua's Data and Analysis for Evaluation and Appraisal, the population of Alachua currently could be estimated at approximately 11,911. The projected growth in the population by 2025 is estimated to be approximately 12,950 and 14,985 in year 2030. Per the 2010 US Census Bureau the average American home is approximately 2.65 persons, meaning in the next 9 years the City of Alachua could have an expected need of approximately 1,160 homes. As a result, the potential of up to 213 new homes within the Schmidt Farms development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

To support the growing population of the City, there is only approximately 570 acres (2.58%) of developable land for commercial. The proposed land use amendment proposes a total of 29.1 acres for commercial land use which is 26.6% of the proposed Schmidt Farms development. This will expand the available land for commercial development to serve the residents of the City.

V. Comprehensive Plan Consistency:

Future Land Use Element

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Response: The proposed development is requesting Moderate Density Residential, which allows for 0 to 4 units per acre, High-Density Residential, which allows for 8 to 15 units per acre, and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting moderate density residential, which allows for 0 to 4 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2.d: High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale Future Land Use Element | 4-4 City of Alachua Comprehensive Plan Effective July 31, 2020 retail and services. The following uses are allowed within the High Density Residential land use category: 1. Single family attached and detached dwelling units ; 2. Accessory dwelling units; 3. Apartments and townhomes; 4. Duplexes and quadplexes; 5. Live/work units; 6. Residential Planned Developments; 7. Traditional Neighborhood Planned Developments; 8. Group living; 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and, 10.Supporting community services, such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting high-density residential, which allows for 8 to 15 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Response: The proposed development is requesting Commercial in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Outdoor recreation and entertainment; 5. Tourist-

related uses; 6. Hotels and motels; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10.Employment Center Planned Developments; 11.Commercial recreation centers; 12.Office/business parks; 13.Limited industrial services; and, 14.Eating establishments.

Response: The proposed development will be compliance with the uses that are allowed under the Commercial Land Use Category and in accordance with the City of Alachua Comprehensive Plan.

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 to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique 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; and,
11.Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less

than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: All the standards will be evaluated and met when the proposed development will submit for Site Plan Review of Phase 1 of the project.

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.

Response: Planned Development by their very nature allows for more creative design that will still have to comply with the land development regulations.

Objective 2.1: Planned Development (PD) Standards In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates and external and internal interrelated neighborhood.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:
1. Residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: The proposed development will be a mixed-use development that will provide high-density residential and commercial use near residential uses. The proposed development will also have open spaces and passive uses for the enjoyment to the residents.

5. Conservation of materials, financial resources, and energy through efficient design of infrastructure

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates walkability to different land uses such as residential, commercial, conservation, open space areas, which not only improves the quality for internal residents, but also improves the quality of life for the City of Alachua by reducing dependency on vehicles and allows residents to walk to adjacent uses, provides job creation and economic development opportunities, as well as the ability for residents to work from home.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Response: The applicant is proposing a mixed-use development that will provide variety of commercial and residential in accordance with the allowable densities under the moderate residential, high-density residential and commercial land uses.

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.

Response: The proposed development will provide the 10% Open Space as provided by Section 6.7.

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.

Response: The proposed development will provide the 10% Open Space as provided by Section 6. 7 of the City of Alachua Land Development Regulations.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development will comply all sections of Section 6.7 of the City of Alachua Land Development Regulations.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Response: The proposed development has acknowledged and will comply.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: The proposed development has acknowledged and will comply with this requirement.

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.

Response: The property abuts RSF-1, Agriculture and property that is located in Alachua County. A wetland buffer is being proposed along the perimeter abutting adjacent residential and agriculture zoning.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: The proposed development has acknowledged and will comply with the requirement.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Response: The project is proposed as a mixed used development. By virtue of its nature, a mixed used development is a planning principle to deter Urban Sprawl.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a) 9.a. and b., Florida Statutes, respectively.

Response: The proposed development has acknowledged and will comply with the requirement and State Statute 163.317(6)(a) 9.a. and b.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained. Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities. Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 Development Agreement has commenced. Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Response: The proposed development will meet the level of service of the City of Alachua.

Goal 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Response: The proposed mixed-use development will connect to the City's water and wastewater systems.

Economic Development Element

Objective 1.6: Mixed Use, Workforce Housing: The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Response: The Development is proposing a variety of housing types, single family detached, townhomes multifamily and perhaps live work units. This will allow for ownership and rental opportunities.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities. The commercial uses withing the Planned development could be considered an employment center, upon full build out.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Response: The proposed development will provide passive recreational opportunities.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.

Response: The Developer is currently marketing for tenants for commercial out parcels and will have a variety of housing types.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.

Response: The developer has acknowledged this statement. Market demand and other factors will influence the price and housing types as well as commercial tenant.

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.

Response: An environmental assessment has been performed on the mixed-use development and the proposed development will protect all listed species. The existing wetlands and upland buffers will be protected and remain undisturbed.

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.

Response: An environmental assessment has been performed on the mixed-use development which will identify all listed species that shall be protected.

Objective 1.8: Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Response: There are four (4) wetlands along with required buffer along Turkey Creek. The proposed development will follow State procedures for wetlands preservation and water of the State.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Response: The proposed development acknowledged this regulation and will comply. The proposed development will have 36.7 acres of open spaces that will include conservation areas.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there

is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and
ii. A restrictive or conservation easement to preserve open space shall be established.
OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:
a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.

e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and

ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions: a. Less than .25 acres in size; and, b. Determined to be of poor quality by a certified environmental specialist; and, c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and, d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Response: The proposed development will comply with the City's wetland impacts. If wetlands are impacted, the environmental report will identify the quality and reasonable assurances for the impact.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Response: The proposed development will comply with the City's wetland buffers and will provide a minimum 50' buffer and average 75' buffer.

Recreation Element

Objective 1.3: New Development Recreation Requirements: The City shall consider providing incentives for new development to enhance the City's recreation lands and facilities.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.b: The City shall consider incentives for new industrial, institutional, and commercial development to encourage the inclusion of linear and pocket parks, particularly within proximity to the downtown core.

Response: The proposed development will provide commercial uses and will include a pocket park.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments. Policy 1.3.d: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Response: The proposed development will provide walking path and sidewalks and passive recreation uses that can be utilized by the citizen of the City of Alachua.

VI. Conclusions:

Job Creation

The proposed development will contribute to the housing variety for the City of Alachua. As well as will contribute to the local job growth with potential for direct creation of 656 jobs from the development of the single family detached component. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents, lawyers, and brokers provide services to home builders, home buyers as well as building supplies required for building of those homes.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 215 Units X $7,768.95 = $1,670,324.25 in annual property taxes at residential single family detached full build out

At a 800K Valuation = $17,757.00 annual property tax per unit

- 215 Units x $17,757.00 = $3,816,680.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to the American Planning Association, is to support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options.

Because of the benefits to the infrastructure, job creation, housing variety and job created by the project, JBPro on behalf DM Alachua Investments, LLC, JB Pro is requesting approval of a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres to change the Future Land Use designations, from Agriculture and Commercial to Moderate Density Residential (0 to 4 units), as well as High-Density Residential (8 to 15 units) and Commercial designation.

VII. References

APA Policy Guide on Smart Growth. (2012). Retrieved from https://www.planning.org/policy/guides/adopted/smartgrowth.htm

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VIII. List of Attachments

Attachment A: Application

Attachment B: Aerial Map

Attachment C: Comprehensive Plan Amendment Map

Attachment D: Zoning Master Plan

Attachment E: Legal Description

Attachment F: Proof of Ownership

Attachment G: Proof of Payment of Taxes

Attachment H: Public School Concurrency Form

Attachment I: Neighborhood Meeting Information

Attachment - A

Application

(Document on Next Page)

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Schmidt Farms f.k.a NW 43rd TND
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Existing Use of Property: Agriculture
5. Existing Future Land Use Map Designation: Agriculture and Commercial
6. Proposed Future Land Use Map Designation: Moderate Density Residential, Commercial, and High-Density Residential
7. Acreage: 121.1

B. APPLICANT

1. Applicant's Status ■ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): David Meeks Title: Owner
   Company (if applicable): DM Alachua Investments, LLC
   Mailing address: 4045 NW 43rd St
   City: Gainesville State: FL ZIP: 32609
   Telephone: ( ) 352-222-4088 FAX: ( ) e-mail: david.meeks3@gmail.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ■ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

David Meeks
Signature of Applicant

Signature of Co-applicant

David Meeks
Typed or printed name and title of applicant
MGR, DM Alachua Investments

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of August, 2021, by David Meeks, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

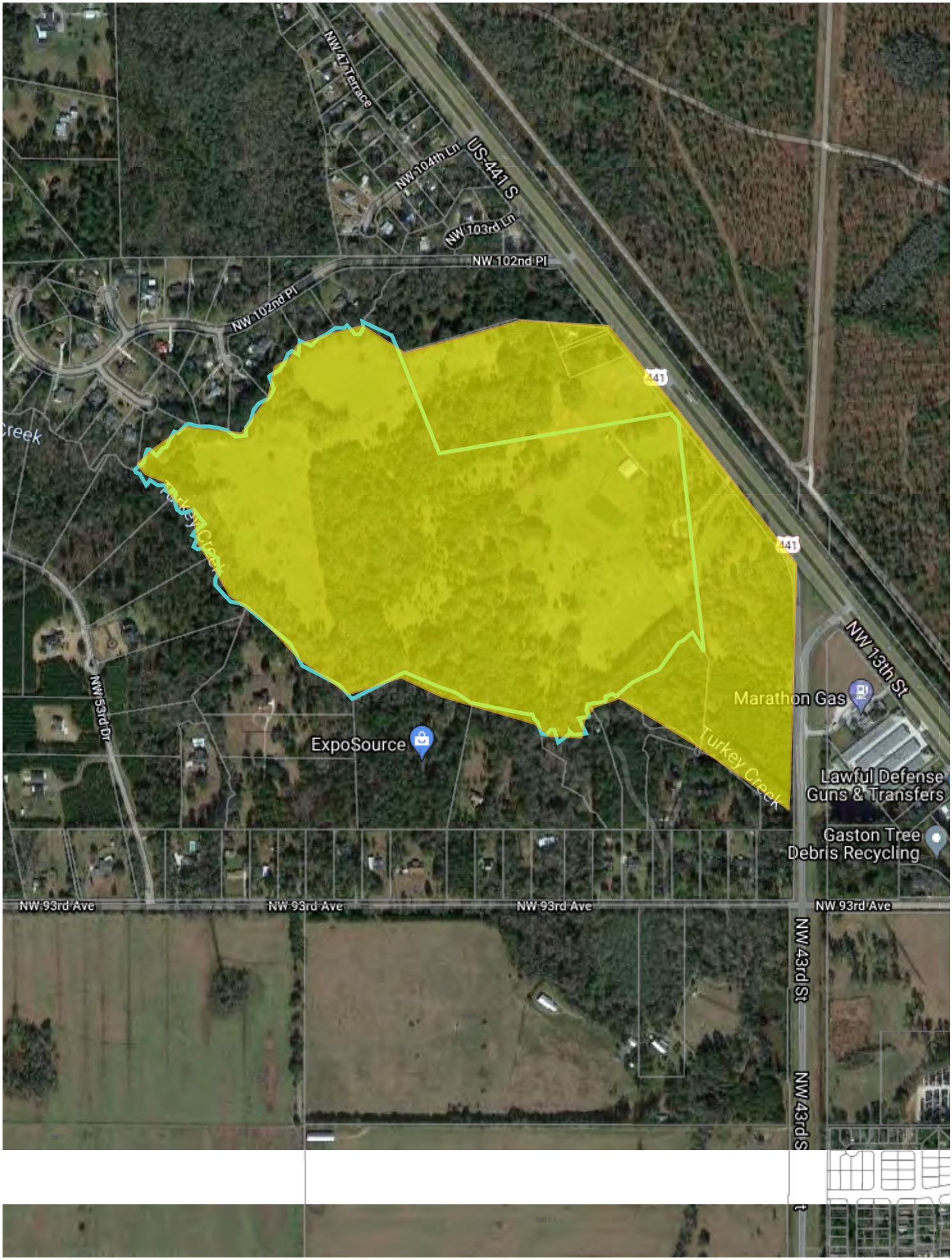
Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin
Signature of Notary Public, State of Florida

Attachment – B

Aerial Map

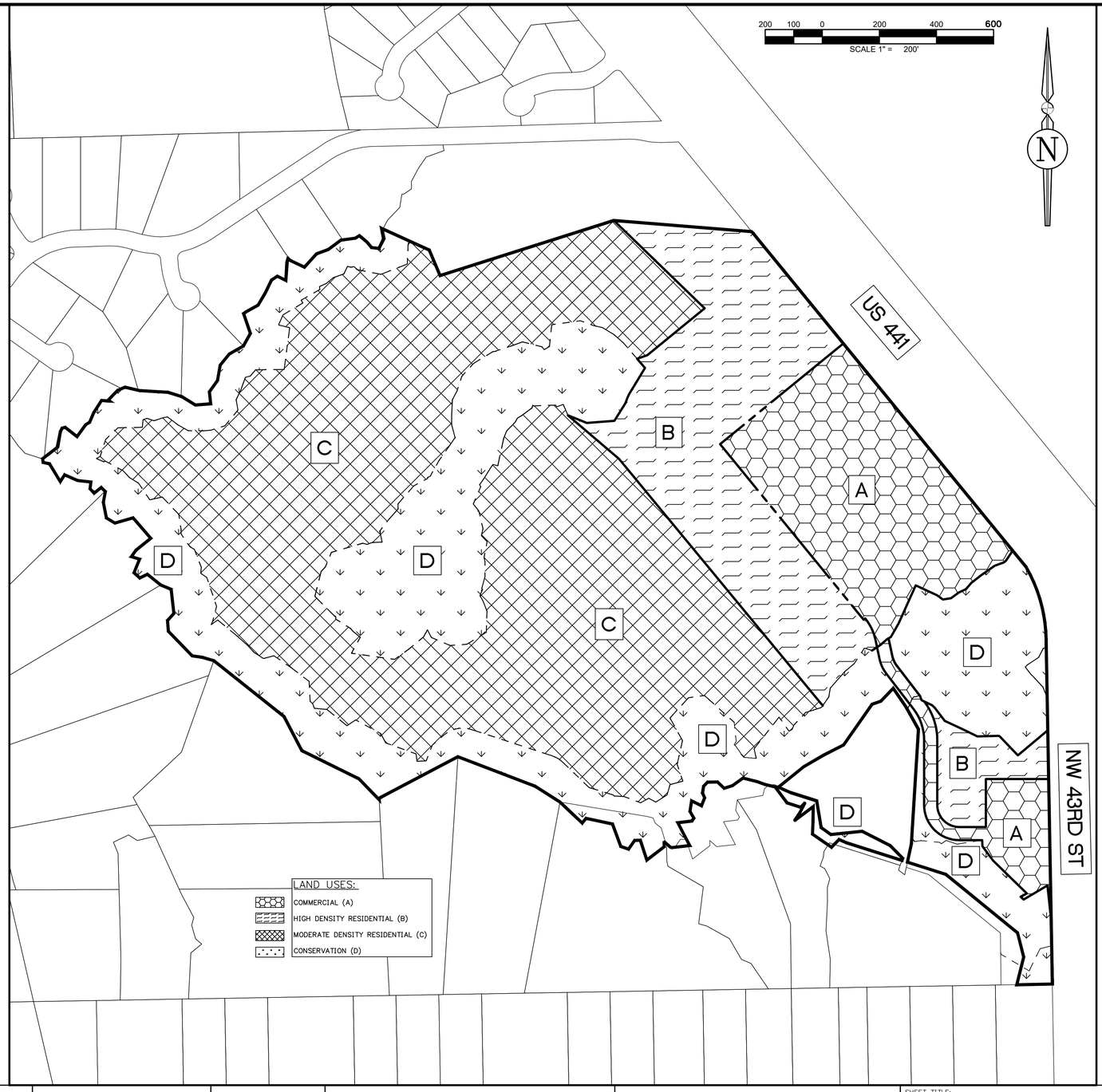
(Document on Next Page)


NW 47 Terrace
US-441 S
NW 104th Ln
NW 103rd Ln
NW 102nd Pl
NW 102nd Pl
441
441
Turkey Creek
NW 53rd Dr
ExpoSource
Marathon Gas
NW 13th St
Turkey Creek
Lawful Defense Guns & Transfers
Gaston Tree Debris Recycling
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 43rd St
NW 43rd St

Attachment – C

Comprehensive Plan Amendment Map

(Document on Next Page)



DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	623,993.6 SF (14.4 AC)	11.9%
HIGH DENSITY RESIDENTIAL (B)	776,114.0 SF (17.8 AC)	14.7%
MODERATE DENSITY RESIDENTIAL (C)	2,316,640.4 SF (53.2 AC)	43.9%
CONSERVATION (D)	1,556,087.1 SF (35.7 AC)	29.5%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: FUTURE LAND USE PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

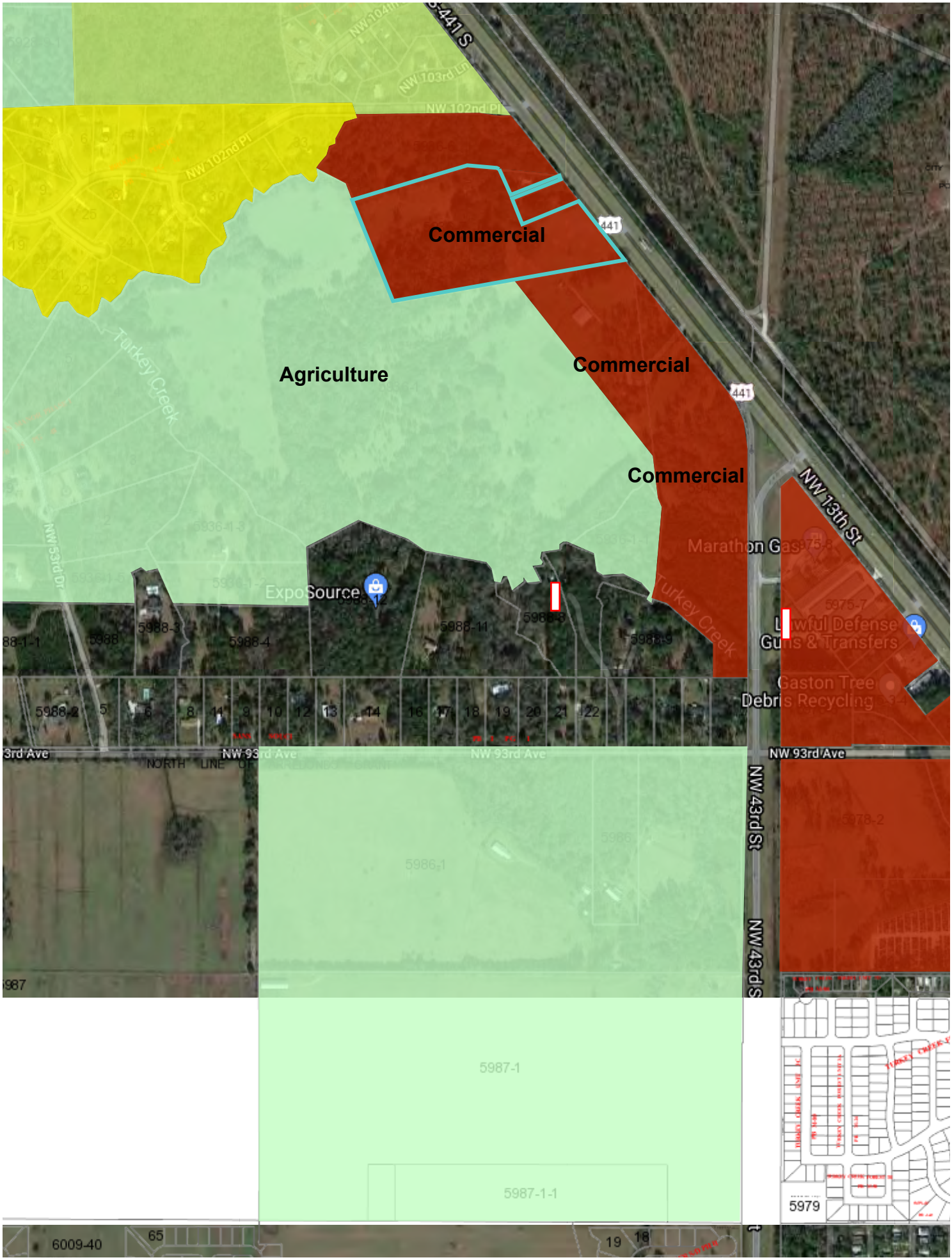
PROJECT: SCHMIDT FARMS

SHEET NO: FLU

Attachment - D

Zoning Master Plan

(Document on Next Page)


Commercial
Agriculture
Commercial
Commercial
441
NW 13th St
NW 43rd St
NW 93rd Ave
NW 102nd Pl
Turkey Creek
ExpoSource
Marathon Gas
Gaston Tree Debris Recycling
5987-1
5987-1-1
5979
6009-40

Attachment – E

Legal Description

(Document on Next Page)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K. 'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

36906 11

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Rachel Walker
Print witness name

#2 Jennifer Murayan
Witness signature
Jennifer Murayan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: SVP Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

Attachment – F

Proof of Ownership

(Document on Next Page)

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-000
Prop ID	29942
Location Address	
Neighborhood/Area	COMM 8 19 & 8 18 (233300.55)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB (LESS COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	14.180
Homestead	N

View Map



Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$4,200	$4,200	$4,200	$4,200	$4,200
Land Value	$0	$0	$1,235,100	$0	$0
Land Agricultural Value	$3,120	$3,120	$0	$2,100	$2,100
Agricultural (Market) Value	$1,235,078	$1,235,078	$0	$1,235,100	$1,235,100
Just (Market) Value	**$1,239,278**	**$1,239,278**	**$1,239,300**	**$1,239,300**	**$1,239,300**
Assessed Value	$7,320	$7,320	$4,620	$6,300	$6,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$7,320	$7,320	$4,620	$6,300	$6,300
Maximum Save Our Homes Portability	$0	$0	$1,234,680	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	14.18	617680.8	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	4,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1920

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2020	SHED	4,160	1920		R2	RES	$4,200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)
5/26/1992	$100	QD	1890	91	U - UNQUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT, JULE E TRUSTEE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-001
Prop ID	29943
Location Address	10100 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DEG W 324.20 FT N 22 DEG W 143.94 FT N 67 DEG E 281.98 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES (01100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	1.000
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$3,606	$3,606	$1,800	$800	$76,200
Land Value	$130,881	$130,881	$130,900	$130,900	$109,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$134,487**	**$134,487**	**$132,700**	**$131,700**	**$185,300**
Assessed Value	$133,059	$132,861	$132,700	$131,700	$185,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$133,059	$132,861	$132,700	$131,700	$185,300
Maximum Save Our Homes Portability	$1,428	$1,626	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.00	43627	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	3,485	**HC&V**	04-FORCED AIR
Heated Area	2,135	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	04-WOOD TRUSS	**Stories**	1.0
Frame		**Actual Year Built**	1920
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	999	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,135	1975	3	0500	NO VALUE	$0

FSP	FIN SCREENED PORCH	250	1975	3	0500	NO VALUE	$0
FSP	FIN SCREENED PORCH	160	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	400	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3721	DECK 1	128	1992		C2	COMM	$496
3721	DECK 1	110	1992		C2	COMM	$426
3884	FENCE WD	360	1992		C1	COMM	$274
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5221	STG 1	400	1950		C2	COMM	$1,410

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$100	QD	2033	926	U - UNQUALIFIED	Vacant	SCHMIDT JULE E ANN LEE TRUSTEE	GREENEWALD JAMES A PAMELA S	Link (Clerk)
9/30/1992	$70,000	WD	1883	2465	Q - QUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT JULE E ANN LEE TRUSTEE	Link (Clerk)

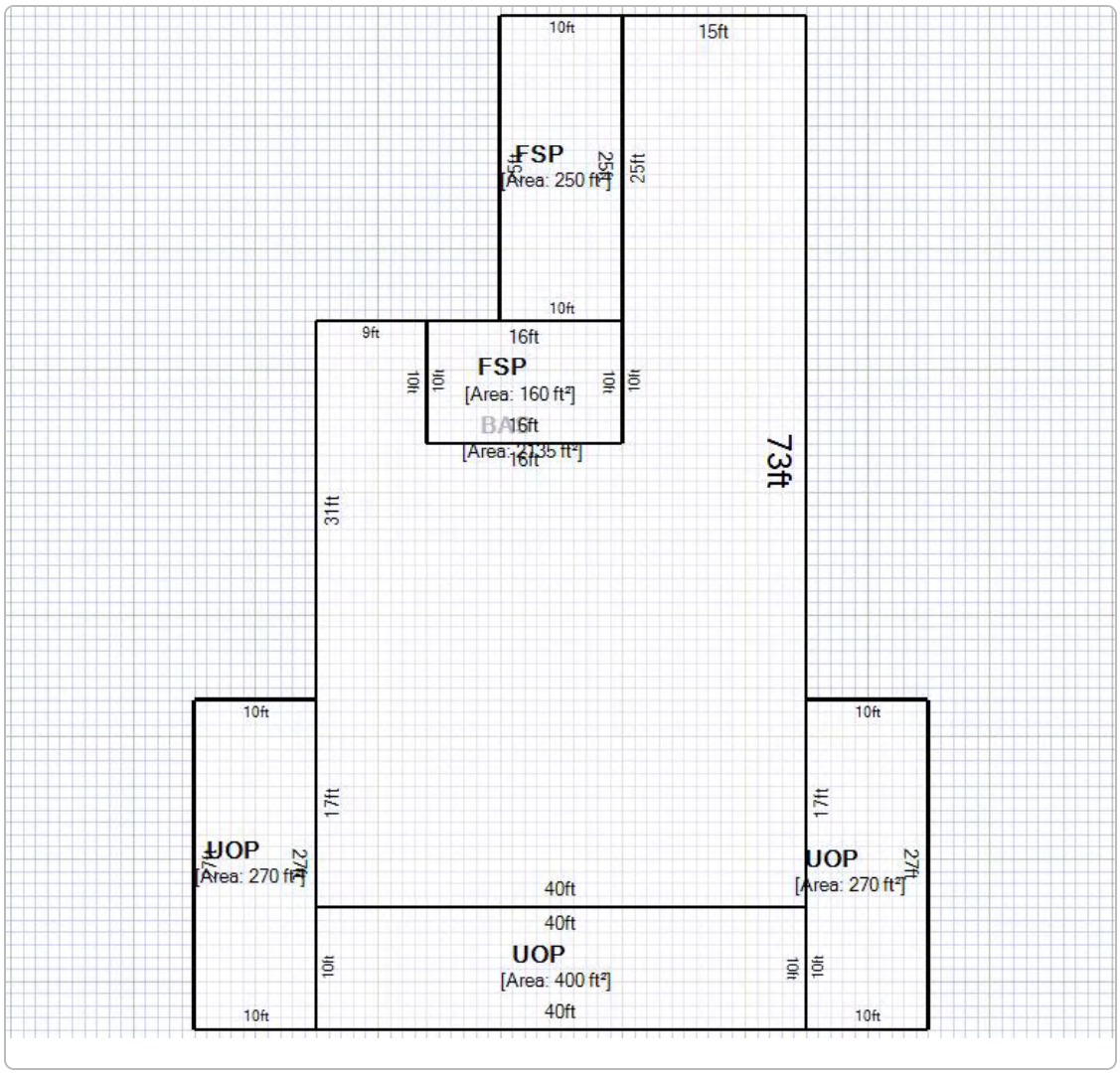
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-10846	MISCELLANEOUS	Yes	No	12/28/2006	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	3/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-002
Prop ID	29944
Location Address	10110 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W 273.26 FT N 22 DEG W 142.79 FT S 84 DEG E 308.31 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	0.440
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$2,171	$2,178	$1,300	$300	$69,700
Land Value	$57,498	$57,498	$57,500	$57,500	$47,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$59,669**	**$59,676**	**$58,800**	**$57,800**	**$117,600**
Assessed Value	$59,071	$58,928	$58,800	$57,800	$117,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$59,071	$58,928	$58,800	$57,800	$117,600
Maximum Save Our Homes Portability	$598	$748	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2100	RESTAURANT	0.44	19166	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	2,289	**HC&V**	04-FORCED AIR
Heated Area	1,444	**HVAC**	03-CENTRAL
Exterior Walls	04-SINGLE SIDING	**Bathrooms**	2.0-Baths
Interior Walls	03-PLASTER	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1900
Floor Cover	12-HARDWOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	518	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	1975
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,444	1975	3	0500	NO VALUE	$0
FOP	FINISHED OPEN PORCH	713	1975	3	0500	NO VALUE	$0
UEP	UNFIN ENCL PORCH	132	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	228	1996		C2	COMM	$953
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5080	SLAB	289	1996		C1	COMM	$212

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$20,160	WD	2033	928	Q - QUALIFIED	Vacant	JULE E SCHMIDT TRUSTEE/INDV AN	GREENEWALD JAMES A & PAMELA S	Link (Clerk)

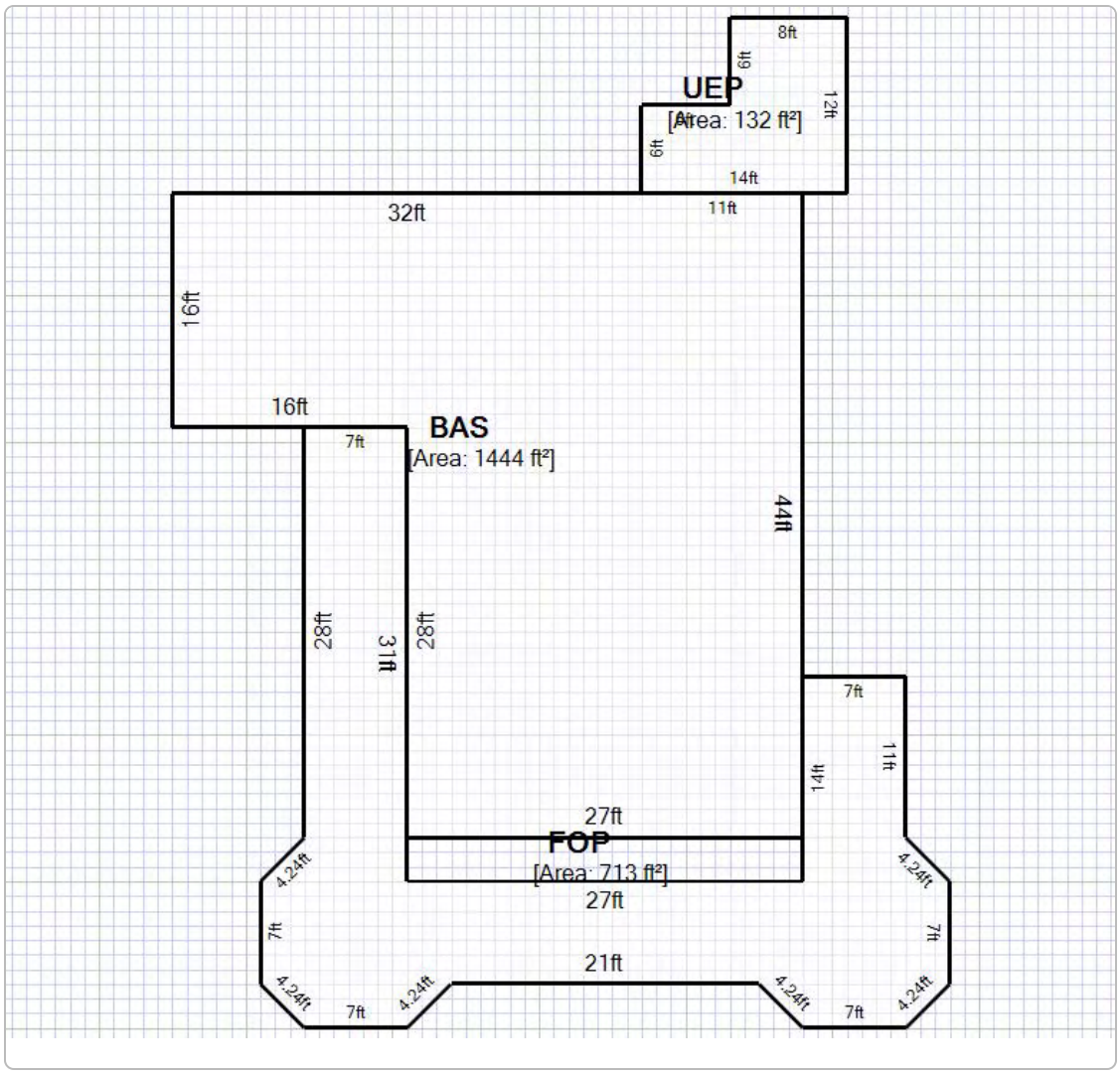
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	4/2/1998	$0
05914	REMODEL COMMERCIAL	Yes	No	1/30/1996	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	12/30/1995	$0
5731	RL COM.	Yes	No	6/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05945-000-000
Prop ID	29994
Location Address	
Neighborhood/Area	441 COMMERCIAL (174300.50)
Subdivision	
Brief Legal Description*	COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB UTIL R/W S ALONG SAID W R/W TO S LINE SEC WLY ALONG S LINE TO SW COR SEC NLY ALONG W LINE SEC TO POB ALSO COM NW COR OF SEC 2-9-19 INSIDE ARREDONDO GRT FOR POB W 70 FT M/L N 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	35-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	15.470
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$1,758,100	$0	$0
Land Agricultural Value	$3,403	$3,403	$0	$2,400	$2,400
Agricultural (Market) Value	$3,032,429	$3,032,429	$0	$1,758,100	$1,758,100
Just (Market) Value	**$3,032,429**	**$3,032,429**	**$1,758,100**	**$1,758,100**	**$1,758,100**
Assessed Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	15.47	673873.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-001-000
Prop ID	29931
Location Address	9900 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	
Brief Legal Description*	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES IN SE COR G L 8 PE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.690
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$234,920	$240,621	$250,300	$255,100	$239,000
Land Value	$9,000	$9,000	$780,200	$9,000	$9,000
Land Agricultural Value	$18,712	$18,712	$0	$12,700	$12,700
Agricultural (Market) Value	$771,210	$771,210	$0	$771,200	$771,200
Just (Market) Value	**$1,015,130**	**$1,020,831**	**$1,030,500**	**$1,035,300**	**$1,019,200**
Assessed Value	$262,632	$268,333	$290,510	$276,800	$260,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$262,632	$268,333	$290,510	$276,800	$260,700
Maximum Save Our Homes Portability	$0	$0	$739,990	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	78.69	3427736.4	0	0	A
5900	PINE/HARDWOOD	7.00	304920	0	0	A
0100	SFR	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,945	**HC&V**	04-FORCED AIR
Heated Area	3,152	**HVAC**	03-CENTRAL
Exterior Walls	11-BD AND BAT AAV; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1967
Floor Cover	12-HARDWOOD; 14-CARPET	**Effective Year Built**	1975

Type	WAREHOUSE STORAGE	**Heat**	01-NONE
Total Area	5,625	**HC&V**	01-NONE
Heated Area	2,850	**HVAC**	01-NONE
Exterior Walls	15-CONCRETE BLOCK	**Bathrooms**	
Interior Walls	07-NONE	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1993
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1993

Type	SOH MISC	**Heat**	
Total Area	9,827	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	1,392	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1967

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,977	1975	3	0100	SINGLE FAMILY	$92,204
BAS	BASE AREA	375	1975	3	0100	SINGLE FAMILY	$17,490
FGR	FINISHED GARAGE	673	1975	3	0100	SINGLE FAMILY	$17,265
FOP	FINISHED OPEN PORCH	120	1975	3	0100	SINGLE FAMILY	$1,679
SFB	SEMI-FINISHED BASE	425	1975	3	0100	SINGLE FAMILY	$15,857
SFB	SEMI-FINISHED BASE	375	1975	3	0100	SINGLE FAMILY	$13,992

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,850	1993	3	8400	WAREHOUSE STORAGE	$40,135
CAN	CANOPY (NO SIDES)	2,775	1993	3	8400	WAREHOUSE STORAGE	$7,822

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0200	A/C 1	1	1980		R7	RES	$145
0661	CP 1	405	1980		R2	RES	$778
0800	DRIVE/WALK	250	1967		R1	RES	$200
0800	DRIVE/WALK	6,670	1984		R1	RES	$5,336
0959	FP 2	1	1967		R7	RES	$1,310
1643	PATIO 3	1,700	1980		R1	RES	$4,318
1762	POOL 2	800	1980		R3	RES	$6,288

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2181	STABLE 1	672	1967		R2	RES	$3,199
2221	STG 1	720	1967		R2	RES	$2,030

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

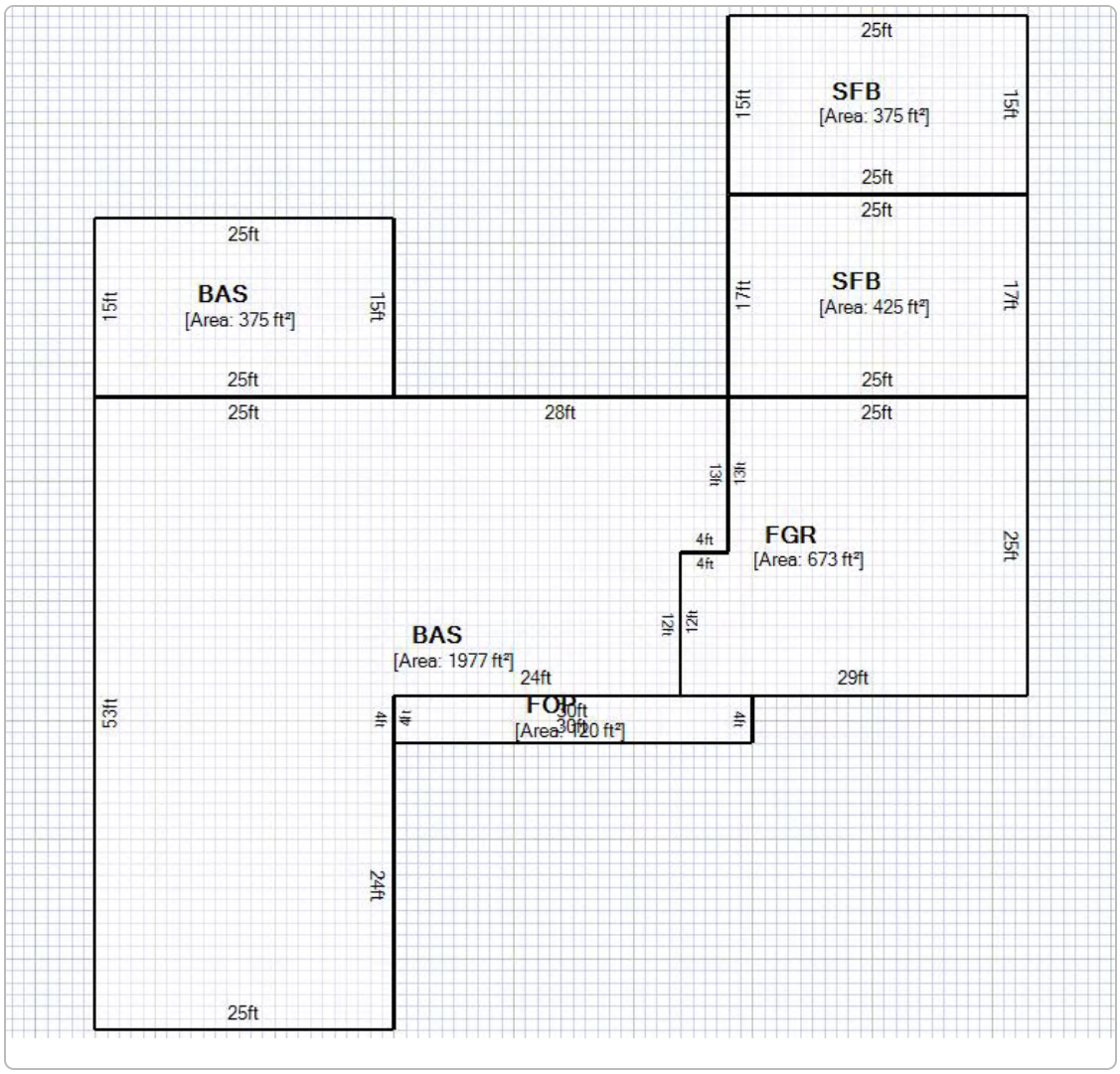
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-6235	MISCELLANEOUS	Yes	No	2/3/1997	$0
000005141	STORAGE BUILDING	Yes	No	10/5/1992	$61,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches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15ft
15ft
25ft
25ft
SFB
[Area: 425 ft²]
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17ft
25ft
25ft
BAS
[Area: 375 ft²]
15ft
15ft
25ft
25ft
28ft
25ft
13ft
13ft
4ft
4ft
FGR
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25ft
12ft
12ft
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24ft
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53ft
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FOP
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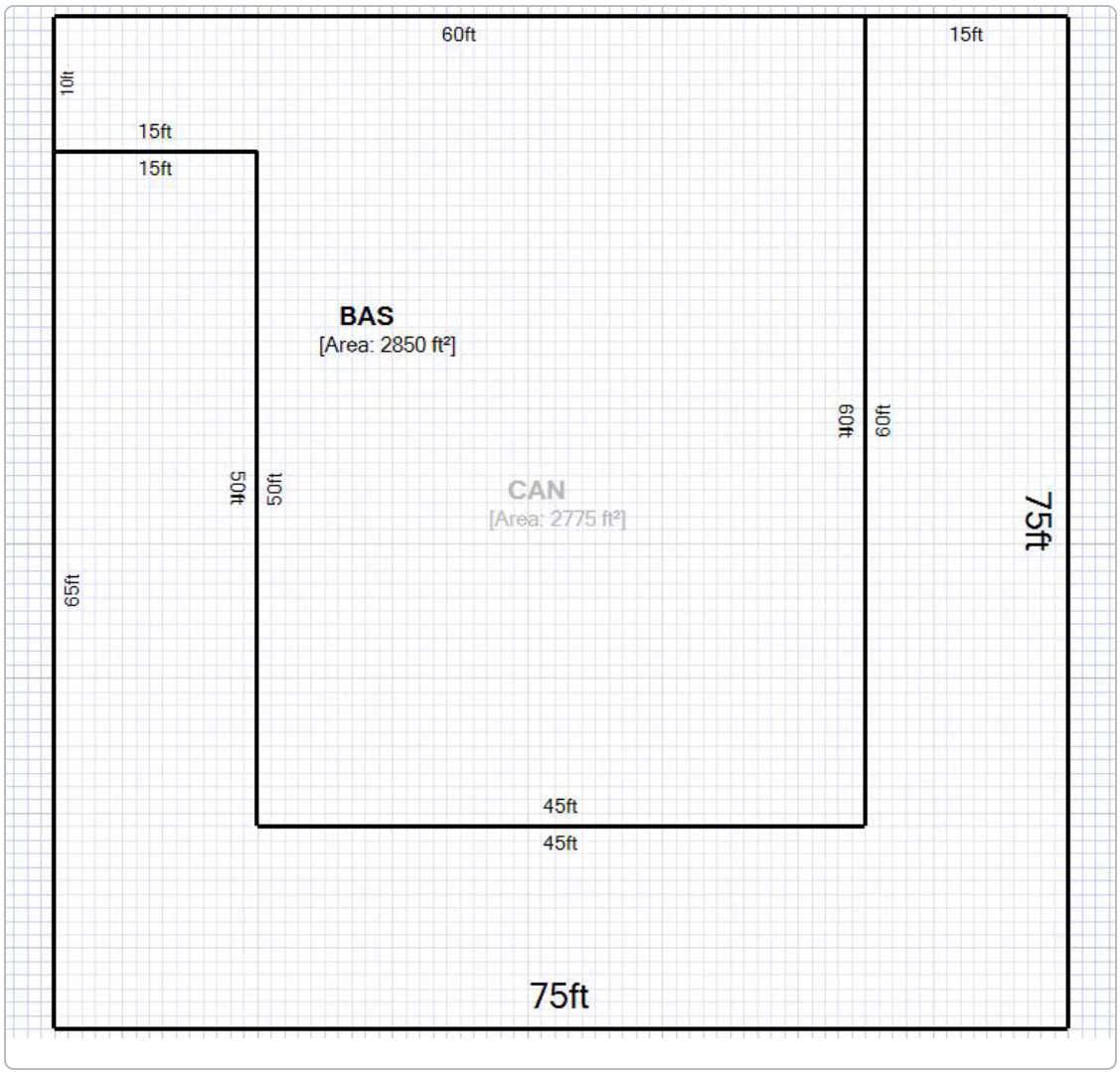
24ft
25ft



Map



No data available for the following modules: Extra Features, Photos.

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Developed by Schneider GEOSPATIAL

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Version 2.3.132

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Recorded Electronically
ID 3039121
County Alachua
Date 1-26-17 Time 3:29p

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K."JESS" IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Tax Parcel 05936-007-001 & 05936-007-002

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered in the presence of:

#1 [signature]
Witness signature
NOLAN WACKER
Print witness name

#2 Jennifer Munyan
Witness signature
Jennifer Munyan
Print witness name

Florida Credit Union

By: [signature]
Print Name: Christine Suarez-Jenkins
Title: Svp Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins, of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires:_____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, 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:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, 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:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

Attachment – G

Proof of Payment of Taxes

(Document on Next Page)

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 001 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

9900 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

GOVT LOTS 6 7 8 W OF R/W LESS OR
608/45 & 206 LESS PART I
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	262,632	0	262,632	2,073.09
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	262,632	0	262,632	296.49
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	262,632	0	262,632	393.95
SCHL DISCRNRY & CN (S01)	0.7480	262,632	0	262,632	196.45
SCHL GENERAL	3.6670	262,632	0	262,632	963.07
SCHOOL VOTED (S01)	1.0000	262,632	0	262,632	262.63
SUWANNEE RIVER WATER MGT DIST	0.3696	262,632	0	262,632	97.07
17 CITY OF ALACHUA	5.3900	262,632	0	262,632	1,415.59
CHILDREN'S TRUST	0.5000	262,632	0	262,632	131.32
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$5,829.66

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
C550	550 COUNTY FIRE SERVICES	1.000	Varies	434.32
	NON-AD VALOREM ASSESSMENTS			$455.10

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $6,284.76

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 001 000	9900 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $6,096.22 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

29942

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 496.80
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	7,320	0	7,320	57.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	7,320	0	7,320	8.26
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	7,320	0	7,320	10.98
SCHL DISCRNRY & CN (S01)	0.7480	7,320	0	7,320	5.48
SCHL GENERAL	3.6670	7,320	0	7,320	26.84
SCHOOL VOTED (S01)	1.0000	7,320	0	7,320	7.32
SUWANNEE RIVER WATER MGT DIST	0.3696	7,320	0	7,320	2.71
17 CITY OF ALACHUA	5.3900	7,320	0	7,320	39.45
CHILDREN'S TRUST	0.5000	7,320	0	7,320	3.66
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$162.48

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
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS	$162.48

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
29942

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $157.61 Paid 12/08/2020

ALATBJ5081F

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10100 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 527.80 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	133,059	0	133,059	1,050.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	133,059	0	133,059	150.21
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	134,487	0	134,487	201.73
SCHL DISCRNRY & CN (S01)	0.7480	134,487	0	134,487	100.60
SCHL GENERAL	3.6670	134,487	0	134,487	493.16
SCHOOL VOTED (S01)	1.0000	134,487	0	134,487	134.49
SUWANNEE RIVER WATER MGT DIST	0.3696	133,059	0	133,059	49.18
17 CITY OF ALACHUA	5.3900	133,059	0	133,059	717.19
CHILDREN'S TRUST	0.5000	133,059	0	133,059	66.53
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$2,963.39

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SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $3,054.36

If Paid By	Dec 31, 2020
Please Pay	$0.00

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 001	10100 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $2,962.73 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10110 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM INT N LINE GOV'T LOT 8 & W R/W
LINE 441 S 38 DEG E 4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	59,071	0	59,071	466.28
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	59,071	0	59,071	66.69
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	59,669	0	59,669	89.50
SCHL DISCRNRY & CN (S01)	0.7480	59,669	0	59,669	44.63
SCHL GENERAL	3.6670	59,669	0	59,669	218.81
SCHOOL VOTED (S01)	1.0000	59,669	0	59,669	59.67
SUWANNEE RIVER WATER MGT DIST	0.3696	59,071	0	59,071	21.83
17 CITY OF ALACHUA	5.3900	59,071	0	59,071	318.39
CHILDREN'S TRUST	0.5000	59,071	0	59,071	29.54
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$1,315.34

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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	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $1,406.31

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 002	10110 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0048406 $1,350.06 Paid 12/02/2020
11/30/2020 Effective Date

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05945 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM INT W LINE SEC & WLY R/W US 441
POB SELY ALONG R/
See Additional Legal on Tax Roll

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	3,403	0	3,403	26.86
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	3,403	0	3,403	3.84
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	3,403	0	3,403	5.10
SCHL DISCRNRY & CN (S01)	0.7480	3,403	0	3,403	2.55
SCHL GENERAL	3.6670	3,403	0	3,403	12.48
SCHOOL VOTED (S01)	1.0000	3,403	0	3,403	3.40
SUWANNEE RIVER WATER MGT DIST	0.3696	3,403	0	3,403	1.26
17 CITY OF ALACHUA	5.3900	3,403	0	3,403	18.34
CHILDREN'S TRUST	0.5000	3,403	0	3,403	1.70
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$75.53

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
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS $75.53

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05945 000 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $73.26 Paid 12/08/2020

Attachment – H

Public School Concurrency Form

(Document on Next Page)

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Christopher Potts, PE Title: Director of Engineering
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32606
   Telephone: 352-375-8999 FAX: _____ e-mail: chris.potts@jbpro.com

3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): DM Alachua Investments LLC
   Mailing Address: 4045 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32609

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Schmidt Farms
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Section 34 Township 08 Range 19 Grant _____ Acreage: 121.1
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Agriculture and Commercial
7. Zoning Designation: PD-R and PD-Comm
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 213
   ■ Multi-Family Residential Number of Units 301
   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
    Elementary: NW Alachua CSA
    Middle: Mebane CSA
    High: Santa Fe CSA

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	213	units	x	0.14	Elementary School Multiplier*	30	Student Stations**
Middle School	213	units	x	0.06	Middle School Multiplier*	13	Student Stations**
High School	213	units	x	0.08	High School Multiplier*	17	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	301	units	x	0.09	Elementary School Multiplier*	27	Student Stations**
Middle School	301	units	x	0.03	Middle School Multiplier*	9	Student Stations**
High School	301	units	x	0.03	High School Multiplier*	9	Student Stations**

** Student generation multipliers may be obtained from SBAC at:*
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
*** Round to the nearest whole number*

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Christopher Potts Director of Engineering
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 21st day of October, 2021, by Christopher Potts, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Signature of Notary Public, State of Florida

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

Attachment – I

Neighborhood Meeting Information

(Document on Next Page)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING FOR NW 43RD STREET PLANNED DEVELOPMENT AND LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT,** was published in said newspaper in the issues of **July 29, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of August, 2021** by **Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Advertisement For NW 43rd Street Planned Development and Large-Scale Comprehensive Plan Amendment

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Carter Maria Thompson, Director of Land Planning, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at carter.thompson@jbpro.com.

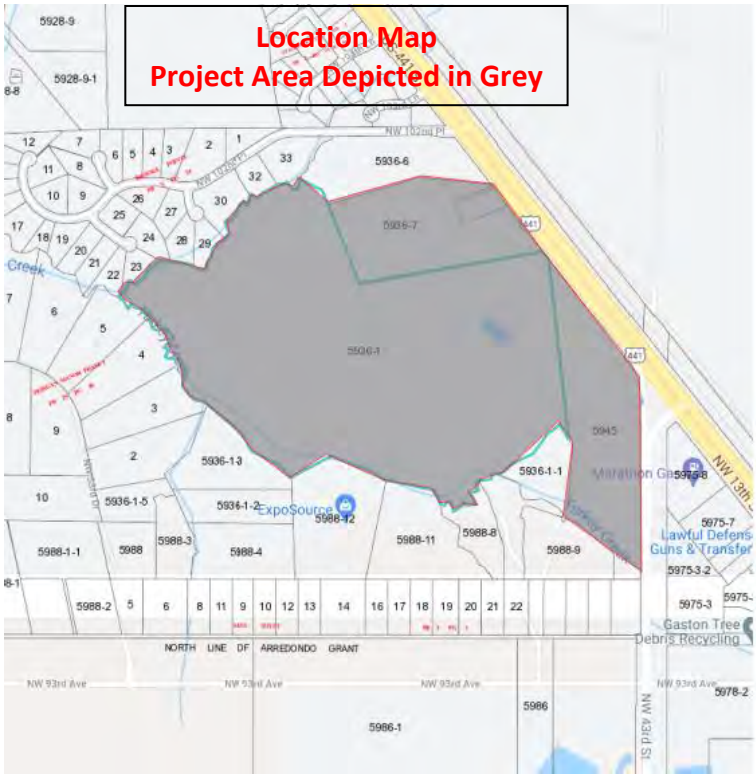
(Published: Alachua County Today - July 29, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



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The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM.

You may submit comments electronically to carter.thompson@jbprogroup.com

Contact Person: Carter Thompson, JBPro
carter.thompson@jbprogroup.com
(352) 375-8999 Ext 1404

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

08/12/2021
NW 43rd St TND - Neighborhood WORKshop

Presenter: Chris Potts, P.E.
Meeting Start: 5pm

1. Wastewater disposal question. Required to connect to City utilities. Lift station required.

2. Roadway Improvents paid for by who?
Developer pays for improvements. Municipalities paid for maintenance

3. Which WMD are we in? SRWMD. Flows to Gulf of Mexico.

4. Traffic concerns w/ flow off 441. Neighbor requests traffic light instead of RABs.

5. Wetland encroachment concerns. Buffer per County Code + SRWMD.

6. Traffic Study will be required

7. How has GRU impacted wetlands?
impacts occured 50ish years ago

8. How many homes? 140 ≈
Size, price? $1200 sf min $300K - $600K
Retail/Com area 500K sf.

9. Wet basin design.

10. Buffers between developments

11. How many MF? 2000 sf / unit.
4 unit / bldg.

12. Timeline?

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3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms
Rezone and Large-Scale Comprehensive Plan Amendment
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
JANET YESH	4420 NW 93 Av. Gville, FL	352-222-4377	janetyesh@yahoo.com
Richard Beardsley	4416 NW 92nd Av Gville, FL	352-514-5746	Beardsleyrt@gmail.com
Karen Garrelts	8505 NW 37th Dr GNV FL	352 372. 3588	TCF21@gmail.com
Bill Burger	10005 NW 50th Ter	319.331.9850	billb1956@gmail.com
Celia Burger	" " "	319.331.5589	
JOHN NEIL	3883 NW 86th. Ln.	352-372-6814.	
Tom Tyree Yvette Tyree	5302 NW 102nd PL.	352-414-9895	thtyree@yahoo.com

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3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
David Carol Smith	4434 NW 93RD AVE	352.377-9886	CaSmith01@cox.net
ALBA HENESY	5310 NW 93rd AVE	352-494-4115	albahenesy@gmail.com
Jim & CHERYL CLERINGTON	10015 NW. 62 TR G.ville 32653	352-538-2072	JECJRBOY@AOL.COM
Larry & Veta Cumbaa	4916 NW 93rd Ave G'ville 32653	352-339-6675	xposource@aol.com
John Hopkins	10011 NW 50th Ter	352 316 0363	jhop77@hotmail.com
Marg Lawson	102 Plc		
R.L. Murphy II	4330 N.W. 93rd AVE.	373-0439 (352)	—
Antoinette Endelicato Kelle Moore	5562 NW 93 Av	352-246-8415 352-246-3771	bunnyandkelle@cox.net

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3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Claudia Rasnick	10016 NW 52nd Terrace	352-275-2533	kccaam@msn.com
Karen Arrington I want information about any	4416 NW 93rd Ave activity	352.219.2630	yahoo.com Arringtonkla@
Michael Barbarette	10110 NW 51 Ter 32653	317-8614	mjbcondo@gmail.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

NW 43rd Street TND Neighborhood Workshop Summary

Meeting Location: Alachua Branch Library
Meeting Date and Time: August 12th at 5pm
Meeting Presenter: Chris Potts, P.E., JBPro

The neighborhood meeting began on time, with approximately 30 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a rezoning and land use change and provided a visual representation of the Concept Layout for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like utility connections, wetland and environmental impacts, traffic concerns, and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the types of developments, i.e. single family homes, multi-family homes, and commercial/retail area?
   Response: There are approximately 140 single family homes and 24 multi-family buildings proposed, along with approximately 500,000 sf set aside for commercial use. The single family homes will likely be about 1,200 sf in size, the multi-family units will be approximately 2,000 sf, and the homes will most likely sell for anywhere between $300,000-$800,000. Additionally, due to the existing wetlands on site, buffers will be provided between this development and neighboring communities.

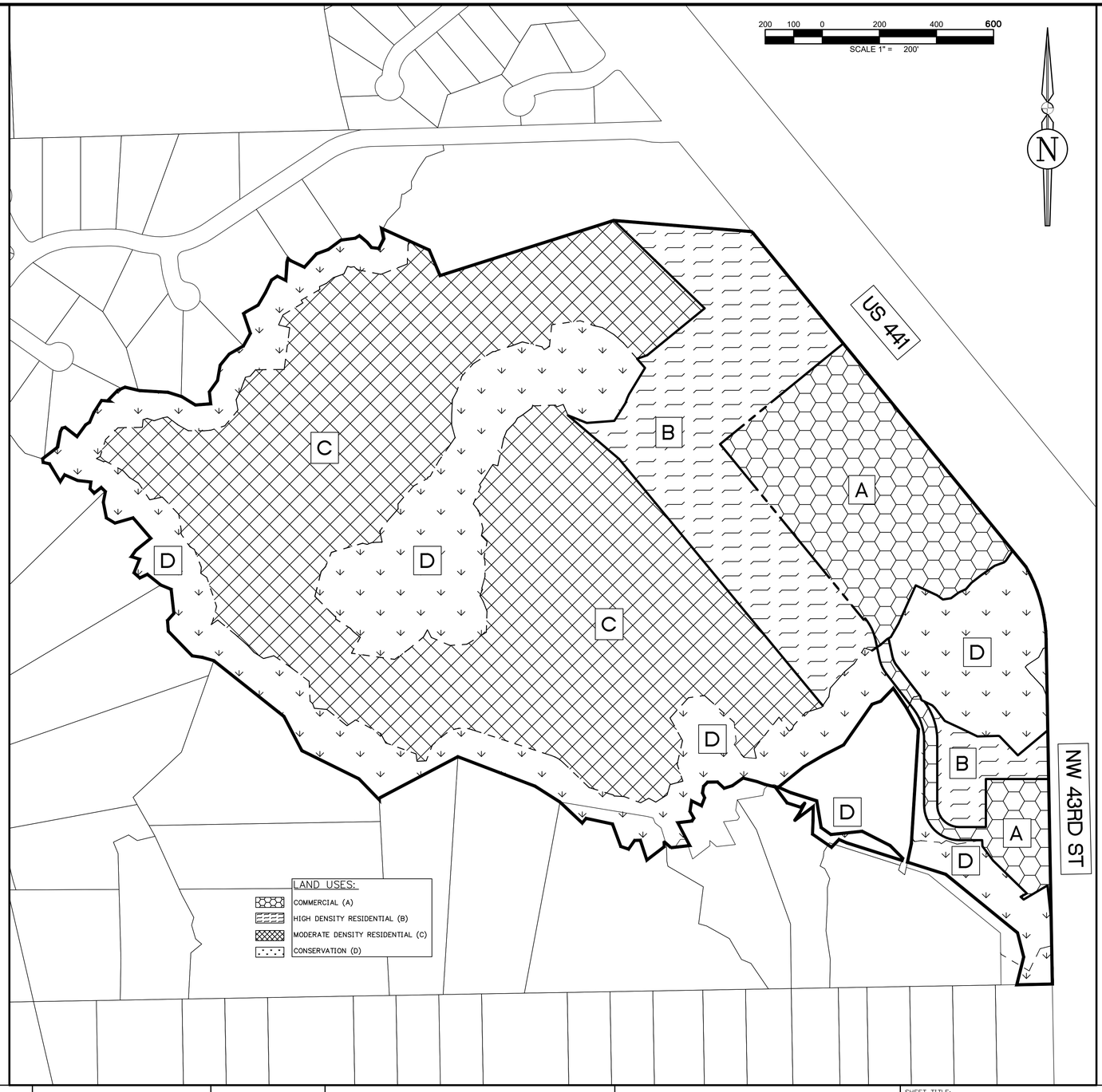
2. How will the development dispose of wastewater?
   Response: Because this project is within the limits of the City of Alachua, all homes will be required to connect to City of Alachua Public Services utilities. A lift station will be required for the development to pump wastewater to the treatment plant.

3. What water management district is the project located in, and where does the treated water eventually end? Many neighbors voiced concerns regarding current and future flooding of their property and the adjacent wetlands.
   Response: This project is located in the SRWMD, and waters eventually discharge to the Gulf of Mexico. Mr. Potts explained the local and state standards of design regarding treatment and discharge of any stormwater runoff that makes its way onto the proposed development. This will likely include wet detention basins to attenuate the runoff, and if discharge from the

basins is necessary the development will comply with volume and rate control regulations. Mr. Potts explained that as developers and engineers, we cannot create a worse situation than what is existing; however, improvements to the development may or may not improve offsite conditions depending on the existing topography.

4. Many neighbors voiced concerns regarding impacts to the wildlife and wetlands on the development property.
   Response: Mr. Potts explained the local and state regulations regarding impacts to wetlands and the ecosystems they support. He explained that being in Alachua County, this development must maintain an average 75-foot minimum buffer from all wetland limits as delineated by an Environmental Specialist and that wetlands cannot be disturbed or changed. Many neighbors voiced concerns regarding the flooding occurring from Turkey Creek, so a brief history and description of the potential causes was discussed, including the impacts from the GRU plant nearby. Mr. Potts explained that it is not the intent of this development to adjust or manipulate any runoff coming from or directed to US 441, but that any impacts due to the proposed development will be mitigated against and designed for with this development.

5. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability of a roundabout to calm traffic and mitigate for the additional volume. Additionally, cost of construction and maintenance was discussed.
   Response: Mr. Potts explained that a Traffic Study is a requirement for a development of this size, and that all roadway improvements will adhere to the recommendations of the traffic study once it is obtained. Concerns regarding speed of traffic coming to the proposed roundabout from US 441 were expressed, as well as pedestrian safety concerns. Mr. Potts explained that this development will undergo review by FDOT and Alachua County as it connects to roads falling within the jurisdiction of both entities, and that any improvements will be approved by each agency in accordance with their standards for design and safety. Neighbors requested a traffic light in lieu of a roundabout, and Mr. Potts explained that the roundabout was a suggestion by both Alachua County and FDOT, but more discussions will be had prior to final approval. Lastly, Mr. Potts explained that any improvements to existing roads, as well as construction of new roads, will be the responsibility of the developer. Once constructed, Mr. Potts explained that maintenance responsibilities fall to the jurisdiction having authority for each roadway.



DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	623,993.6 SF (14.4 AC)	11.9%
HIGH DENSITY RESIDENTIAL (B)	776,114.0 SF (17.8 AC)	14.7%
MODERATE DENSITY RESIDENTIAL (C)	2,316,640.4 SF (53.2 AC)	43.9%
CONSERVATION (D)	1,556,087.1 SF (35.7 AC)	29.5%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: FUTURE LAND USE PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: FLU



UPDATED US 441 TRADITIONAL NEIGHBORHOOD TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2021

BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 6, 2021

Mr. Chris Potts, P.E.
Director of Engineering, JB Pro
3530 NW 43rd Street
Gainesville, Florida 32606

Re: **Updated US 441 Traditional Neighborhood Development Traffic Study; Alachua County, Florida**

Dear Mr. Potts:

Attached is the requested traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/6/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This Traditional Neighborhood Development (TND) will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units, and 300,000 gsf of retail space. The site plan is provided in Appendix A.

The development will be located in the southwest quadrant of the US 441/NW 43rd Street intersection in northern Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a full access driveway on US 441 located north of the US 441/NW 43rd Street intersection and the South Drive will form the fourth (west) leg of the NW 43rd Street/Marathon Gas Station West Driveway intersection. It is proposed that the currently unused median opening on US 441 be moved approximately 250 feet to the south to serve this new development.

US 441 is a four lane divided urban principal arterial with exclusive left turn lanes accommodated within a grass median. It has a posted speed limit of 60 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. NW 43rd Street is a two lane undivided urban minor arterial with a posted speed limit of 50 mph near the site.

Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2031, therefore 2031 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 8:45 am) and PM peak period (3:30 pm to 6:00 pm) turning movement counts at the US 441/NW 43rd Street intersection and the NW 43rd Street/Marathon West Driveway intersection during late August of 2021 with all schools in session. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 3 and 4.

Buckholz Traffic personnel also conducted a set of morning and afternoon directional enter/exit counts at a series of roadways located just north of the US 441/NW 43rd Street intersection. These 2019 counts are included in Appendix B. Three of the roadways serve residential developments while the fourth roadway serves the Gainesville Regional Utilities complex.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center).. Tables 1 through 4 contain the daily, AM peak hour, and PM peak hour trip generation calculations while Tables 5 through 7 provide the calculations which estimate the peak hour internal trip-making between the residential, retail and office land uses. Tables 8 through 10 summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results.

During an average weekday the development is expected to generate 9918 **external** weekday trips (4959 entering and 4959 exiting) with 491 external trips (206 entering and 285 exiting) occurring during the weekday AM peak hour and 763 external trips (386 entering and 377 exiting) occurring during the weekday PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the US 441/NW 43rd Street intersection that are conservatively high.

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts (see Table B2 in Appendix B). The directional enter/exit counts taken at nearby side roads along US 441 were used to determine that, in the morning, 26% of the site trips are expected to be oriented to the north with the remaining 74% oriented to the south. In the afternoon, 21% of site trips are expected to be oriented towards the north with 79% oriented towards the south.

These trip distribution percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignment for external trips shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes near the site are graphically depicted in Figures 7 through 10. The 2029 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.97) and then by a corresponding average annual growth rate (2.2%) obtained from two nearby historical FDOT counts (see Appendix C). The 2029 total traffic volumes were obtained by adding the external traffic generated by the new development to the 2029 background traffic volumes.

TURN LANE ANALYSIS

Using the 2031 Build traffic volumes a formal analysis was be made to determine if a right turn lane is warranted on US 441 at the North Site Entrance or on NW 43rd Street at the South Site Entrance. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will be high enough to warrant a right turn lane on US 441 at the North Site Entrance. This result is supported by NCHRP Report 420 which requires 40 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed greater than 45 mph.

However, Figure 12 reveals that right turn volumes into the site will not be high enough to warrant a right turn lane on NW 43rd Street at the South Site Entrance. This result is also supported by NCHRP Report 420 which requires 30 right turns per hour to warrant a right turn lane on a 2-lane roadway with a posted speed greater than 45 mph.

Using the 2031 Build traffic volumes a formal analysis was also made to determine if a left turn lane is warranted on NW 43rd Street at the South Site Entrance. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results, which are depicted in Figures 13 and 14, indicate that 2031 Build traffic volumes will be high enough to warrant a left turn lane at the site drive.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2021 Existing, 2031 No Build, and 2031 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/NW 43rd Street intersection using the methodology discussed in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Table 11 while Appendix E provides the supporting capacity analysis calculations. The intersection currently operates at level of service B during both weekday peak hours and is expected to continue to operate at level of service B under both 2031 No Build and Build conditions.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2021 Existing, 2031 No Build, and 2031 Build traffic volumes, capacity analyses for the unsignalized NW 43rd Street/Marathon West Drive/South Site Drive intersection were conducted using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. 2031 Build analyses were also performed at the new US 441/North Site Drive intersection. Appendix F contains the capacity analysis calculations with the capacity results summarized in Tables 12 through 14.

A review of Table 12 indicates that level of service F operation with moderate queueing and delay will occur for the side street left turn movement during both weekday peak hours if a full median opening is provided at the North Site Entrance. Table 12 also provides capacity analysis results with the installation of a directional median opening. Redirection of the northbound site traffic through the signalized US 441/NW 43rd Street intersection should have minimal impact on this intersection since an exclusive U-turn lane already exists on the north approach.

A review of Table 13 indicates that all minor movements at the US 441/NW 43rd Street intersection currently operate at an acceptable level of service B or higher and, under 2031 No Build conditions, are expected to operate at an acceptable level of service C or higher with minimal queueing and delay. Table 14 shows that, under 2031 Build conditions, all minor movements at this intersection will operate at an acceptable level of service C or better during the weekday AM peak hour. However, during the weekday PM peak hour the westbound approach is expected to operate at level of service F with moderate queueing and delay.

ACCESS MANAGEMENT EVALUATION

Eliminating the unused full median opening located approximately 250 feet north of the proposed North Site Entrance and replacing it with a directional median opening located at this entrance will improve the access management situation along US 441. The existing median opening is only 850 feet from NW 102nd Place to the north and only 1450 feet from NW 43rd Street to the south, both of which are much less than the required 2640 feet for a full median opening. The new median opening will be 1100 feet from NW 102nd Place and 1200 feet from NW 43rd Street and, although it will still violate the 1320 foot required spacing for a directional median opening, it will just barely do so.

RECOMMENDATIONS

The existing full median opening on US 441 should be relocated to the south at the new site entrance and consideration should be given to converting it into a directional median opening. An exclusive southbound right turn lane should be added on US 441 at the new driveway. A northbound left turn lane should be added at the entrance on NW 43rd Street and two egress lanes should be provided at this entrance. Traffic operations at the NW 43rd Street entrance should be monitored and additional measures taken if unsuitable conditions arise. These measures could include the installation of a roundabout at this location.



FIGURE 1

SITE LOCATION

Buckholz Traffic

N:\19-1554\CAD\FIG_01.dwg Date: 03-19-19 T:18:16 By:AVDelacruz

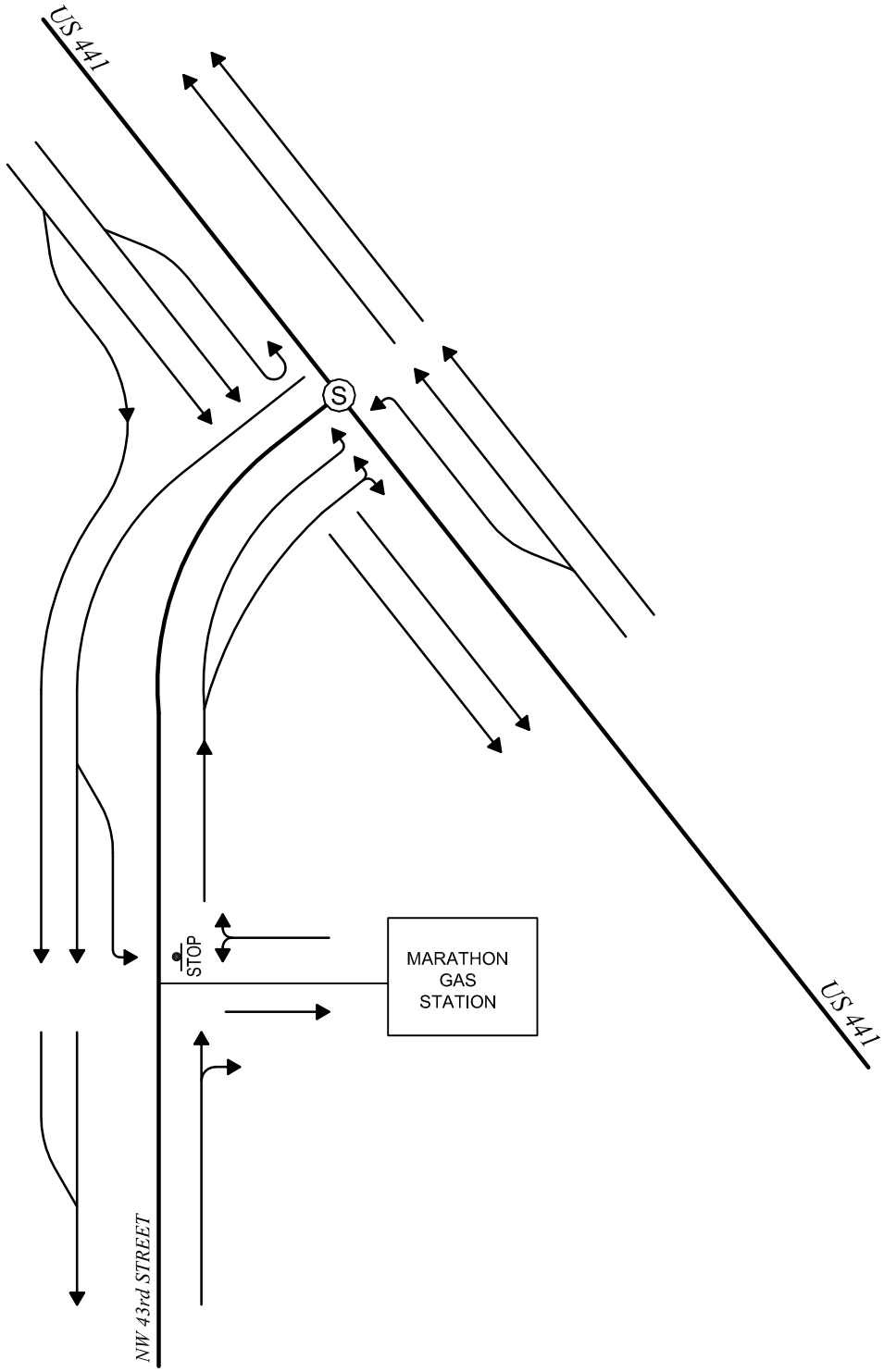
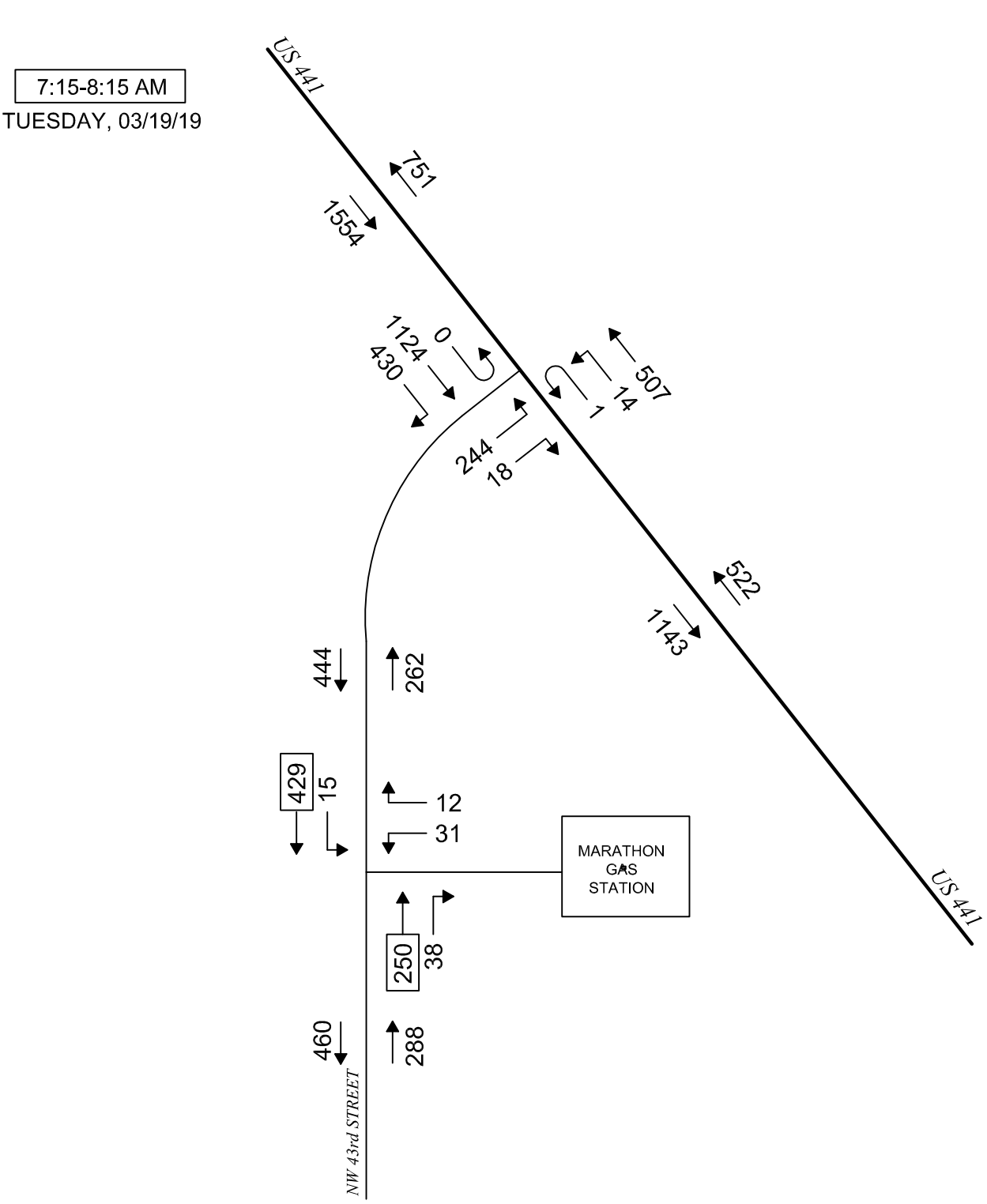


FIGURE 2

LANE CONFIGURATION

Buckholz Traffic

N:\19-1554\CAD\FIG 02.dwg Date:03-26-19 T:16:28 By:AVDelacruz



XXX = CALCULATED VALUE

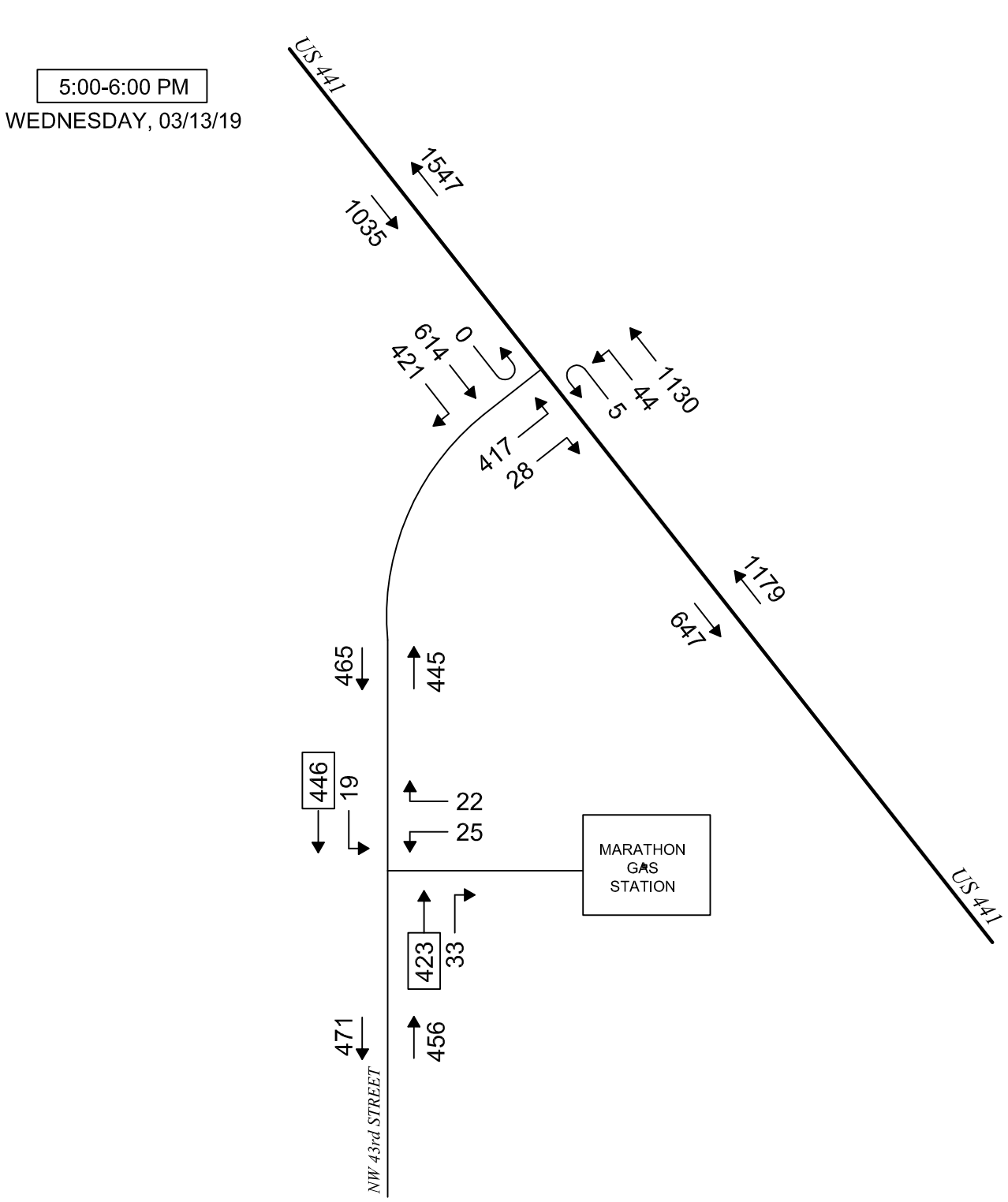
FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_03.dwg Date:03-26-19 T:16:26 By:AVDelacruz



XXX = CALCULATED VALUE

FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_04.dwg Date:03-26-19 T:16:57 By:AVDelacruz

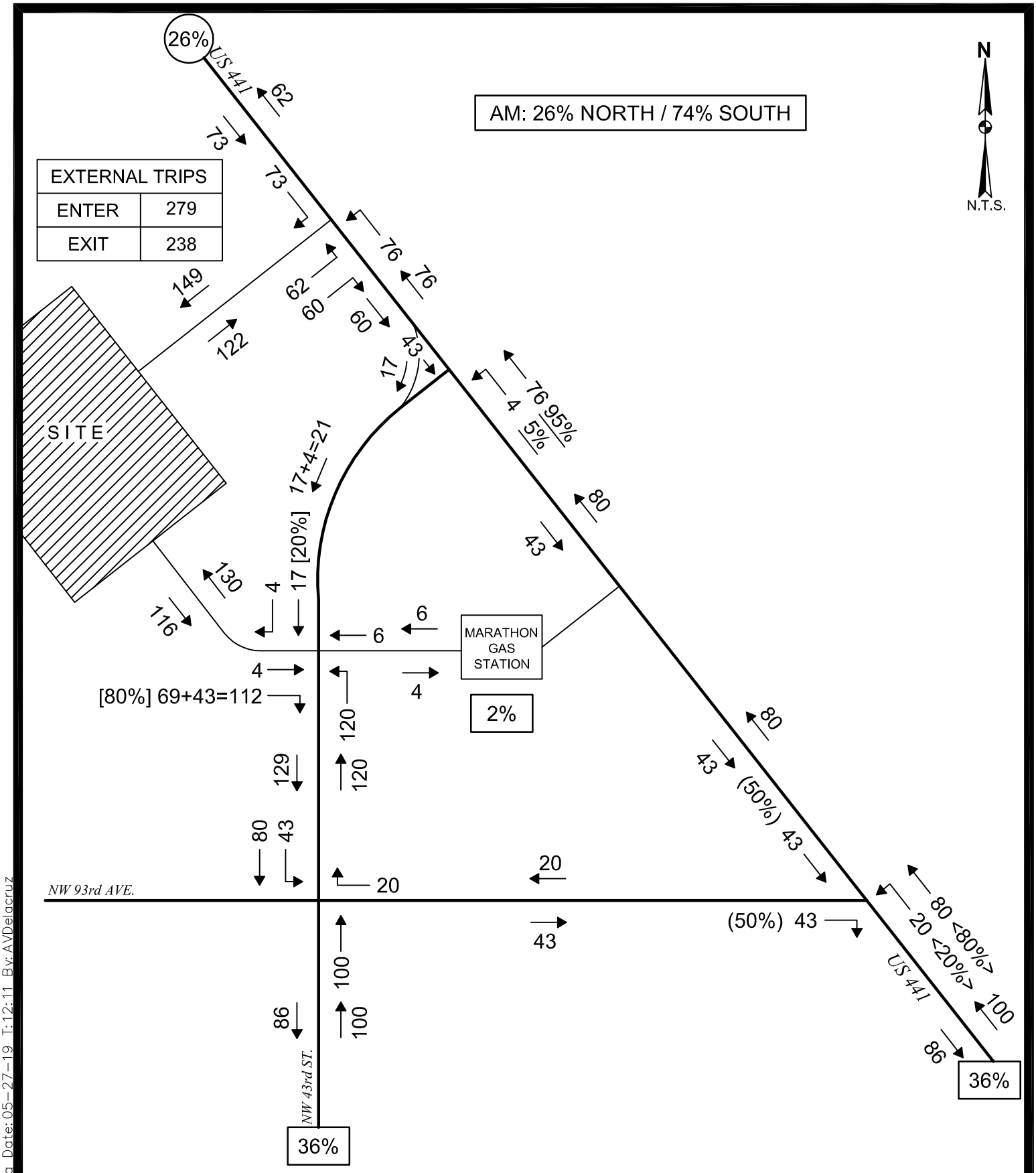


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_05.dwg Date:05-27-19 T:12:11 By:AVDelacruz

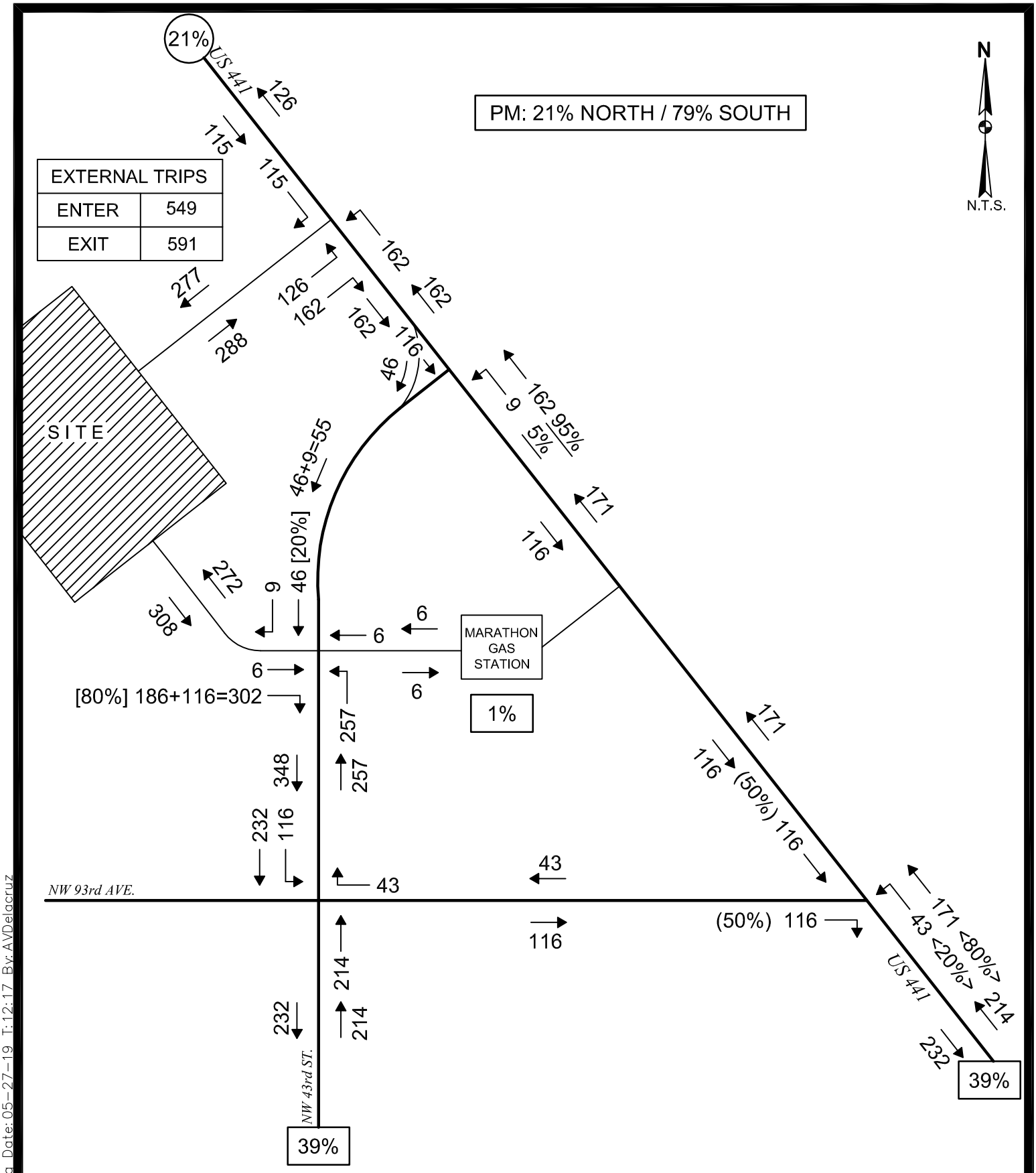


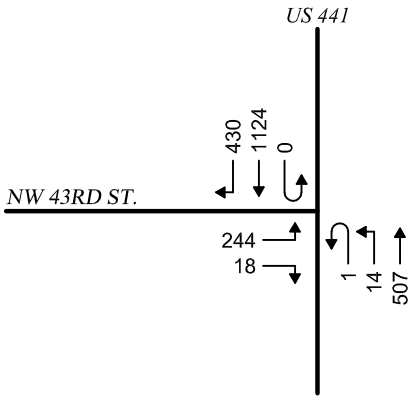
FIGURE 6

SITE TRAFFIC ASSIGNMENT

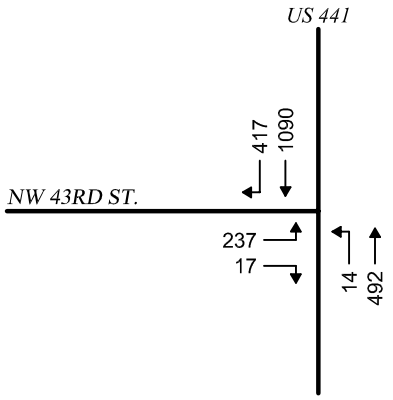
WEEKDAY PM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG 06.dwg Date: 05-27-19 T:12:17 By:AVDelacruz

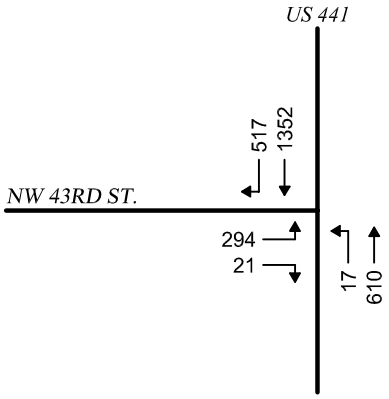


EXISTING TRAFFIC
03/19/19
7:15-8:15 AM

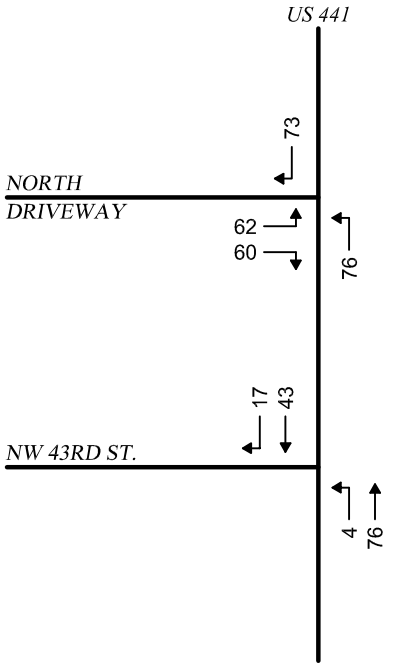




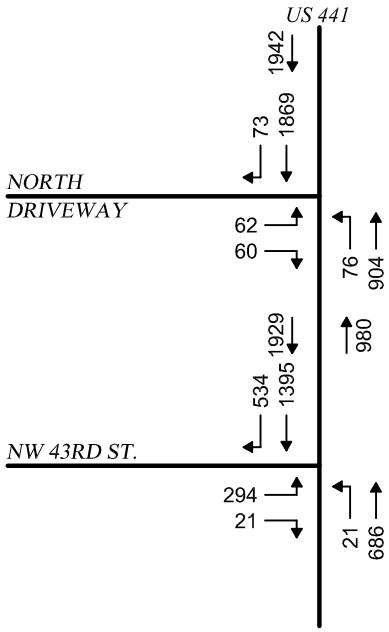
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

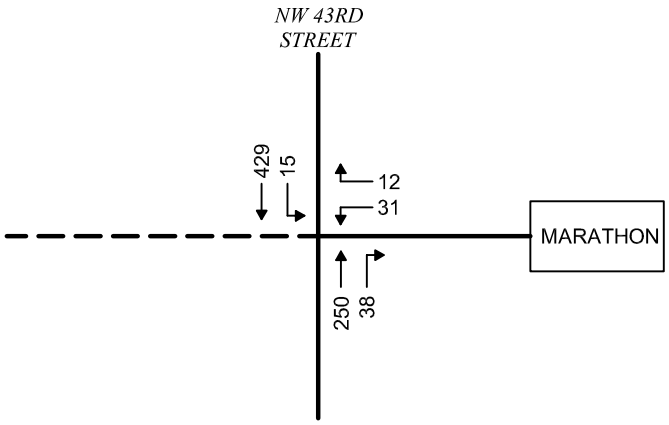
Buckholz Traffic

FIGURE 7

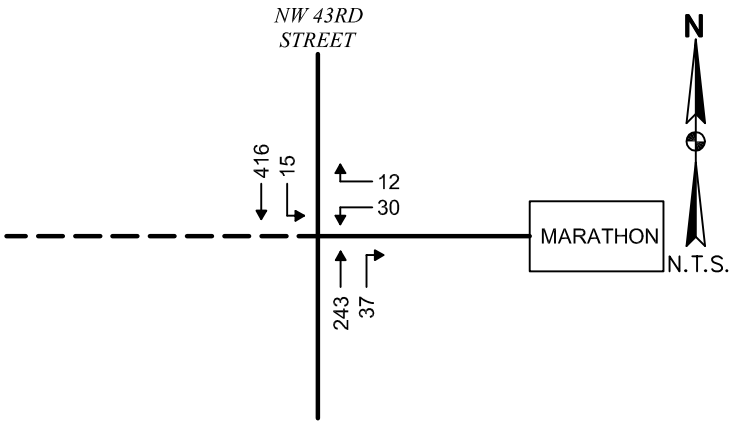
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

AM PEAK HOUR

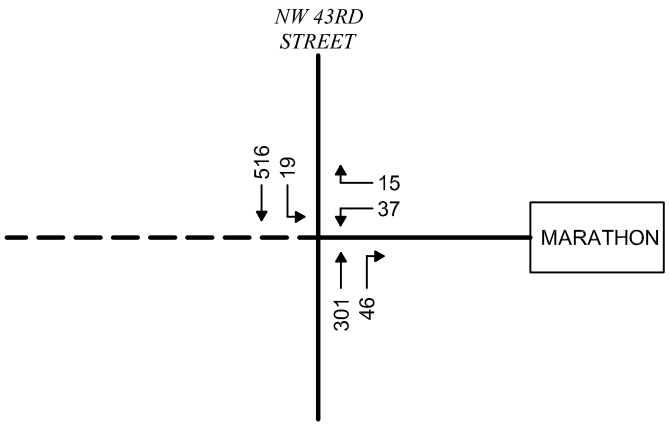
N:\19-1554\CAD\FIG_07.dwg Date: 05-27-19 T:12:24 By: AVDelacruz



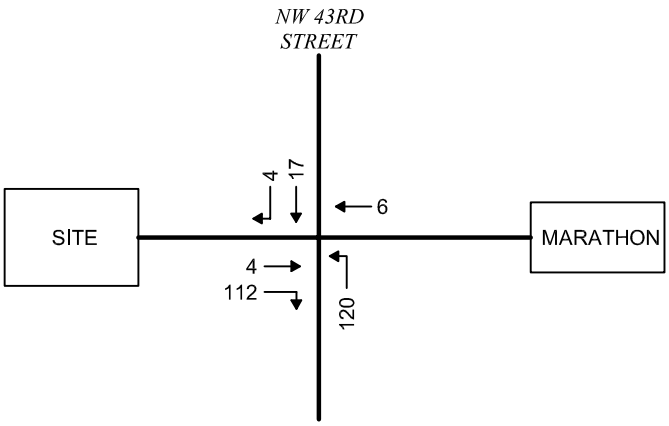
EXISTING TRAFFIC
03/19/19
7:15-8:15 AM



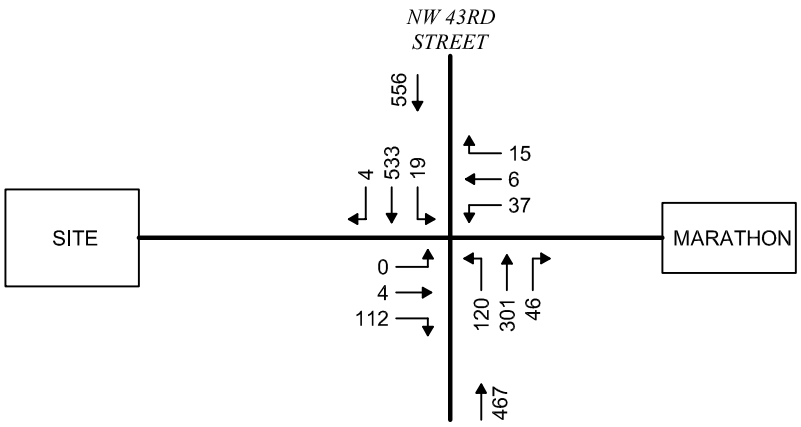
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

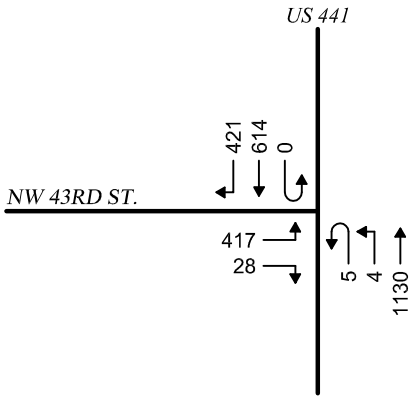
Buckholz Traffic

FIGURE 8

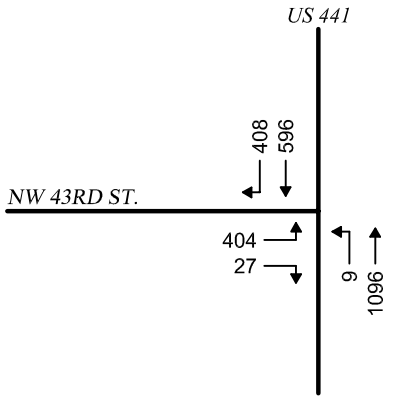
2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

AM PEAK HOUR

N:\19-1554\CAD\FIG_08.dwg Date:05-27-19 T:12:28 By:AVDelacruz

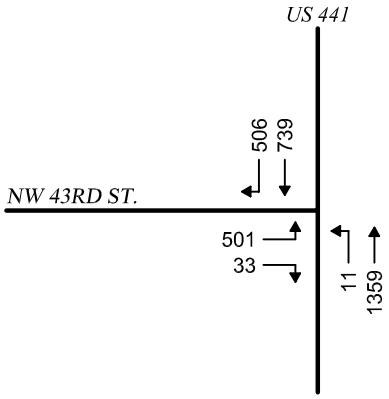


EXISTING TRAFFIC
03/13/19
5:00-6:00 PM

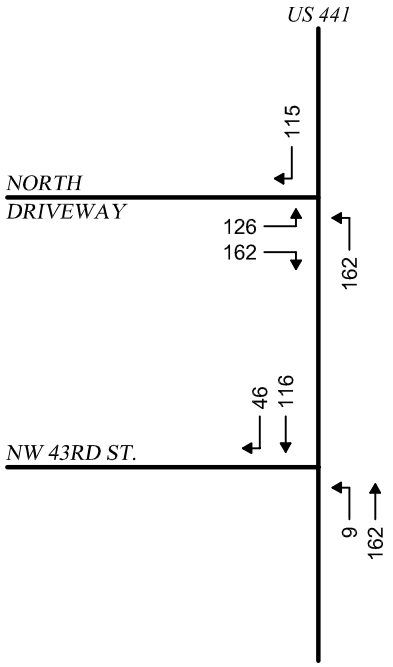


N.T.S.

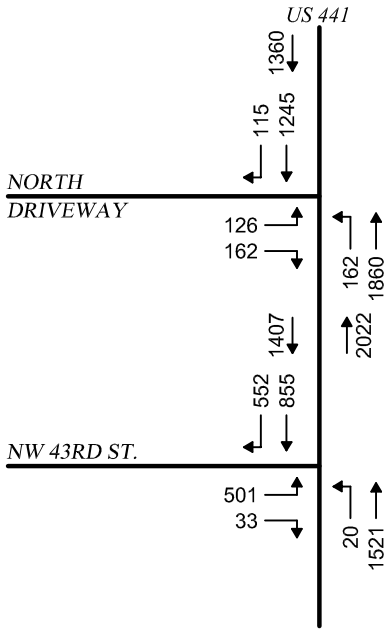
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

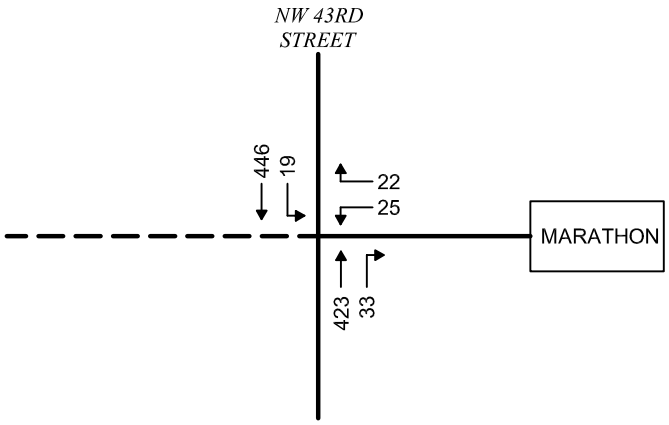
Buckholz Traffic

FIGURE 9

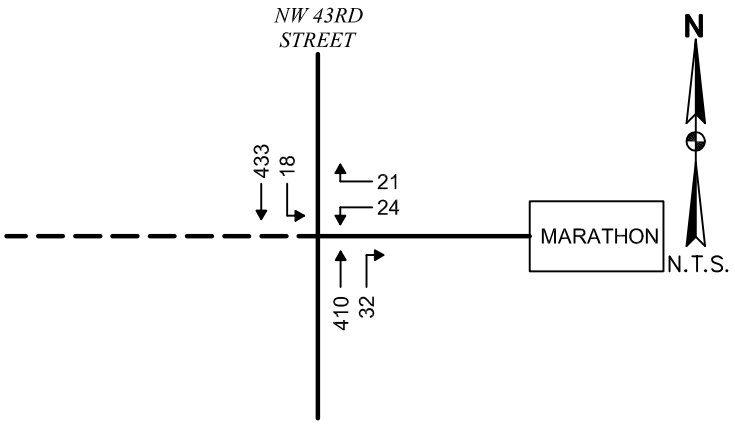
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

PM PEAK HOUR

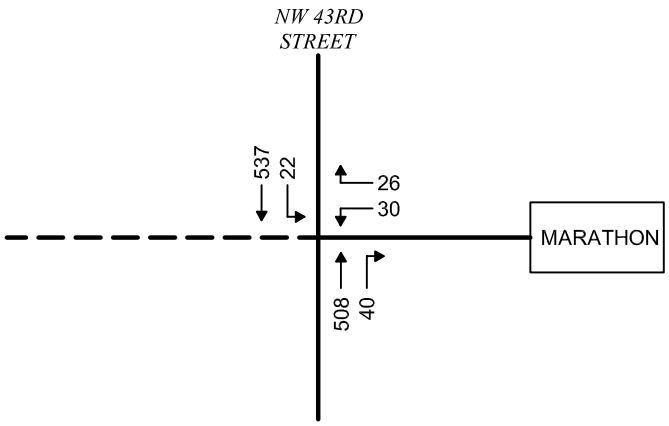
N:\19-1554\CAD\FIG_09.dwg Date:06-04-19 T:17:22 By:AVDelacruz



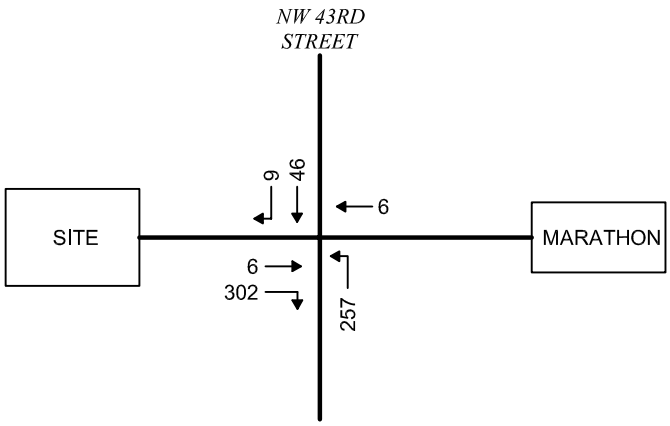
EXISTING TRAFFIC
03/13/19
5:00-6:00 PM



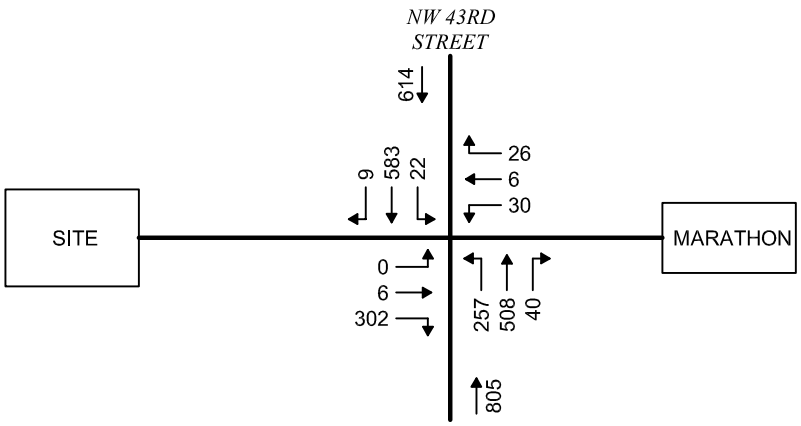
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

Buckholz Traffic

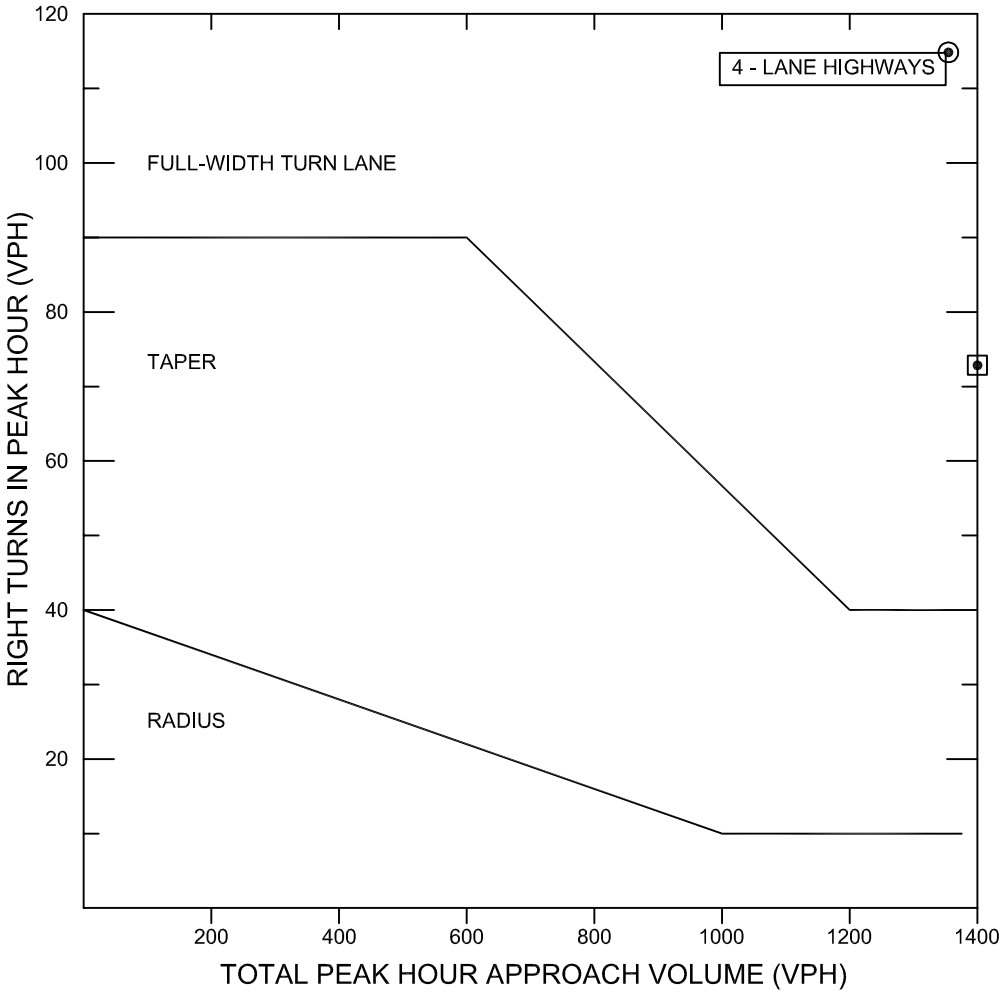
FIGURE 10

2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

PM PEAK HOUR

N:\19-1554\CAD\FIG_10.dwg Date: 05-27-19 T:12:36 By: AVDelacruz

US 441 AT MAIN (NORTH) ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

☒ AM PEAK HOUR

V_A	1942
V_R	73

◉ PM PEAK HOUR

V_A	1360
V_R	115

NCHRP 420	
> 45 MPH	MULTI-LANE

73 & 115 > 40 REQUIRED

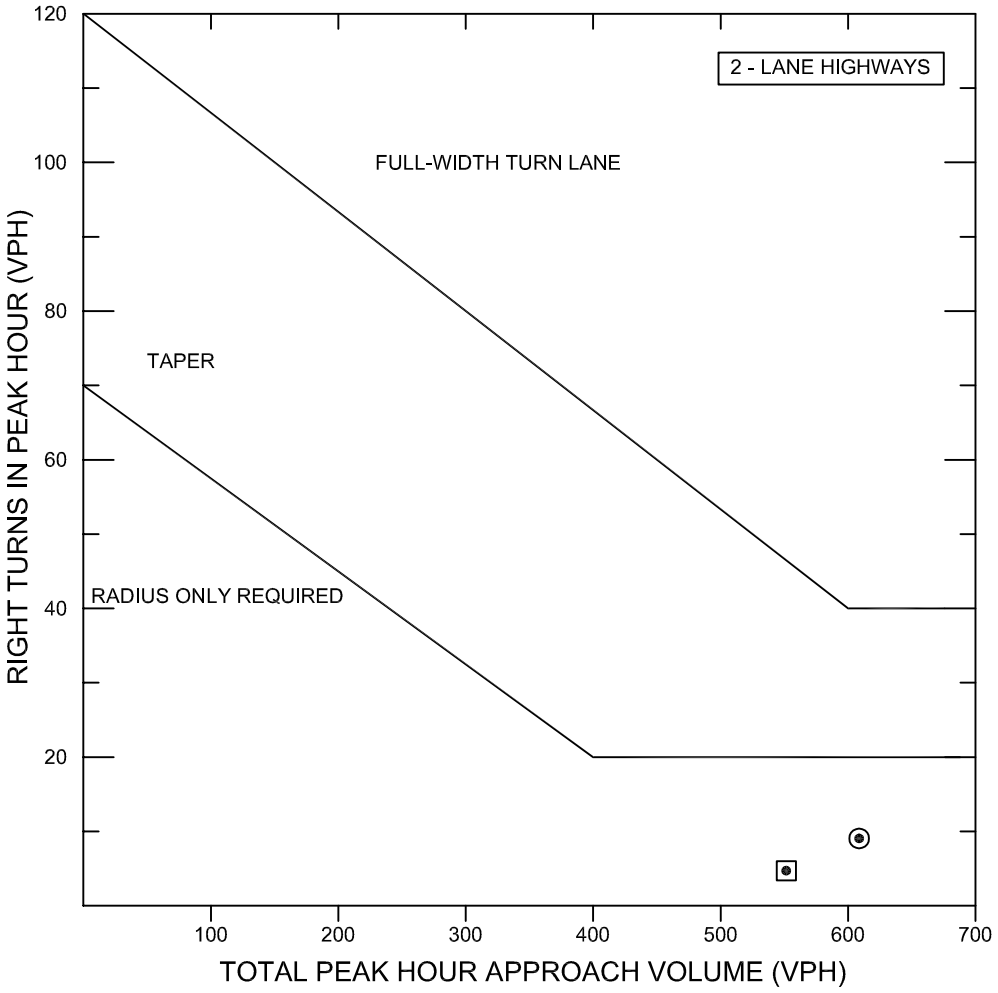
FIGURE 11

RIGHT TURN LANE EVALUATION

Buckholz Traffic

N:\19-1554\CAD\FIG_11.dwg Date: 05-27-19 T:12:38 By: AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	556
V_R	4

⊙ PM PEAK HOUR

V_A	614
V_R	9

NCHRP 420	
> 45 MPH	2-LANE

4 & 9 < 30 REQUIRED

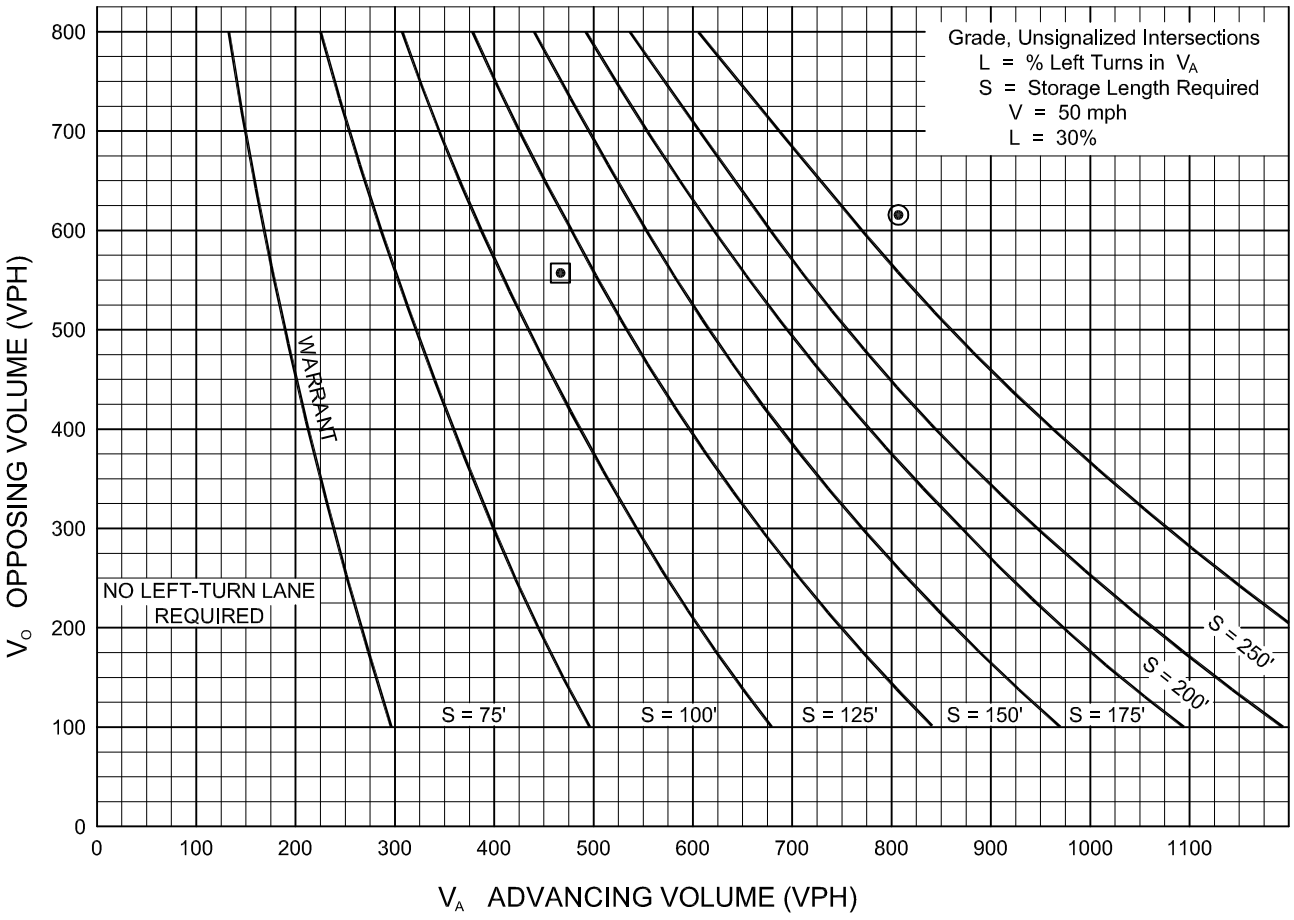
FIGURE 12

RIGHT TURN LANE EVALUATION

N:\19-1554\CAD\FIG_12.DWG Date:05-27-19 T:12:43 By:AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 467	V_A = 805
V_O = 556	V_O = 614
V_L = 120	V_L = 257
%LT = $\frac{V_L}{V_A}$ = 26%	%LT = $\frac{V_L}{V_A}$ = 32%

FIGURE 13

LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

N:\19-1554\CAD\FIG_13.dwg Date: 05-27-19 T:12:49 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 214

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	2094	50%	50%	1047	1047
AM Peak Hour	T = 0.71 (X) + 4.80	157	25%	75%	39	118
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	211	63%	37%	133	78

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 130

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	942	50%	50%	471	471
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	61	23%	77%	14	47
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	75	63%	37%	47	28

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

TRIP GENERATION CALCULATIONS

MID-RISE RESIDENTIAL WITH FIRST FLOOR COMMERCIAL

Land Use Code 231

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 171

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 3.44 (X)	588	50%	50%	294	294
AM Peak Hour	T = 0.30 (X)	51	28%	72%	14	37
PM Peak Hour	T = 0.36 (X)	62	70%	30%	43	19

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 4
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 150,000 gsf -----> 150.0

TIME PERIOD	TRIP GENERATION EQUATION	**TOTAL** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**TOTAL** TRIP ENDS ENTERING	**TOTAL** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	7920	50%	50%	3960	3960
AM Peak Hour	T = 0.50(X) + 151.78	227	62%	38%	141	86
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	733	48%	52%	352	381

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

	PERCENT PASS-BY TRIPS
NEW TRIPS	Ln(T) = -0.29Ln(X)+5.00
	34.7%

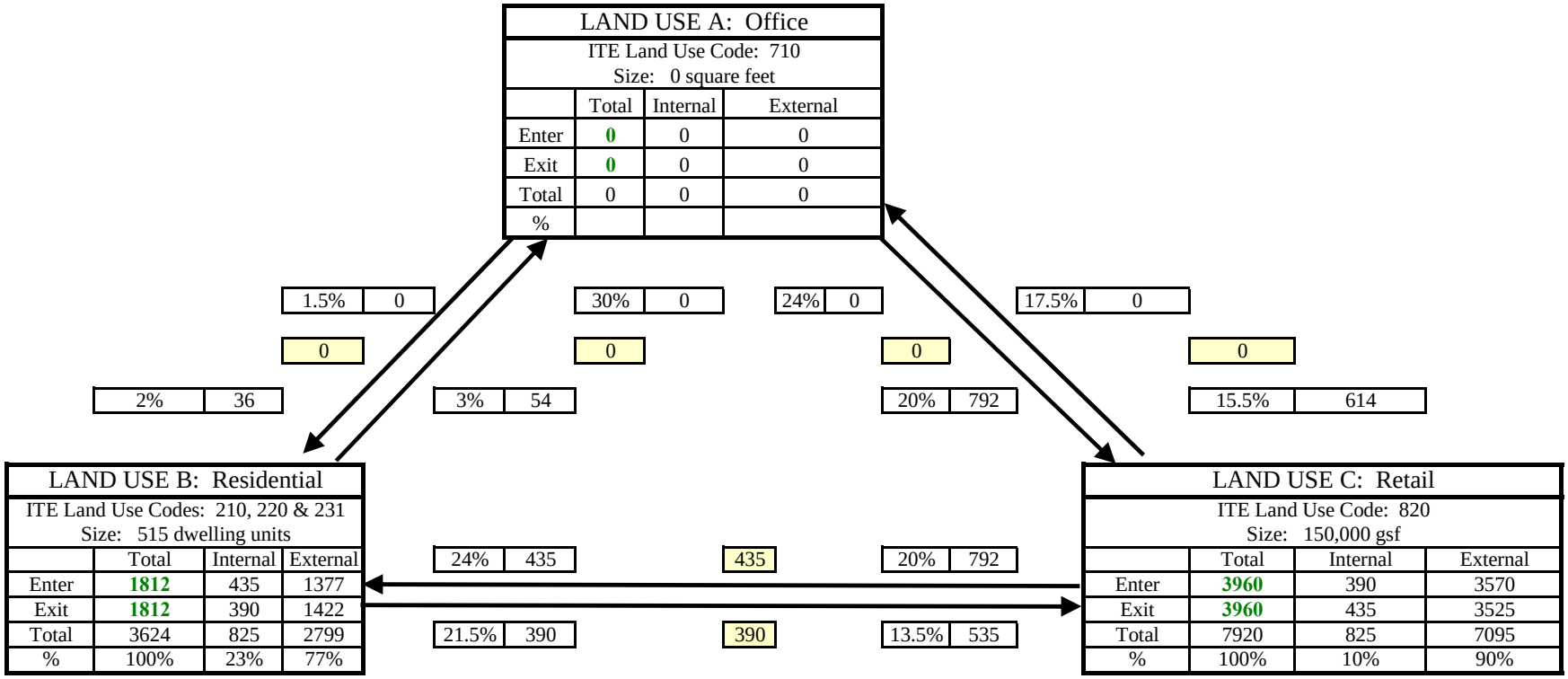
TIME PERIOD	PERCENT NEW TRIPS	**NEW** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**NEW** TRIP ENDS ENTERING	**NEW** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	65.3%	5172	50%	50%	2586	2586
AM Peak Hour	65.3%	148	62%	38%	92	56
PM Peak Hour	65.3%	479	48%	52%	230	249

SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua County TND
Time Period: Daily



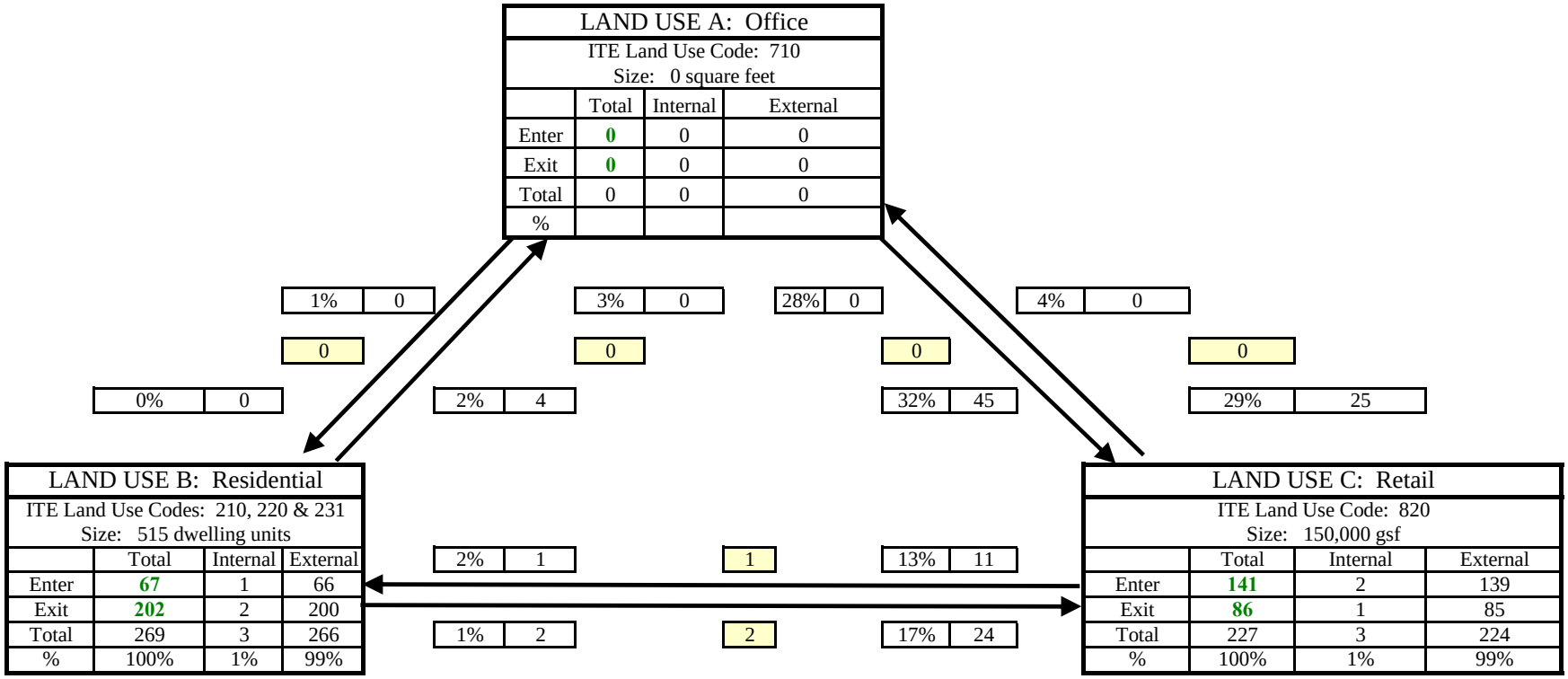
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	1377	3570	4947
Exit	0	1422	3525	4947
Total	0	2799	7095	9894
Single Use Total	0	3624	7920	11544
% Internal		**23%**	**10%**	**14%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: AM Peak Hour



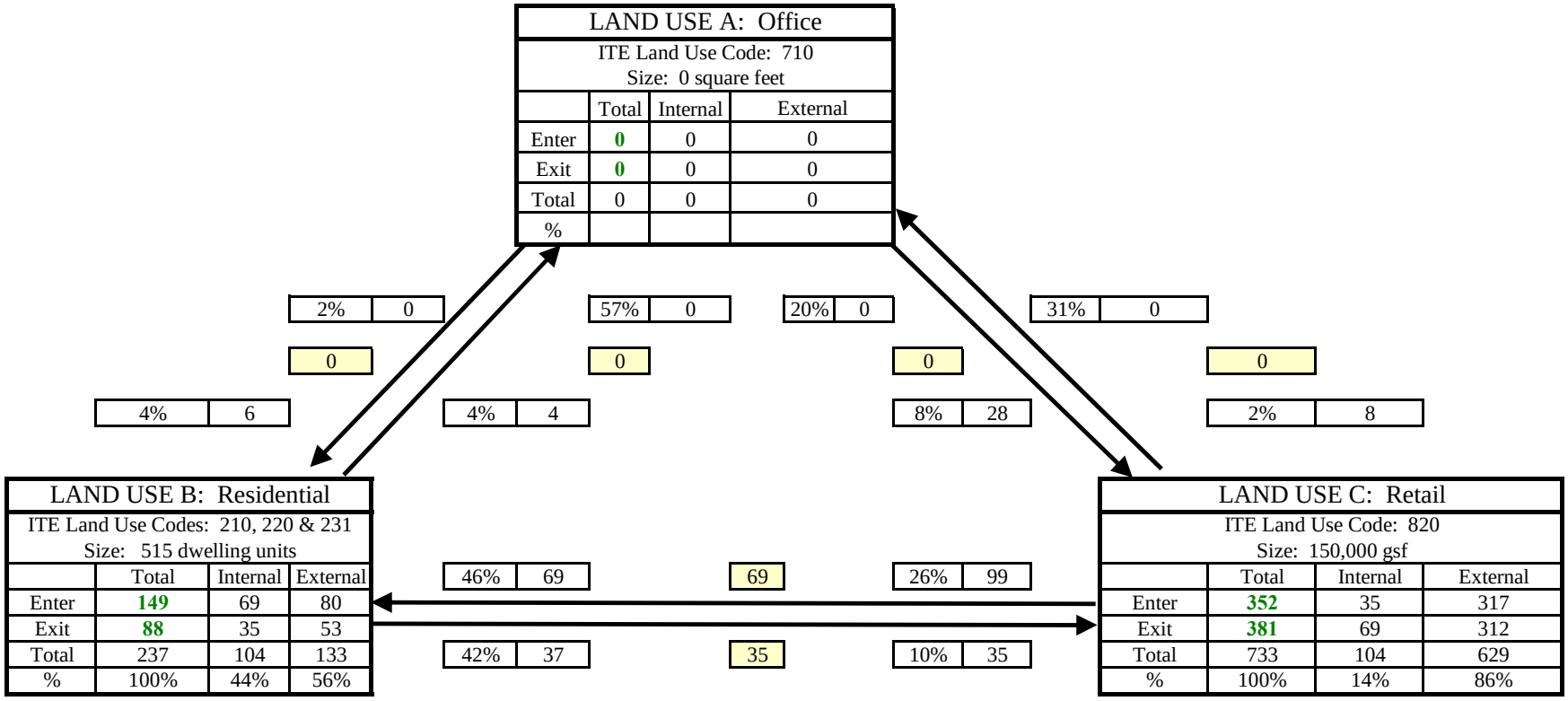
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	66	139	205
Exit	0	200	85	285
Total	0	266	224	490
Single Use Total	0	269	227	496
% Internal		**1%**	**1%**	**1%**

BUCKHOLZ TRAFFIC

TABLE 7
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	80	317	397
Exit	0	53	312	365
Total	0	133	629	762
Single Use Total	0	237	733	970
% Internal		**44%**	**14%**	**21%**

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

JCKHOLZ TRAFFI(

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

CKHOLZ TRAFFI

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

CKHOLZ TRAFFI

TABLE 11
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441/NW 43RD STREET

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.70 EBLT	0.41 EBLT	NBLT: 27.9 sec/veh LOS C	NB/SB: A/B EB: C	13.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.72 SBT	0.29 EBLT	NBLT: 35.4 sec/veh LOS D	NB/SB: A/B EB: B	13.0 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.87 SBT	0.39 EBLT	NBLT: 36.8 sec/veh LOS D	NB/SB: A/B EB: C	14.9 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.74 NBT	0.53 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.1 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.87 SBT	0.41 EBLT	NBLT: 37.6 sec/veh LOS D	NB/SB: A/B EB: C	15.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.80 NBT	0.54 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.5 sec/veh LOS B

TABLE 12

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NORTH SITE DRIVE

FULL MEDIAN OPENING	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Left Turn	**F**	**71.0 sec/veh**	0.62	3.2
Eastbound Right Turn	C	20.0 sec/veh	0.24	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Left Turn	**F**	51.8 sec/veh	0.53	2.7
Eastbound Right Turn	C	16.6 sec/veh	0.29	1.2

DIRECTIONAL MEDIAN	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Right Turn	D	26.8 sec/veh	0.49	2.6
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Right Turn	C	20.7 sec/veh	0.48	2.5

TABLE 13

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NW 43RD STREET

	2021 EXISTING WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.0 sec/veh	0.01	1
Westbound Approach	B	12.5 sec/veh	0.10	1
	2021 EXISTING WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.3 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.13	1

	2031 NO BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.15	1
	2031 NO BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	C	17.3 sec/veh	0.19	1

TABLE 14

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

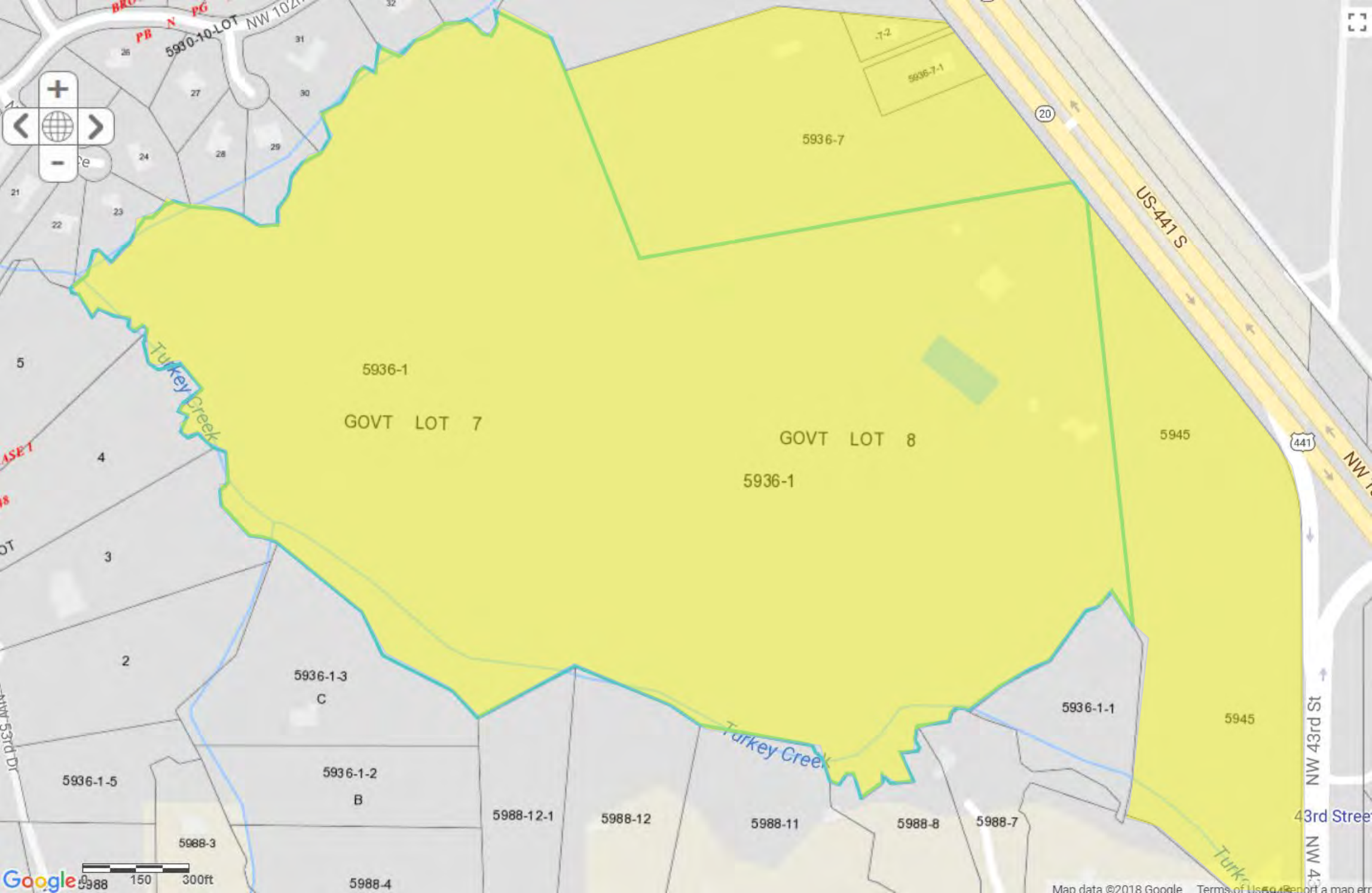
US 441/NW 43RD STREET/SOUTH SITE DRIVE

	2031 BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	8.3 sec/veh	0.08	1
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	C	22.7 sec/veh	0.26	1.0
Eastbound Left/Thru	C	22.4 sec/veh	0.03	1
Eastbound Right Turn	B	10.3 sec/veh	0.17	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	9.4 sec/veh	0.19	1
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	**F**	**75.5 sec/veh**	0.62	3.2
Eastbound Left/Thru	**E**	45.4 sec/veh	0.05	1
Eastbound Right Turn	B	11.7 sec/veh	0.26	1.0

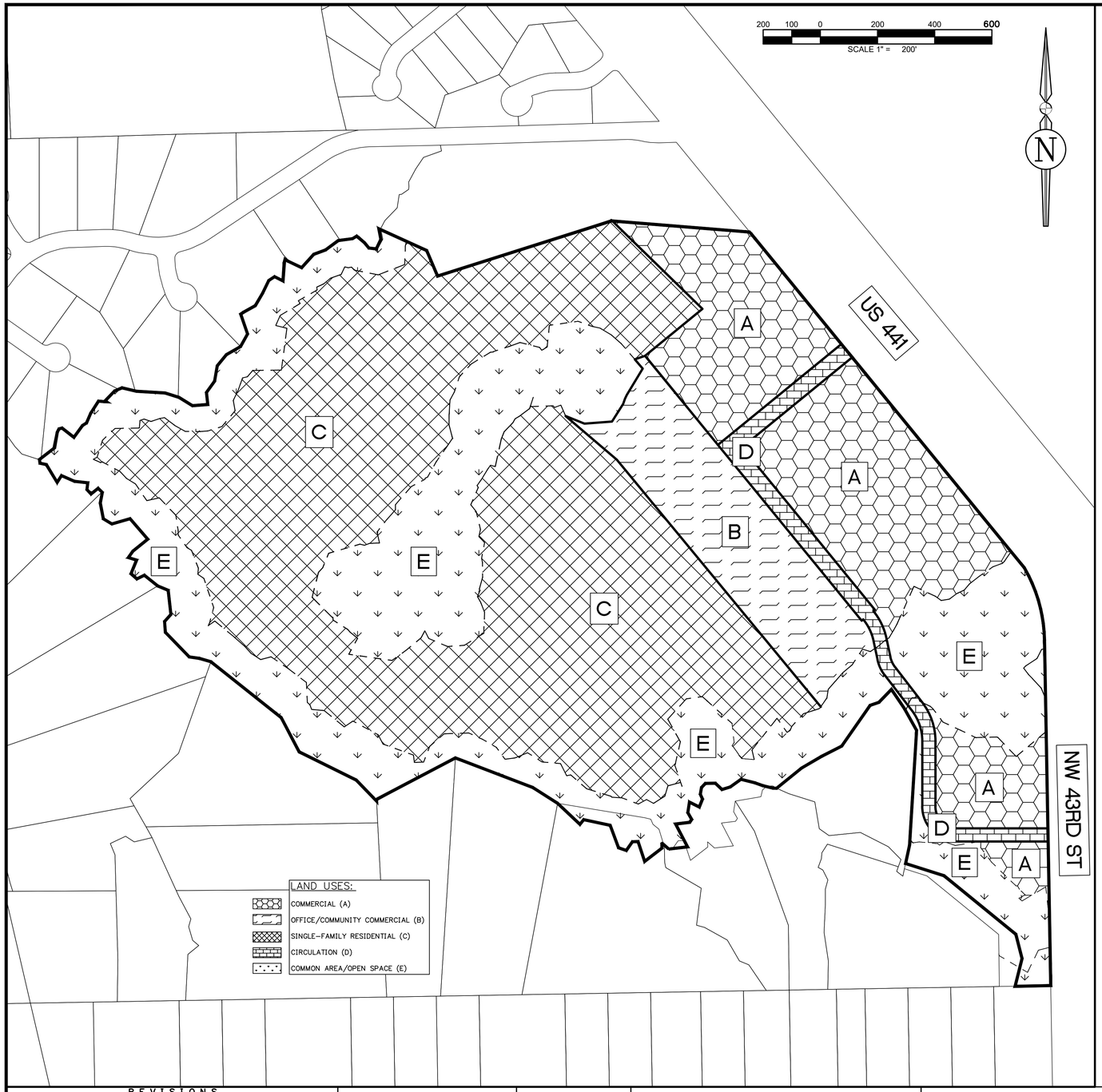
APPENDIX A

SITE PLAN





5930-10-LOT
NW 102
5936-7
5936-7-1
US-441 S
20
441
5936-1
GOVT LOT 7
GOVT LOT 8
5936-1
5945
Turkey Creek
5
4
3
2
5936-1-3
C
5936-1-2
B
5936-1-5
5988-3
5988-4
5988-12-1
5988-12
5988-11
5988-8
5988-7
5936-1-1
5945
NW 43rd St
43rd Street
NW 53rd Dr
0
150
300ft
Google
Map data ©2018 Google



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 515 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY-FOOT (20') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES. TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES: COMMON AREA/OPEN SPACE (E), STORMWATER MANAGEMENT FACILITIES (SMF) AND OTHER INFRASTRUCTURE MAY EXIST IN ANY LAND USE DESIGNATION	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	UPPER STORY DWELLINGS, ALLOWED PUBLIC AND PRIVATE PARKS, PUBLIC AND INSTITUTIONAL, AGRICULTURE, AND BUSINESS USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	300,000 SF 171 D.U.	±20.4	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA = NONE MIN. LOT WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
B 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC		130 D.U.	±8.7		
SINGLE-FAMILY RESIDENTIAL (C) 4 DU/AC	ALLOWED RESIDENTIAL USES WITHIN PD-R ZONING DISTRICT PER LDR TABLE 4.1-1 INCLUDING DWELLING, LIVE/WORK; SINGLE-FAMILY DETACHED; SINGLE-FAMILY ATTACHED; TOWNHOUSE; TWO-TO-FOUR-FAMILY	214 D.U.	±53.4	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,000 SF MIN. LOT WIDTH = 20' FRONT = 10' SIDE = 0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	55% MAXIMUM
CIRCULATION (D) N/A	ROADWAYS, PARKING, DRIVEWAYS, BICYCLE AND PEDESTRIAN PATHWAYS, AND SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.1	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7	N/A
COMMON AREA/OPEN SPACE (E) N/A	PUBLIC OR PRIVATE PARKS, RECREATIONAL TRAIL, RESOURCE-BASED RECREATION, NON-INTENSIVE COMMUNICATION/PUBLIC INFRASTRUCTURE, AND PRESERVED ENVIRONMENTALLY SENSITIVE LANDS, POTENTIAL WILDLIFE HABITAT, STORMWATER MANAGEMENT FACILITIES, AND STREAM CORRIDORS	N/A	±35.1	N/A	10% MINIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 515 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,253,131.3 SF (120.6 AC)	100%
COMMERCIAL (A)	886,812.0 SF (20.4 AC)	16.9%
OFFICE/CC (B)	380,609.1 SF (8.7 AC)	7.2%
SINGLE-FAMILY RESIDENTIAL (C)	2,325,873.9 SF (53.4 AC)	44.3%
CIRCULATION (D)	132,724.2 SF (3.1 AC)	2.5%
COMMON AREA/OPEN SPACE (E)	1,527,387.9 SF (35.1 AC)	29.1%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

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JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	224	55	0	0	0	0	0	2	110	0	0	41	0	3	0	435
07:00	0	231	80	0	0	0	0	0	2	89	0	4	42	0	1	0	449
07:15	0	314	92	0	0	0	0	0	6	114	0	5	41	0	0	0	572
07:30	0	278	98	0	0	0	0	0	0	107	0	0	66	0	3	0	552
Hr Total	0	1047	325	0	0	0	0	0	10	420	0	9	190	0	7	0	2008
07:45	0	247	77	0	0	0	0	0	2	161	0	1	73	0	1	0	562
08:00	0	182	100	1	0	0	0	0	3	152	0	1	80	0	2	0	521
08:15	0	195	91	1	0	0	0	0	5	119	0	7	62	0	2	0	482
08:30	0	177	98	0	0	0	0	0	5	102	0	1	60	0	3	0	446
Hr Total	0	801	366	2	0	0	0	0	15	534	0	10	275	0	8	0	2011
TOTAL	0	1848	691	2	0	0	0	0	25	954	0	19	465	0	15	0	4019

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	902	366	2	0	0	0	0	10	539	0	9	281	0	8	0	
Percent	0%	71%	29%	0%	0%	0%	0%	0%	2%	97%	0%	2%	97%	0%	3%	0%	
Pk total	1270				0				558				289				
Highest	07:30				06:45				07:45				08:00				
Volume	0	278	98	0	0	0	0	0	2	161	0	1	80	0	2	0	
Hi total	376				0				164				82				
PHF	.84				.0				.85				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	213	47	0	0	0	0	0	1	98	0	0	41	0	3	0	403
07:00	0	216	77	0	0	0	0	0	1	72	0	4	40	0	1	0	411
07:15	0	296	87	0	0	0	0	0	4	102	0	1	38	0	0	0	528
07:30	0	263	95	0	0	0	0	0	0	97	0	0	66	0	1	0	522
Hr Total	0	988	306	0	0	0	0	0	6	369	0	5	185	0	5	0	1864
07:45	0	228	72	0	0	0	0	0	2	142	0	1	70	0	1	0	516
08:00	0	156	98	1	0	0	0	0	0	129	0	1	75	0	2	0	462
08:15	0	178	83	1	0	0	0	0	3	97	0	3	57	0	2	0	424
08:30	0	157	93	0	0	0	0	0	4	85	0	0	53	0	3	0	395
Hr Total	0	719	346	2	0	0	0	0	9	453	0	5	255	0	8	0	1797
TOTAL	0	1707	652	2	0	0	0	0	15	822	0	10	440	0	13	0	3661

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	825	348	2	0	0	0	0	5	465	0	5	268	0	6	0	
Percent	0%	70%	30%	0%	0%	0%	0%	0%	1%	98%	0%	1%	98%	0%	2%	0%	
Pk total	1175				0				475				274				
Highest	07:30				06:45				07:45				08:00				
Volume	0	263	95	0	0	0	0	0	2	142	0	1	75	0	2	0	
Hi total	358				0				145				77				
PHF	.82				.0				.82				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	11	8	0	0	0	0	0	1	12	0	0	0	0	0	0	32
07:00	0	15	3	0	0	0	0	0	1	17	0	0	2	0	0	0	38
07:15	0	18	5	0	0	0	0	0	2	12	0	4	3	0	0	0	44
07:30	0	15	3	0	0	0	0	0	0	10	0	0	0	0	2	0	30
Hr Total	0	59	19	0	0	0	0	0	4	51	0	4	5	0	2	0	144
07:45	0	19	5	0	0	0	0	0	0	19	0	0	3	0	0	0	46
08:00	0	26	2	0	0	0	0	0	3	23	0	0	5	0	0	0	59
08:15	0	17	8	0	0	0	0	0	2	22	0	4	5	0	0	0	58
08:30	0	20	5	0	0	0	0	0	1	17	0	1	7	0	0	0	51
Hr Total	0	82	20	0	0	0	0	0	6	81	0	5	20	0	0	0	214
TOTAL	0	141	39	0	0	0	0	0	10	132	0	9	25	0	2	0	358

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	77	18	0	0	0	0	0	5	74	0	4	13	0	2	0	
Percent	0%	81%	19%	0%	0%	0%	0%	0%	6%	89%	0%	5%	87%	0%	13%	0%	
Pk total	95				0				83				15				
Highest	08:00				06:45				08:15				08:00				
Volume	0	26	2	0	0	0	0	0	2	22	0	4	5	0	0	0	
Hi total	28				0				28				5				
PHF	.85				.0				.74				.75				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22223333

DATE: 08/31/21 | NW 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/31/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83121AM2

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	6	0	0	0	0	0	11
07:00	3	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	9
07:15	4	0	0	0	6	0	3	0	0	0	12	0	0	0	0	0	25
07:30	2	0	0	0	10	0	4	0	0	0	11	0	0	0	0	0	27
Hr Total	11	0	0	0	20	0	10	0	0	0	31	0	0	0	0	0	72
07:45	4	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	21
08:00	2	0	0	0	6	0	2	0	0	0	10	0	0	0	0	0	20
08:15	6	0	0	0	10	0	8	0	0	0	13	0	0	0	0	0	37
08:30	4	0	0	0	11	0	6	0	0	0	12	0	1	0	0	0	34
Hr Total	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	112
TOTAL	27	0	0	0	52	0	30	0	0	0	74	0	1	0	0	0	184

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	
Percent	100%	0%	0%	0%	62%	0%	38%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	16				52				43				1				
Highest	08:15				08:15				08:15				08:30				
Volume	6	0	0	0	10	0	8	0	0	0	13	0	1	0	0	0	
Hi total	6				18				13				1				
PHF	.67				.72				.83				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

AUTOMOBILES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	5	0	0	0	0	0	10
07:00	3	0	0	0	2	0	1	0	0	0	2	0	0	0	0	0	8
07:15	1	0	0	0	5	0	2	0	0	0	9	0	0	0	0	0	17
07:30	2	0	0	0	4	0	2	0	0	0	8	0	0	0	0	0	16
Hr Total	8	0	0	0	13	0	6	0	0	0	24	0	0	0	0	0	51
07:45	3	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	20
08:00	2	0	0	0	3	0	1	0	0	0	9	0	0	0	0	0	15
08:15	3	0	0	0	8	0	7	0	0	0	12	0	0	0	0	0	30
08:30	4	0	0	0	6	0	4	0	0	0	9	0	1	0	0	0	24
Hr Total	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	89
TOTAL	20	0	0	0	35	0	22	0	0	0	62	0	1	0	0	0	140

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	
Percent	100%	0%	0%	0%	58%	0%	42%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	12				38				38				1				
Highest	08:30				08:15				08:15				08:30				
Volume	4	0	0	0	8	0	7	0	0	0	12	0	1	0	0	0	
Hi total	4				15				12				1				
PHF	.75				.63				.79				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:15	3	0	0	0	1	0	1	0	0	0	3	0	0	0	0	0	8
07:30	0	0	0	0	6	0	2	0	0	0	3	0	0	0	0	0	11
Hr Total	3	0	0	0	7	0	4	0	0	0	7	0	0	0	0	0	21
07:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0	7
08:30	0	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	10
Hr Total	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	23
TOTAL	7	0	0	0	17	0	8	0	0	0	12	0	0	0	0	0	44

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	
Percent	100%	0%	0%	0%	71%	0%	29%	0%	0%	0%	100%	0%	0%	0%	0%	0%	
Pk total	4				14				5				0				
Highest	08:15				08:30				08:30				06:45				
Volume	3	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	
Hi total	3				7				3				0				
PHF	.33				.50				.42				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	128	66	0	0	0	0	0	6	199	0	0	78	0	4	0	481
15:45	0	124	65	0	0	0	0	0	6	189	0	2	74	0	6	0	466
16:00	0	134	60	0	0	0	0	0	9	196	0	1	102	0	4	0	506
16:15	0	147	62	0	0	0	0	0	5	210	0	0	92	0	7	0	523
Hr Total	0	533	253	0	0	0	0	0	26	794	0	3	346	0	21	0	1976
16:30	0	148	79	0	0	0	0	0	5	248	0	0	85	0	4	0	569
16:45	0	147	66	0	0	0	0	0	7	271	0	2	96	0	3	0	592
17:00	0	144	125	2	0	0	0	0	11	254	0	1	85	0	6	0	628
17:15	0	151	97	3	0	0	0	0	8	280	0	0	117	0	4	0	660
Hr Total	0	590	367	5	0	0	0	0	31	1053	0	3	383	0	17	0	2449
17:30	0	141	91	0	0	0	0	0	7	289	0	1	89	0	0	0	618
17:45	0	122	81	1	0	0	0	0	3	220	0	1	93	0	6	0	527
Hr Total	0	263	172	1	0	0	0	0	10	509	0	2	182	0	6	0	1145
TOTAL	0	1386	792	6	0	0	0	0	67	2356	0	8	911	0	44	0	5570

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	583	379	5	0	0	0	0	33	1094	0	4	387	0	13	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	967				0				1131				400				
Highest	17:00				15:30				17:30				17:15				
Volume	0	144	125	2	0	0	0	0	7	289	0	1	117	0	4	0	
Hi total	271				0				297				121				
PHF	.89				.0				.95				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667777

DATE: 08/30/21 | US 441 @ NW 43RD STREET | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM1

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	116	63	0	0	0	0	0	4	185	0	0	75	0	4	0	447
15:45	0	110	62	0	0	0	0	0	5	177	0	2	66	0	3	0	425
16:00	0	126	59	0	0	0	0	0	8	177	0	1	98	0	4	0	473
16:15	0	134	55	0	0	0	0	0	4	196	0	0	89	0	7	0	485
Hr Total	0	486	239	0	0	0	0	0	21	735	0	3	328	0	18	0	1830
16:30	0	132	79	0	0	0	0	0	5	238	0	0	82	0	3	0	539
16:45	0	141	63	0	0	0	0	0	7	255	0	2	90	0	3	0	561
17:00	0	137	125	2	0	0	0	0	10	237	0	1	85	0	5	0	602
17:15	0	148	92	3	0	0	0	0	6	268	0	0	111	0	4	0	632
Hr Total	0	558	359	5	0	0	0	0	28	998	0	3	368	0	15	0	2334
17:30	0	137	90	0	0	0	0	0	6	283	0	1	87	0	0	0	604
17:45	0	116	81	1	0	0	0	0	3	208	0	1	92	0	5	0	507
Hr Total	0	253	171	1	0	0	0	0	9	491	0	2	179	0	5	0	1111
TOTAL	0	1297	769	6	0	0	0	0	58	2224	0	8	875	0	38	0	5275

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	563	370	5	0	0	0	0	29	1043	0	4	373	0	12	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	938				0				1076				385				
Highest	17:00				15:30				17:30				17:15				
Volume	0	137	125	2	0	0	0	0	6	283	0	1	111	0	4	0	
Hi total	264				0				290				115				
PHF	.89				.0				.93				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	12	3	0	0	0	0	0	2	14	0	0	3	0	0	0	34
15:45	0	14	3	0	0	0	0	0	1	12	0	0	8	0	3	0	41
16:00	0	8	1	0	0	0	0	0	1	19	0	0	4	0	0	0	33
16:15	0	13	7	0	0	0	0	0	1	14	0	0	3	0	0	0	38
Hr Total	0	47	14	0	0	0	0	0	5	59	0	0	18	0	3	0	146
16:30	0	16	0	0	0	0	0	0	0	10	0	0	3	0	1	0	30
16:45	0	6	3	0	0	0	0	0	0	16	0	0	6	0	0	0	31
17:00	0	7	0	0	0	0	0	0	1	17	0	0	0	0	1	0	26
17:15	0	3	5	0	0	0	0	0	2	12	0	0	6	0	0	0	28
Hr Total	0	32	8	0	0	0	0	0	3	55	0	0	15	0	2	0	115
17:30	0	4	1	0	0	0	0	0	1	6	0	0	2	0	0	0	14
17:45	0	6	0	0	0	0	0	0	0	12	0	0	1	0	1	0	20
Hr Total	0	10	1	0	0	0	0	0	1	18	0	0	3	0	1	0	34
TOTAL	0	89	23	0	0	0	0	0	9	132	0	0	36	0	6	0	295

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	20	9	0	0	0	0	0	4	51	0	0	14	0	1	0	
Percent	0%	69%	31%	0%	0%	0%	0%	0%	7%	93%	0%	0%	93%	0%	7%	0%	
Pk total	29				0				55				15				
Highest	16:45				15:30				17:00				16:45				
Volume	0	6	3	0	0	0	0	0	1	17	0	0	6	0	0	0	
Hi total	9				0				18				6				
PHF	.81				.0				.76				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33332222

DATE: 08/30/21 | 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM2

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	6	0	0	0	11	0	0	0	0	0	19
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	26	0	0	0	43	0	0	0	0	0	92
16:30	3	0	0	0	5	0	1	0	0	0	10	0	0	0	0	0	19
16:45	4	0	0	0	8	0	7	0	0	0	9	0	0	0	0	0	28
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	6	0	0	0	6	0	4	0	0	0	8	0	0	0	0	3	27
Hr Total	17	0	0	0	27	0	19	0	0	0	39	0	0	0	0	5	107
17:30	8	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	25
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	20	0	6	0	0	0	9	0	0	0	0	0	46
TOTAL	34	0	0	0	64	0	51	0	0	0	91	0	0	0	0	5	245

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	22	0	0	0	33	0	21	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	22				54				32				5				
Highest	17:30				16:45				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.69				.90				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

AUTOMOBILES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	5	0	0	0	11	0	0	0	0	0	18
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	25	0	0	0	43	0	0	0	0	0	91
16:30	3	0	0	0	5	0	1	0	0	0	9	0	0	0	0	0	18
16:45	3	0	0	0	7	0	7	0	0	0	9	0	0	0	0	0	26
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	4	0	0	0	6	0	3	0	0	0	8	0	0	0	0	3	24
Hr Total	14	0	0	0	26	0	18	0	0	0	38	0	0	0	0	5	101
17:30	8	0	0	0	10	0	3	0	0	0	3	0	0	0	0	0	24
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	19	0	6	0	0	0	9	0	0	0	0	0	45
TOTAL	31	0	0	0	62	0	49	0	0	0	90	0	0	0	0	5	237

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	19	0	0	0	31	0	20	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	19				51				32				5				
Highest	17:30				17:00				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.59				.85				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Hr Total	3	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	6
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	3	0	0	0	2	0	2	0	0	0	1	0	0	0	0	0	8

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	3	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	
Percent	100%	0%	0%	0%	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	3				3				0				0				
Highest	17:15				16:45				15:30				15:30				
Volume	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hi total	2				1				0				0				
PHF	.38				.75				.0				.0				

TABLE B2

US 441, SIDE STREETS NORTH of NW 43RD STREET
MANUAL TURNING MOVEMENT COUNT

Tuesday, March 19, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
9:30-9:45 AM	0	2	1	0	1	0	0	0	2	1	1	0	2	1	1	0	5	4	3	0
9:45-10:00 AM	2	4	0	0	0	0	0	0	0	1	0	0	1	0	2	0	3	5	2	0
10:00-10:15 AM	2	2	1	0	0	0	0	0	1	1	0	1	0	0	1	1	3	3	2	2
10:15-10:30 AM	1	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2
10:30-10:45 AM	1	2	1	0	0	0	0	0	1	0	0	0	0	1	1	1	2	3	2	1
10:45-11:00 AM	1	2	0	0	0	0	0	0	1	2	0	0	1	0	1	0	3	4	1	0
11:00-11:15 AM	1	1	0	1	0	0	0	0	1	1	0	0	0	1	0	0	2	3	0	1
11:15-11:30 AM	1	1	0	0	0	0	0	0	1	3	0	0	1	0	0	2	3	4	0	2
AM PERIOD:	**9**	**16**	**3**	**2**	**1**	**0**	**0**	**0**	**7**	**9**	**1**	**2**	**5**	**3**	**6**	**4**	**22**	**28**	**10**	**8**
																	73%	74%	26%	27%
																	74%		26%	

Thursday, January 24, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
1:00-1:15 PM	1	0	0	0	1	0	1	0	2	1	0	0	0	0	1	0	4	1	2	0
1:15-1:30 PM	1	0	0	1	0	0	0	0	0	0	0	0	3	1	1	1	4	1	1	2
1:30-1:45 PM	1	2	1	0	0	0	0	0	3	2	1	0	0	1	0	1	4	5	2	1
1:45-2:00 PM	2	2	0	1	0	0	0	0	1	1	0	0	3	1	0	1	6	4	0	2
2:00-2:15 PM	4	3	0	0	0	0	0	0	0	2	0	1	2	1	1	1	6	6	1	2
2:15-2:30 PM	4	3	0	0	0	0	0	0	0	0	0	0	1	3	2	2	5	6	2	2
2:30-2:45 PM	3	1	0	0	0	0	0	0	4	0	0	0	2	1	1	0	9	2	1	0
2:45-3:00 PM	2	3	0	0	0	0	0	0	3	1	1	0	0	3	1	0	5	7	2	0
PM PERIOD:	**18**	**14**	**1**	**2**	**1**	**0**	**1**	**0**	**13**	**7**	**2**	**1**	**11**	**11**	**7**	**6**	**43**	**32**	**11**	**9**
																	83%	74%	26%	17%
																	79%		21%	

APPENDIX C

FDOT TRAFFIC DATA

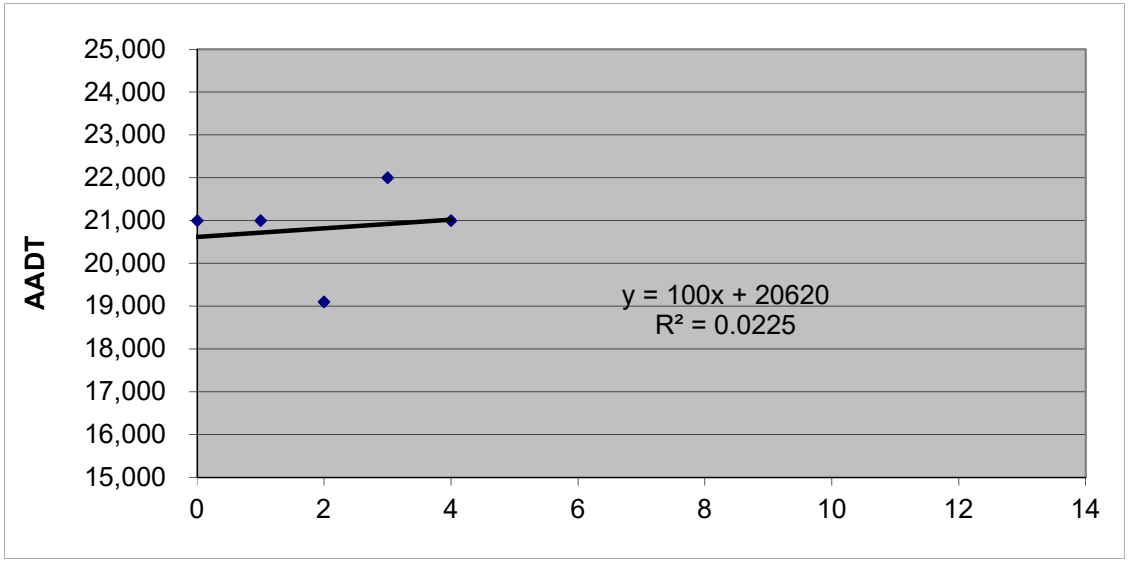


TABLE C1
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), North of SR 121

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	21,000	**20,620**
2016	1	21,000	20,720
2017	2	19,100	20,820
2018	3	22,000	20,920
2019	4	21,000	21,020
2020	5		21,120
2021	6		21,220
2022	7		21,320
2023	8		21,420
2024	9		21,520
2025	10		21,620
2026	11		21,720
2027	12		21,820
2028	13		21,920
2029	14		**22,020**

i = 0.5%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 3117 - SR 20 .3 MI. NW OF SR 121

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20000 C	N 10000	S 10000	9.00	54.10	5.60
2019	21000 C	N 10000	S 11000	9.00	53.10	5.60
2018	22000 C	N 11000	S 11000	9.00	52.70	4.90
2017	19100 C	N 9500	S 9600	9.00	52.70	4.60
2016	21000 C	N 10500	S 10500	9.00	52.80	4.90
2015	21000 C	N 10500	S 10500	9.00	52.70	5.20
2014	19500 C	N 9700	S 9800	9.00	52.60	5.40
2013	19200 C	N 9500	S 9700	9.00	52.70	5.00
2012	18200 C	N 9000	S 9200	9.00	52.50	4.90
2011	18200 C	N 9100	S 9100	9.00	52.90	5.50
2010	17700 C	N 8800	S 8900	9.43	51.94	5.10
2009	18700 C	N 9300	S 9400	9.43	53.42	6.20
2008	19400 C	N 9700	S 9700	9.32	52.55	7.30
2007	18600 C	N 9300	S 9300	9.05	51.52	5.70
2006	19200 C	N 9400	S 9800	9.16	52.08	6.70
2005	19200 C	N 9600	S 9600	9.20	53.00	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 3117
Description: SR 20 .3 MI. NW OF SR 121
Start Date: 02/05/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	20	12	8	64	7	7	10	8	32	96
0100	6	4	8	12	30	13	13	11	4	41	71
0200	8	12	4	7	31	3	7	10	5	25	56
0300	7	4	4	13	28	5	17	17	14	53	81
0400	22	21	24	21	88	14	18	27	47	106	194
0500	25	34	59	46	164	39	59	84	92	274	438
0600	38	70	109	133	350	136	212	278	297	923	1273
0700	96	107	163	170	536	318	402	351	340	1411	1947
0800	173	162	189	114	638	310	294	281	222	1107	1745
0900	150	124	149	126	549	184	174	196	175	729	1278
1000	159	122	136	122	539	162	163	150	169	644	1183
1100	164	140	142	165	611	150	161	163	184	658	1269
1200	174	171	170	160	675	193	178	177	169	717	1392
1300	195	161	187	182	725	178	162	187	171	698	1423
1400	190	185	212	175	762	154	166	196	168	684	1446
1500	221	233	263	273	990	163	194	202	170	729	1719
1600	269	278	307	315	1169	167	180	203	173	723	1892
1700	376	383	369	303	1431	227	220	231	202	880	2311
1800	261	194	188	158	801	185	167	134	118	604	1405
1900	151	148	136	104	539	86	89	66	74	315	854
2000	96	102	99	62	359	55	40	40	38	173	532
2100	77	81	79	69	306	51	41	47	53	192	498
2200	45	47	58	28	178	25	34	32	24	115	293
2300	28	26	18	20	92	25	11	24	15	75	167
24-Hour Totals:					11655					11908	23563

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	745	694	700	1411	715	2016
P.M.	1645	1443	1700	880	1700	2311
Daily	1645	1443	700	1411	1700	2311

Truck Percentage 5.33 5.86 5.60

Classification Summary Database

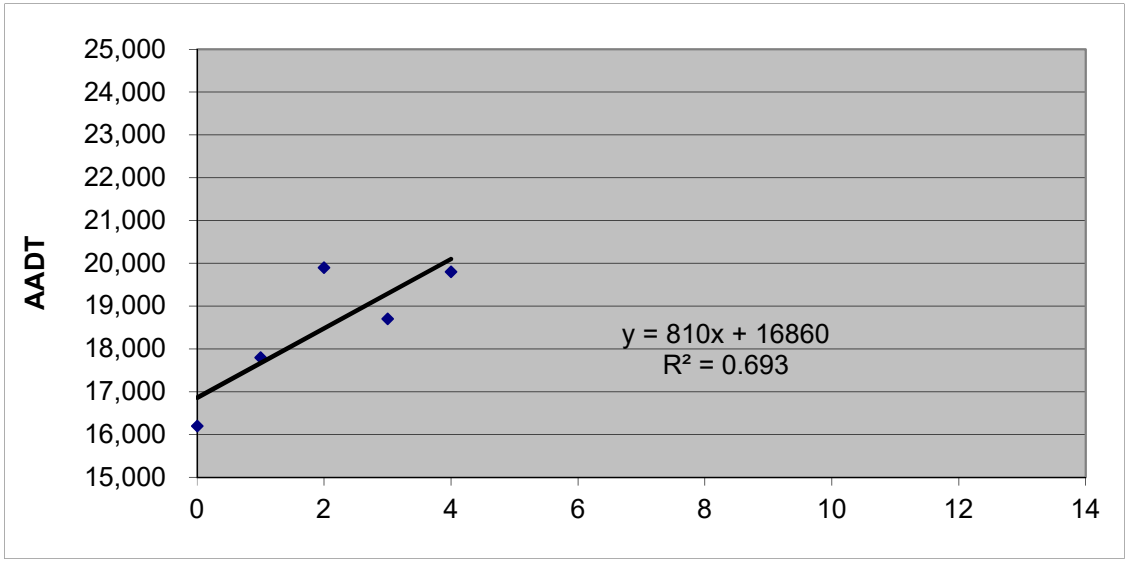
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	49	8187	2798	18	147	127	21	80	206	16	2	1	3	0	0	621	11655
S	69	8187	2954	62	165	142	6	93	183	27	0	11	9	0	0	698	11908

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), East of Alachua

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	16,200	**16,860**
2016	1	17,800	17,670
2017	2	19,900	18,480
2018	3	18,700	19,290
2019	4	19,800	20,100
2020	5		20,910
2021	6		21,720
2022	7		22,530
2023	8		23,340
2024	9		24,150
2025	10		24,960
2026	11		25,770
2027	12		26,580
2028	13		27,390
2029	14		**28,200**

i = 3.7%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0229 - SR 20 AT RR OVERPASS E. OF ALACHUA

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	17700 C	N 8600	S 9100	9.50	58.00	5.60
2019	19800 C	N 10000	S 9800	9.50	58.00	5.60
2018	18700 C	N 9400	S 9300	9.50	57.90	4.90
2017	19900 C	N 9900	S 10000	9.50	53.80	4.60
2016	17800 C	N 9000	S 8800	9.50	53.60	4.90
2015	16200 C	N 8200	S 8000	9.50	57.00	5.20
2014	17600 C	N 8900	S 8700	9.50	57.40	5.40
2013	16000 C	N 8500	S 7500	9.50	57.80	5.00
2012	16200 C	N 8100	S 8100	9.50	58.40	4.90
2011	16000 C	N 8000	S 8000	9.50	58.80	5.50
2010	15800 C	N 8000	S 7800	10.13	59.87	5.10
2009	17400 C	N 8900	S 8500	10.04	57.81	6.20
2008	16900 C	N 8500	S 8400	10.17	57.73	7.30
2007	18400 C	N 9200	S 9200	10.22	58.44	5.70
2006	16800 C	N 8400	S 8400	9.98	59.05	6.70
2005	17500 C	N 8700	S 8800	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/18/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	4	10	7	31	15	11	11	8	45	76
0100	13	6	4	7	30	8	6	13	11	38	68
0200	6	10	8	7	31	16	7	9	16	48	79
0300	9	15	19	23	66	8	10	11	10	39	105
0400	19	19	21	39	98	14	9	9	19	51	149
0500	43	60	97	104	304	21	18	31	29	99	403
0600	114	173	215	226	728	36	39	39	84	198	926
0700	178	209	209	234	830	74	94	95	115	378	1208
0800	212	167	177	169	725	86	71	96	93	346	1071
0900	133	155	140	138	566	81	89	94	117	381	947
1000	133	128	126	129	516	123	133	135	122	513	1029
1100	137	145	148	134	564	146	152	157	174	629	1193
1200	161	174	191	172	698	206	174	164	143	687	1385
1300	154	151	146	141	592	140	146	147	161	594	1186
1400	130	130	147	135	542	170	179	166	169	684	1226
1500	106	144	141	122	513	161	189	204	223	777	1290
1600	140	104	95	141	480	207	237	231	310	985	1465
1700	132	138	112	119	501	285	306	344	263	1198	1699
1800	117	103	80	75	375	203	192	164	114	673	1048
1900	60	58	57	45	220	89	99	99	61	348	568
2000	52	44	52	37	185	74	69	59	47	249	434
2100	38	38	37	39	152	43	50	32	30	155	307
2200	20	22	32	14	88	28	26	32	19	105	193
2300	26	14	15	11	66	22	14	18	19	73	139
24-Hour Totals:					8901					9293	18194

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	864	715	390	715	1254
P.M.	1200	698	1645	1245	1645	1768
Daily	715	864	1645	1245	1645	1768

Generated by SPS 5.0.53P
County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/19/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	9	8	33	13	19	4	10	46	79
0100	3	14	10	9	36	6	9	14	6	35	71
0200	10	3	11	9	33	8	9	12	2	31	64
0300	9	4	16	32	61	8	7	10	10	35	96
0400	15	18	20	27	80	12	17	20	12	61	141
0500	33	61	82	94	270	8	26	22	19	75	345
0600	97	145	190	172	604	24	37	41	59	161	765
0700	183	211	215	189	798	71	72	106	119	368	1166
0800	222	194	175	147	738	85	101	93	96	375	1113
0900	140	143	121	141	545	97	98	105	113	413	958
1000	153	119	141	117	530	121	130	145	129	525	1055
1100	125	143	153	130	551	156	191	176	162	685	1236
1200	165	141	163	153	622	186	166	148	160	660	1282
1300	161	145	127	146	579	146	157	133	151	587	1166
1400	130	157	130	112	529	169	140	184	170	663	1192
1500	144	135	138	116	533	165	167	228	209	769	1302
1600	131	139	123	144	537	208	214	258	278	958	1495
1700	151	118	119	96	484	284	305	354	218	1161	1645
1800	126	82	71	85	364	199	199	138	124	660	1024
1900	75	52	48	53	228	106	94	106	68	374	602
2000	66	43	41	40	190	76	72	61	46	255	445
2100	33	40	38	25	136	45	39	34	25	143	279
2200	22	14	32	22	90	20	10	33	25	88	178
2300	19	21	17	12	69	21	20	21	16	78	147
24-Hour Totals:					8640					9206	17846

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	837	730	411	730	1231
P.M.	1200	622	1645	1221	1645	1753
Daily	715	837	1645	1221	1645	1753

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.05
* 2	01/05/2020 - 01/11/2020	0.96	1.01
* 3	01/12/2020 - 01/18/2020	0.92	0.97
* 4	01/19/2020 - 01/25/2020	0.91	0.96
* 5	01/26/2020 - 02/01/2020	0.90	0.95
* 6	02/02/2020 - 02/08/2020	0.88	0.93
* 7	02/09/2020 - 02/15/2020	0.87	0.92
* 8	02/16/2020 - 02/22/2020	0.90	0.95
* 9	02/23/2020 - 02/29/2020	0.93	0.98
*10	03/01/2020 - 03/07/2020	0.96	1.01
*11	03/08/2020 - 03/14/2020	0.99	1.04
*12	03/15/2020 - 03/21/2020	1.02	1.07
*13	03/22/2020 - 03/28/2020	1.08	1.14
14	03/29/2020 - 04/04/2020	1.15	1.21
15	04/05/2020 - 04/11/2020	1.22	1.28
16	04/12/2020 - 04/18/2020	1.29	1.36
17	04/19/2020 - 04/25/2020	1.24	1.31
18	04/26/2020 - 05/02/2020	1.19	1.25
19	05/03/2020 - 05/09/2020	1.14	1.20
20	05/10/2020 - 05/16/2020	1.09	1.15
21	05/17/2020 - 05/23/2020	1.07	1.13
22	05/24/2020 - 05/30/2020	1.06	1.12
23	05/31/2020 - 06/06/2020	1.04	1.09
24	06/07/2020 - 06/13/2020	1.02	1.07
25	06/14/2020 - 06/20/2020	1.00	1.05
26	06/21/2020 - 06/27/2020	1.01	1.06
27	06/28/2020 - 07/04/2020	1.02	1.07
28	07/05/2020 - 07/11/2020	1.03	1.08
29	07/12/2020 - 07/18/2020	1.04	1.09
30	07/19/2020 - 07/25/2020	1.03	1.08
31	07/26/2020 - 08/01/2020	1.02	1.07
32	08/02/2020 - 08/08/2020	1.02	1.07
33	08/09/2020 - 08/15/2020	1.01	1.06
34	08/16/2020 - 08/22/2020	1.00	1.05
35	08/23/2020 - 08/29/2020	1.00	1.05
36	08/30/2020 - 09/05/2020	0.99	1.04
37	09/06/2020 - 09/12/2020	0.98	1.03
38	09/13/2020 - 09/19/2020	0.98	1.03
39	09/20/2020 - 09/26/2020	0.97	1.02
40	09/27/2020 - 10/03/2020	0.96	1.01
41	10/04/2020 - 10/10/2020	0.96	1.01
42	10/11/2020 - 10/17/2020	0.95	1.00
43	10/18/2020 - 10/24/2020	0.95	1.00
44	10/25/2020 - 10/31/2020	0.96	1.01
45	11/01/2020 - 11/07/2020	0.97	1.02
46	11/08/2020 - 11/14/2020	0.98	1.03
47	11/15/2020 - 11/21/2020	0.98	1.03
48	11/22/2020 - 11/28/2020	0.99	1.04
49	11/29/2020 - 12/05/2020	0.99	1.04
50	12/06/2020 - 12/12/2020	1.00	1.05
51	12/13/2020 - 12/19/2020	1.00	1.05
52	12/20/2020 - 12/26/2020	0.96	1.01
53	12/27/2020 - 12/31/2020	0.92	0.97

* PEAK SEASON

APPENDIX D

SIGNAL TIMINGS



City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 @ NW 43rd St (Alachua)		Mod. Date	9/12/2016	Initial Operation Date
Intersection ID		System ID 190	Mod. No.	0	___/___/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	NBL	SBT				NBT		EBT		
Initial	7	20				20		7		
Passage	3.0	5.0				5.0		3.0		
Max1	15.0	65.0				65.0		40.0		
Max2	15.0	65.0				65.0				
Yellow	5.9	5.9				5.9		4.0		
All Red	2.0	2.0				2.0		2.0		
Walk		MIN				MIN				
Ped Clear										
Recall										
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1										
Pattern 2										
Pattern 3										
Pattern 4										
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

No day plan and patterns on controller

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

APPENDIX E

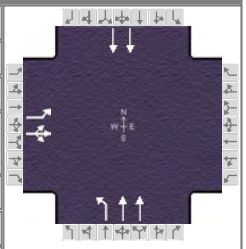
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

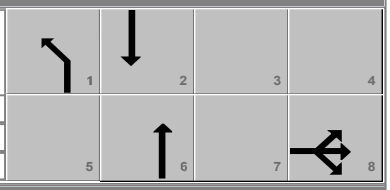
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2021_AM_US441_NW43.xus		
Project Description	2021 AM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	278	0	8				19	534			893	

Signal Information			
Cycle, s	51.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	1.7	20.0	7.5	0.0	0.0	0.0	
Yellow	5.9	5.9	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		13.5			9.6	37.5		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		6.5			2.9	6.6		14.2
Green Extension Time (g_e), s		1.1			0.0	1.1		1.9
Phase Call Probability		0.99			0.25	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	163	142					20	568			950	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	4.5	4.2					0.9	4.6			12.2	
Cycle Queue Clearance Time (g_c), s	4.5	4.2					0.9	4.6			12.2	
Green Ratio (*g/C*)	0.15	0.15					0.03	0.58			0.39	
Capacity (*c*), veh/h	255	251					38	1873			1319	
Volume-to-Capacity Ratio (*X*)	0.639	0.565					0.534	0.303			0.720	
Back of Queue (*Q*), ft/ln (95 th percentile)	86.2	98					20.2	37.2			156.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	3.3					0.6	1.3			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.29	0.00					0.04	0.00			0.00	
Uniform Delay (d_1), s/veh	20.5	23.7					24.2	5.4			13.1	
Incremental Delay (d_2), s/veh	2.7	2.0					11.2	0.0			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.2	25.7					35.4	5.5			13.4	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	24.3	C		0.0			6.5	A		13.4	B	
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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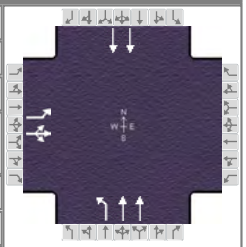
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_NB_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				23	657			1098	

Signal Information			
Cycle, s	55.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4	
Green	2.2	22.4	9.4	0.0	0.0	0.0	5	6	7	8	
Yellow	5.9	5.9	4.0	0.0	0.0	0.0					
Red	2.0	2.0	2.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.4			10.1	40.4		30.3
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.0			3.2	8.5		19.8
Green Extension Time (g_e), s		1.3			0.0	1.3		2.5
Phase Call Probability		1.00			0.32	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					24	699			1168	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.0	5.7					1.2	6.5			17.8	
Cycle Queue Clearance Time (g_c), s	6.0	5.7					1.2	6.5			17.8	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.58			0.40	
Capacity (*c*), veh/h	293	288					44	1878			1351	
Volume-to-Capacity Ratio (*X*)	0.683	0.605					0.555	0.372			0.865	
Back of Queue (*Q*), ft/ln (95 th percentile)	116.6	136.4					25.6	61.2			234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	4.5					0.7	2.2			8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.8	25.8					26.3	6.2			15.3	
Incremental Delay (d_2), s/veh	2.8	2.0					10.4	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.6	27.8					36.8	6.3			16.0	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			7.3	A		16.0	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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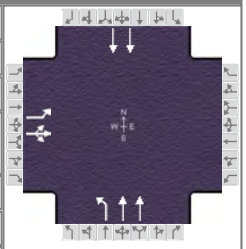
HCS7 Signalized Intersection Results Summary

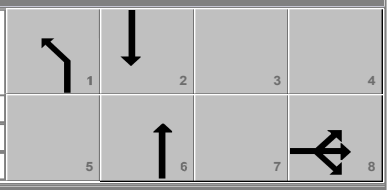
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_B_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				26	713			1150	

Signal Information			
Cycle, s	58.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	2.5	24.2	9.7	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.7			10.4	42.6		32.1
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.3			3.4	9.3		21.5
Green Extension Time (g_e), s		1.3			0.0	1.5		2.7
Phase Call Probability		1.00			0.36	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					28	759			1223	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.3	5.9					1.4	7.3			19.5	
Cycle Queue Clearance Time (g_c), s	6.3	5.9					1.4	7.3			19.5	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.60			0.42	
Capacity (*c*), veh/h	289	285					48	1919			1400	
Volume-to-Capacity Ratio (*X*)	0.692	0.613					0.573	0.395			0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	123.5	144.2					29.5	69.7			253.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	4.8					0.8	2.5			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	22.9	27.0					27.4	6.2			15.6	
Incremental Delay (d_2), s/veh	3.0	2.1					10.3	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	25.9	29.1					37.6	6.3			16.3	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	27.4	C		0.0			7.4	A		16.3	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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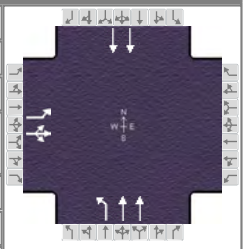
PM PEAK HOUR

HCS7 Signalized Intersection Results Summary

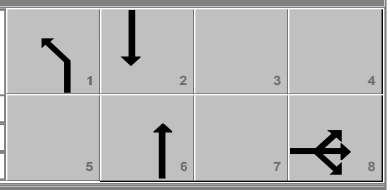
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2021_PM_US441_NW43.xus		
Project Description	2021 PM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	383	0	13				37	1083			577	

Signal Information			
Cycle, s	54.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.1	20.0	10.0	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		16.0			11.0	38.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.5			3.3	13.7		9.3
Green Extension Time (g_e), s		1.5			0.0	2.4		1.1
Phase Call Probability		1.00			0.45	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	222	195					39	1140			607	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	6.5	6.1					1.3	11.7			7.3	
Cycle Queue Clearance Time (g_c), s	6.5	6.1					1.3	11.7			7.3	
Green Ratio (*g/C*)	0.18	0.18					0.06	0.57			0.36	
Capacity (*c*), veh/h	319	316					94	1964			1286	
Volume-to-Capacity Ratio (*X*)	0.695	0.617					0.415	0.580			0.472	
Back of Queue (*Q*), ft/ln (95 th percentile)	124.5	133.5					24.6	114.7			100.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	5.0					0.9	4.4			3.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.0	25.2					25.0	7.7			13.4	
Incremental Delay (d_2), s/veh	2.7	2.0					2.9	0.1			0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.8	27.2					27.9	7.8			13.5	
Level of Service (LOS)	C	C					C	A			B	
Approach Delay, s/veh / LOS	25.4	C		0.0			8.5	A		13.5	B	
Intersection Delay, s/veh / LOS	13.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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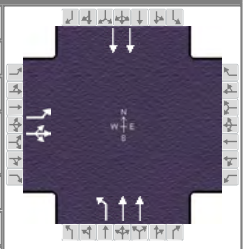
HCS7 Signalized Intersection Results Summary

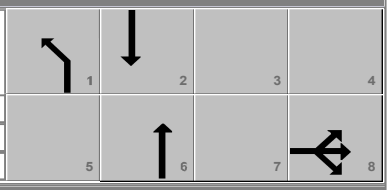
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_NB_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				46	1332			710	

Signal Information			
Cycle, s	57.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.8	20.0	12.3	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.3			11.7	39.6		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.4			3.6	19.7		12.2
Green Extension Time (g_e), s		1.9			0.1	3.3		1.4
Phase Call Probability		1.00			0.54	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					48	1402			747	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.4	8.0					1.6	17.7			10.2	
Cycle Queue Clearance Time (g_c), s	8.4	8.0					1.6	17.7			10.2	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.35	
Capacity (*c*), veh/h	373	369					108	1903			1221	
Volume-to-Capacity Ratio (*X*)	0.732	0.650					0.450	0.737			0.612	
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	179.5					32	194.9			148.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	6.7					1.2	7.5			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	21.3	26.4					26.1	9.9			15.7	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	28.3					29.0	10.1			15.9	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			10.8	B		15.9	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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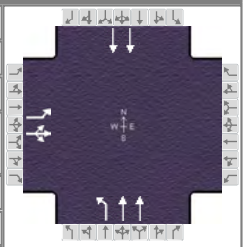
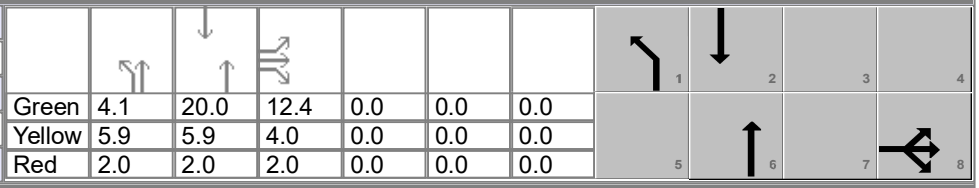
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_B_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				52	1447			784	

Signal Information			
Cycle, s	58.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.1	20.0	12.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.4			12.0	39.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.5			3.9	22.5		13.7
Green Extension Time (g_e), s		1.9			0.1	3.7		1.6
Phase Call Probability		1.00			0.59	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					55	1523			825	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.5	8.0					1.9	20.5			11.7	
Cycle Queue Clearance Time (g_c), s	8.5	8.0					1.9	20.5			11.7	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.34	
Capacity (*c*), veh/h	372	368					116	1910			1212	
Volume-to-Capacity Ratio (*X*)	0.733	0.651					0.471	0.797			0.681	
Back of Queue (*Q*), ft/ln (95 th percentile)	161.5	181.1					36.1	219.6			172	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	6.8					1.3	8.4			6.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00					0.07	0.00			0.00	
Uniform Delay (d_1), s/veh	21.4	26.6					26.0	10.5			16.4	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.3			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.2	28.5					29.0	10.8			16.7	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.2	C		0.0			11.5	B		16.7	B	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

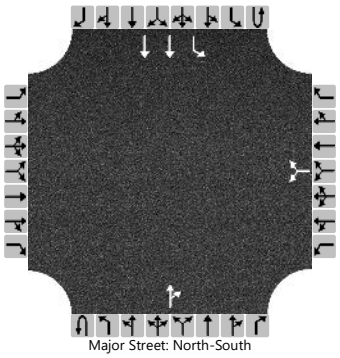
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	AM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						32		20			266	43		16	356	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							55							17		
Capacity, c (veh/h)							538							1228		
v/c Ratio							0.10							0.01		
95% Queue Length, Q_{95} (veh)							0.3							0.0		
Control Delay (s/veh)							12.5							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.5								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

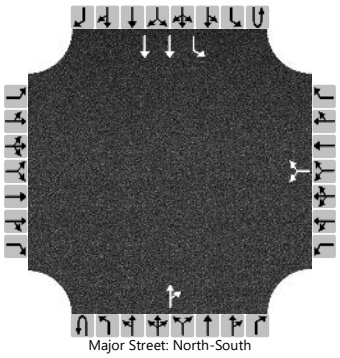
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						39		25			327	53		20	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68							21		
Capacity, c (veh/h)							459							1151		
v/c Ratio							0.15							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							14.2							8.2		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

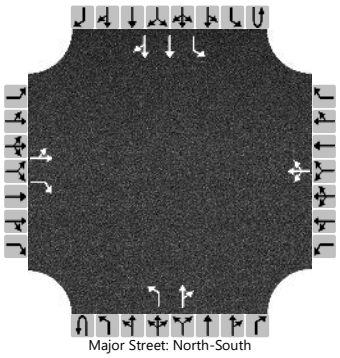
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	5	133		39	4	25	0	89	327	53		20	359	3
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		141			72			95				21		
Capacity, c (veh/h)		212		816			275			1170				1151		
v/c Ratio		0.03		0.17			0.26			0.08				0.02		
95% Queue Length, Q_{95} (veh)		0.1		0.6			1.0			0.3				0.1		
Control Delay (s/veh)		22.4		10.3			22.7			8.3				8.2		
Level of Service (LOS)		C		B			C			A				A		
Approach Delay (s/veh)	10.8				22.7				1.6				0.4			
Approach LOS	B				C											

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

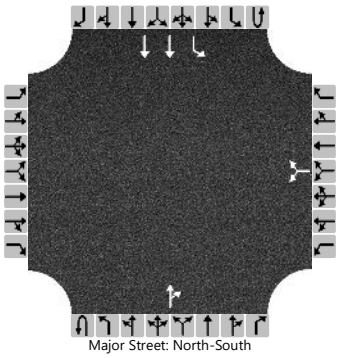
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	PM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						33		21			375	32		22	390	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							57							23		
Capacity, c (veh/h)							446							1127		
v/c Ratio							0.13							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							14.2							8.3		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

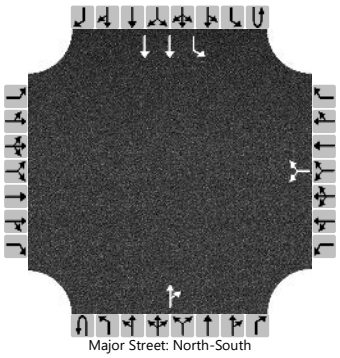
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						41		26			461	39		27	480	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							28		
Capacity, c (veh/h)							363							1037		
v/c Ratio							0.19							0.03		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							17.3							8.6		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.3								0.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

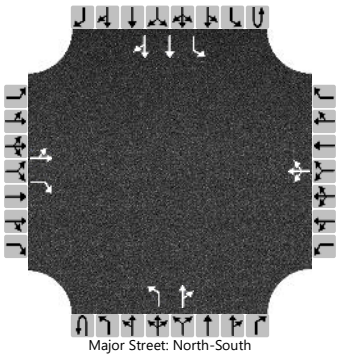
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	4	176		41	4	26	0	180	461	39		27	524	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4		185			75			189				28		
Capacity, c (veh/h)		93		718			120			1009				1037		
v/c Ratio		0.05		0.26			0.62			0.19				0.03		
95% Queue Length, Q_{95} (veh)		0.1		1.0			3.2			0.7				0.1		
Control Delay (s/veh)		45.4		11.7			75.5			9.4				8.6		
Level of Service (LOS)		E		B			F			A				A		
Approach Delay (s/veh)	12.5				75.5				2.5				0.4			
Approach LOS	B				F											

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ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development

October 15, 2021



Quiscalus major westoni
Boat-tailed Grackle
Image by Michael Drummond

ERC
Ecosystem Research Corporation

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development (121.09 acres)



Resource Assessment in Support of a Land Use Comprehensive Plan Amendment and Various Re-zoning Amendments

Development Location & Description:
US Hwy 441 and NW 43rd Street
City of Alachua, Florida

Alachua County Tax Parcels:

05945-000-000	05936-007-001
05936-001-000	05036-007-002
05936-007-000	

Geographic Location:
Section 34, Township 8 South, Range 19 East
Section 35, Township 8 South, Range 19 East
Sections 02 and 03, Township 9 South, Range 19 East
Gainesville West USGS Quadrangle Map
Alachua County, Florida

Applicant/Developer
DM Alachua Investments LLC
914 SW 131st Street
Newberry, FL 32669

Prepared by
Peter M. Wallace, M.S., President
Robert A. Garren, M.S., Senior Scientist
Jenny C. Carter, Editor, GIS Analyst
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609

October 15, 2021

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Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by DM Alachua Investments LLC **(DMAI)** to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Planning Parcel designated for a City of Alachua Land Use Comprehensive Plan Amendment and various Re-zoning Amendments. These administrative and planning activities are being implemented to facilitate future effective development within the Planning Parcel. DMAI currently owns the designated Planning Parcel, which represents the extent of the contiguous lands owned by the LLC in this specific area. **DMAI** proposes to develop the Planning Parcel consistent with the Land Use and Zoning guidelines that are established pursuant to this Land Use and Rezoning Application.

The Planning Parcel lies within the southwest quadrant of the intersection of US 441 and NW 43rd Street (**Figure 1**). The northern perimeter of the Planning Parcel is formed by the US 441 Right-of-Way (ROW) while the east boundary of the Site lies adjacent to the NW 43rd Street ROW. Currently, land uses in the vicinity of the Planning Parcel are described, as follows:

NORTH	ROW–US 441: a high volume local & regional access road
	Gainesville Regional Utilities and City of Gainesville owned Agricultural Zoned Properties
	Silvicultural Land Use
EAST	Commercial Land Use: individual Fuel and Gasoline Supply and Sales
	Convenience Store
	Small-volume Storge Facilities for Individuals and Businesses
	Vacant Land
SOUTH and Southwest	ROW—low volume local access road: NW 93rd Avenue
	Vacant land: Natural Area of Turkey Creek Stream Channel and Floodplain
	South: Low Density Rural single family residential. Southwest: Morgan Manor, Agricultural (Low Density Single Family Residential)
WEST	ROW—low volume local & regional access road: ROW NW 102nd Place
	Moderate Density Single Family Residential Development: Brooke Pointe Subdivision
	Natural Drainage Feature: Brooke Pointe Creek
	Small scale commercial development: Angel Gardens
	Vacant lands

The Planning Parcel consists of five (5) Alachua County tax parcels defined as follows (**Figure 2**):

Parcel No. 05945-000-000	17.78
Parcel No. 05936-001-000	88.14
Parcel No. 05936-007-000	14.13
Parcel No. 05936-007-001	1.00
Parcel No. 05936-007-002	0.51
Total Acreage	**121.56**

The total acreage of the Tax Parcels as indicated within the Alachua County Property Appraiser's website equals **121.56** acres. The total acreage of the five (5) Tax Parcels as determined by the Site-Specific Professional Survey equals **121.09** acres. For the purposes of this report presentation and all data calculations contained in this assessment, the surveyed acreage of **121.09** acres is used and is provided on all report maps.

The five (5) Tax Parcels represent the "Planning Parcel," which is the concept for the area of environmental resource studies used by the City of Gainesville and Alachua County. In the Gainesville Code, "Planning Parcel" is defined within ***Chapter 30: City of Gainesville Land Development Code – Section 30-2.1. Definitions (Planning Parcel), as follows:***

> Planning parcel means a land area within city limits made up of the parcel on which development or alteration is proposed and all contiguous parcels within city limits under common ownership or control as of the date of application submittal. Common ownership or control means the contiguous parcels that are owned by the owner/applicant or by entities owned or controlled by the owner/applicant.

"Planning Parcel" is also the concept study area used by Alachua County for the basis of study for determination of the occurrence of Regulated Natural Resources as defined within ***Chapter 406. Natural and Historic Resources Protection*** of the Unified Land Development Code (ULDC). The "Planning Parcel" as described within the County Code is defined in ***Chapter 410. Definitions as*** follows,

> Planning parcel: The parcels included within the entire contiguous land area under common ownership or control as of May 2, 2005, even if the project proposal or application includes only a portion of such lands.

"Planning Parcel" represents the "Project Site or Project Area" where all activities described in this report, to include Land Use and Zoning Amendments as well as development activities, are proposed. The "Planning Parcel" in both the Gainesville and Alachua County Codes may be further defined as the Resource Assessment Area (RAA),

which is the total area encompassed by the ground verification process that is used in the site review. The City of Alachua Comprehensive Plan does not define a comparable concept to the "Planning Parcel" for Environmental Resource Assessments. Neither does the Comp Plan describe a detailed Comprehensive Environmental Resource Assessment Methodology to be used for preparation of Land Use, Re-zoning, or Development Applications within the City limits. Therefore, the Environmental Checklist Methodology described by Alachua Conty and the City of Gainesville was used as a template for this Resource Assessment.

In addition to the requirements for environmental review defined in the City of Alachua Comp Plan, the Gainesville Land Development Code, and the Alachua County Unified Land Development Code, Alachua County has recently adopted two (2) Natural Resource Protection Codes that apply to Land Use, Re-Zoning, and Development Applications submitted within Municipalities (i.e., Cities of Gainesville, Alachua, Newberry, Hawthorn, and others). These Codes provide for County Staff review of all Proposed Projects at the discretion of County Staff and provide for County protection of existing Regulated Natural Resources that are affected by the proposed activity. These codes are listed and described, as follows:

Chapter 77. Alachua County Water Quality and Management Practices Code that was recently *amended* (23 January 2018) with **"*Article II–Countywide Wetland Protection Code.*"**

> This code provides for protections of all floodplains, surface waters, and wetlands and other resources that occur within the municipal limits of Towns and Cities within Alachua County. It provides most of the protections that are described within ***Chapter 406. Natural and Historic Resources Protection (ULDC***) for the municipal areas within the county.

Chapter 78. Countywide Natural Resources Protection Code

> This is an Upland Protection Code that provides resource protections for upland habitat areas within County Municipal Areas and is similar to the protection standards defined in ***Chapter 406. Natural and Historic Resources Protection (ULDC)***

Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past to include Angel Gardens, a Bike Shop, and a restaurant to name a few.

History of Land Use and Zoning Amendments for the "Planning Parcel"

The Planning Parcel in the past has been the subject of several proposed Land Use and Zoning Amendments. In 2007–2008, Mesa-Sand Realty LLC (Indianapolis, Indiana) retained Ecosystem Research Corporation to provide an Environmental Resource Assessment and Listed Species Survey in support of a Large-Scale Comprehensive Plan Amendment for the Project Site. In addition, they applied for Site-Specific Amendments to the Official Zoning Atlas. The Large-Scale Comprehensive Plan Amendment (CPA) proposed creating a Mixed-Use Development on a ±131.6-acre Planning Parcel. The site at that time carried a Future Land Use designation of Agriculture (Ag) and Commercial (COM). The proposal involved amending the Future Land Use Map classification from Agriculture and Commercial to Commercial, Conservation, and Moderate Density Residential. As part of the application, certain Site-Specific Amendments to the Official Zoning Atlas were also requested. The Application was reviewed by the City and **Ordinance 09 12** describing the Land Use Amendment was prepared, and a Public Notice was issued 26 January 2009. The application was withdrawn prior to final approval. The Public Notice is provided as **Attachment 1** to this ERA.

As part of this application, the City as well as the applicants' consultants evaluated the effects that a Conceptual Development Plan instituting the policies of the Comp Plan and Zoning amendments would have on the adjacent communities as well as the onsite Regulated Natural Resources. At that time, proposed construction on the site would remove **0.882 acres** of very disturbed man-made Surface Water habitat. To evaluate if the proposed plan were permittable and the mitigation for the proposed surface water impacts were acceptable, a Conceptual Environmental Resource Permit Application was submitted to the Suwannee River Water Management District (SRWMD) for approval of the proposed impacts that would occur, and mitigation activities proposed to offset the impacts. **Conceptual ERP08-0278** was issued to Mesa-Sand Realty LLC on 13 January 2009. The Permit expired 13 January 2014, but it did establish that the requested impacts were minimal, and the Mitigation was consistent with the Requirements of ***Chapter 62-345. F.A.C. Uniform Mitigation Assessment Method.*** The Conceptual ERP also provides at least a guideline for all reviewing municipalities with reference to Surface Water Impacts in case there is disagreement among the City, County, and District about what is determined to be acceptable surface water impacts and subsequent acceptable mitigation to offset impacts for this Project. ***Chapter 373.414. Florida Statutes. Additional Criteria for Activities in Surface Waters and Wetlands,*** which is the legislation that mandates the creation of the Uniform Mitigation Assessment Method, establishes in ***Section 414(1)(b)(4)*** that if mitigation for impacts required by a Municipal interest cannot be reconciled with mitigation established by an ERP, then the criteria defined in the ERP takes precedent.

For the current proposed activity, impacts to impaired Surface Waters will occur consistent with those defined in the **ERP08-0278** previously issued and the previous

Comp Plan Amendment proposed by Mesa-Sand Realty. Therefore, the impacts and mitigation proposed to offset those impacts were totally consistent with all State criteria. In addition, within the City Staff report they state that the proposed impacts and mitigation were consistent with the Comprehensive Plan requirements for Wetland and Surface Water protections. The ERP and District Staff report are included as **Attachment 2** to this document. The City of Alachua Staff report submitted 16 December 2008 is provided as **Attachment 3.**

As part of the Comp Plan Amendment submittal in 2008, ERC prepared a comprehensive ERA Report that was submitted to the City and reviewed by City of Alachua staff and staff from the SRWMD. The ERA Report entitled "*Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (Date: 7 July 2008)* is provided as **Attachment 4.** Also, as part of the submittal documents, a Mitigation Plan document was also prepared and submitted to the City and District. The document is entitled *"Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (Date: 3 August 2008)* and is provided as **Attachment 5**.

On 29 August 2019, JMJ Consulting Engineering LLC representing **DMAI** applied to the City of Alachua for Land Use and Rezoning amendments for the "Planning Parcel." The Project was named "121 Traditional Neighborhood Development" and two (2) actions were requested from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposed amending the Future Land Use Designations from Agriculture and Commercial to Moderate Density Residential.

2. *Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*

   The rezoning application proposed rezoning from Agriculture (A) and Commercial Intensive (CI) to Planned Development–Traditional Neighborhood Development (PD-TND)

A copy of the completeness summary issued 5 September 2019 by the City of Alachua for the proposed activity is provided as **Attachment 6.**

On 25 August 2021, JBPro applied to the City of Alachua on behalf of **DMAI** for Land Use and Rezoning amendments for the Planning Parcel. The Project is named "Schmidt Farms Planned Development" and the application requests two (2) actions from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposes to change the existing land use from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial and Conservation.

2. *Site-Specific Amendments to the Official Zoning Atlas (Rezoning)*

   This amendment proposes to rezone the site from Agriculture (A) and Commercial Intensive (CI) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

A copy of the Completeness Summary issued 30 September 2021 is provided as **Attachment 7.**

Environmental Resource Assessment Methodology

Field Survey

Field surveys of the Planning Parcel were performed 4–6 November 2019, 22–23 November 2019, 23 November 2020, and 4 October 2021 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Planning Parcel or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **2,721** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

Data Search

To complement the data obtained from the field surveys, published GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. These databases include:

1. USGS Gainesville West Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database

7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County
13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Level IV Ecoregions of Florida
16. Florida Department of Environmental Protection Statewide Florida Land Use, Cover and Forms Classification Systems (FLUCCS)
17. Florida Game Commission Cooperative Florida Land Cover Classification System
18. Alachua County Strategic Ecosystems Overlay
19. Alachua County Conservation Lands and Parks and Recreation Areas
20. Alachua County Historical Structures Database
21. Alachua County Hazardous Materials Monitoring Database
22. Alachua County Well/Wellfield Protection Areas
23. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
24. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
25. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
26. FWS Wood Stork Regulated Buffers Database
27. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
28. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
29. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
30. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
31. Alachua County Champion Trees
32. State of Florida Biodiversity Hot-Spots

The field assessment and data review assessment performed for the Planning Parcel addresses the specific requirements of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77 Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. In addition, the assessment addressed the Environmental Resource Protection requirements outlined within the City of Alachua ***Conservation and Open***

Space Element Specifically ***Objective 1.10: Wetlands*** and ***Objective 1.12: Water Resources.*** As part of this survey, the entire limits of the Planning Parcel were evaluated. For the ERA described, the total Project Area as described on Figure 2 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Planning Parcel represents the Resource Assessment Area (RAA).

In addition to the GIS databases evaluated above, several site-specific Professional Land Surveys and Geotechnical Investigations were performed in support of future development activities proposed for the Planning Parcel. These technical reports were reviewed by ERC for evaluation of Regulated Natural Resources that are described by each investigation. The references for these reports are as follows:

1. A Boundary Survey of the Schmidt Farms Property dated 27 March 2018, Prepared by Lochrane Engineering, Inc., 3008 NW 13th Street, Suite B, Gainesville, Florida 32609.
2. Summary Report of a Geotechnical Site Exploration: Proposed 121-Acre TND Stormwater, City of Alachua, Alachua County, Florida. GSE Project No. 13967, Certificate of Authorization No. 27430, May 2019.
3. *Section 7* of the Clean Water Act Federal Listed Species and Migratory Bird Review via Information for Planning and Consultation **(IPaC)** online consultation. Results of **IPaC** Review are provided as **Attachment 8.**

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage

The Planning Parcel lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 3**). The Planning Parcel lies along the north boundary of the Arredondo Grant within Fractional Sections 2 and 3, Township 9 South, and Range 19 East and within Sections 34 and 35, Township 8 South, Range 19 East. As shown on the Quad Map the Planning Parcel is a rural residential farm site located in a relatively sparsely populated area along US 441 southeast of Hague.

The site is located within the Turkey Creek Drainage Basin. There are three (3) flowing water creeks that lie within or form the perimeter of the Planning Parcel **(Figure 4).** Turkey Creek forms the south and southwest perimeter of the Site. An un-named tributary to Turkey Creek that originates on the GRU-Deerhaven Property located north of the Site across US 441 forms the northwest boundary of the Planning Parcel. This creek also forms a partial boundary of the Brooke Pointe Subdivision; therefore, for the purposes of this assessment, this creek is referred to as Brooke Pointe Creek. There are several headwater areas of Turkey Creek that originate on the City of Gainesville Deerhaven property that flow into Brooke Pointe Creek. From the Deerhaven site, the

main branch of Turkey Creek originates east of the Planning Parcel, is culverted under US 441, then traverses west under NW 43rd Street via two large circular culverts (see **Photo 1** in Attachment 4) that route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the south and southwest boundary of the property and extends from NW 43rd Street northwest to the intersection of Brooke Pointe Creek that runs southwest along the east boundary of the Brooke Pointe Development. This creek drainage originates in multiple large wetland areas north of US 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2** in Attachment 4), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located within the Planning Parcel boundaries also drains water from the City of Gainesville Deerhaven property through a culvert located under US 441 just west of the terminus of NW 43rd Street (**Photo 3** in Attachment 4) at US 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a Mixed Hardwood Swamp (**Photo 4** in Attachment 4) that also receives substantial subsurface seepage from the adjacent uplands. The Mixed Hardwood Swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5** and **6**, Attachment 4), which was built prior to 1937. This road is proposed for widening to allow development to take place on the property and access lands east of Schmidt Creek. From this point, the creek width becomes substantially narrower (**Photo 7**, Attachment 4) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001 (Figure 2).

A unique mosaic of intermittent seepage and depression Surface Waters and Wetlands forms a diffuse drainage system in the western third of the Project Site. This system is described as an Isolated Seepage/Drainage as shown on Figure 4. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent, and partially excavated stream drainage (**Photo 8**, Attachment 4) to a series of small depressional Surface Waters that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters,** in 2008 some of the depressions within this system were determined to be Uplands while others were determined to be Wetlands or intermittent Surface Waters. The Wetlands are in the north extent of the system, which have dense clay soils and where muck accumulates. The Surface Water areas are in the south half of the system closer to Turkey Creek. In this area the depressions are relic sand-filled depressions that flood intermittently during periods of extreme rainfall. During periods of excessive rainfall causing floods, this system may provide Surface Water discharge directly to Turkey Creek. In 2007–2008 all these areas were extremely dry, and vegetation consisted of pasture grasses, pasture herbs, shrubs, and briers. Extensive flooding in the area occurred following Hurricane Irma in 2017, which caused Surface Waters to flood several feet above the ground surface. Extensive rains in 2021 have resulted in more recent

intermittent flooding of the southern depressions. Following these extensive rainfall periods, these areas dry down quickly and substantially.

There is a small, excavated drainage ditch that routes water to Turkey Creek from an excavated agricultural pond located west of the Schmidt residence (Figure 4). The pond area has been variously disturbed and excavated since 1937 however a final major excavation occurred circa 1979. The drainage ditch is excavated for most of the distance extending from the pond to Turkey Creek. The general appearance of this drainage is shown in **Photo 9** (Attachment 4). All Wetland and Surface Water areas on the Planning Parcel have historically received substantial direct impacts from cattle use. Cattle grazing has resulted in removal of native vegetation, intense invasion by exotic species, and disturbance of the ground surface to a point that no naturally occurring native vegetation groundcover currently exists. All Surface Waters within depressions as well as the creeks have historically and are presently contaminated with cattle wastes such that waters are eutrophic and filled with algae and floating aquatic plants characteristic of contaminated waters.

The USGS Quad Map (Figure 3) shows the Planning Parcel lies in a prominent Geographic Valley ranging in elevation from 174 ft (NGVD 29) at the northeast boundary of the site adjacent to US 441 to approximately 142 ft at the southwest corner of the Site at the confluence of Turkey Creek and Brooke Pointe Creek. The “Creek Valley” lies between two very prominent, large, elevated landscape ridges or plateaus that are broad and generally flat and extend to elevations of 190 ft to the north and 195 ft to the south. These are among some of the higher elevations in the County and create several large headwater creek systems associated with Turkey Creek, Cellon Creek, Rocky Creek, and Blues Creek. The slope on the south side of Turkey Creek is much dryer and steeper than the creek slope that extends north from the creek onto the Planning Parcel. The ridge tops are associated with the Hawthorn Formation, which would extend from 150 ft in elevation and above, while the Cody Escarpment, which is evident on the topo, extends from 150 ft and below.

The Cody Escarpment is the western erosional face of the Hawthorn Formation that extends from 150 ft downslope to below 100 ft and represents the boundary of the Wicomico Terrace or shoreline that existed in Florida from 1.8 million years ago to 11,800 years ago. The Turkey Creek Valley and neighboring prominent ridge tops are more easily observed on the 2001 Alachua County LiDAR Topography provided on **Figure 5.** On this coverage the lower elevation areas at the confluence of Brooke Pointe Creek and Turkey Creek are easily seen as well as the 32-ft elevation range that occurs within the boundaries of the Planning Parcel. The LiDAR topo datum is represented by NAVD 88 as compared to the NGVD 29 vertical datum shown on the USGS coverage.

To supplement the data provided on the USGS quad map, the USGS Closed Depression Database is provided on **Figure 6.** This database shows the general location of closed-contour drainage depressions in and around the Project Site based on the USGS

topographic data. The closed depressions on this map are generally represented by small, isolated Wetland drainages; however, most Wetlands in this area are associated with the numerous headwater creek systems that typically flow downhill to lower elevations within well-defined channels. The occurrence of closed depressions within the landscape increases substantially westward of the Planning Parcl represented by the eroded areas of the Hawthorn Formation and development of relic and active sinkholes or landscape depressions. In this area underlying clay may be continuous, which results in persistent Surface Waters, or clays may be perforated, which results in direct recharge to the underlying Ocala Limestone.

Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours

The Planning Parcel shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 7**. The Planning Parcel lies within the Sanchez Prairie Drainage Basin, which includes the Turkey Creek and Blues Creek systems. Both these creeks disappear into a large sinkhole within Sanchez Prairie. There are many sub-basins of Turkey Creek that flow into Brooke Pointe Creek, Schmidt Creek, and Turkey Creek on the Planning Parcel. A large amount of this drainage comes into the creeks from North of US 441. Based on previous work performed by ERC in the drainage basins within and surrounding the Project Site, a basin map was constructed for the GRU property and is provided for review with respect to this Project Site **(Figure 8)**. As shown on Figure 8, there are more than 20 sub-basins north of US 441 that contribute flow to the creeks on the Planning Parcel. Sub-basin **TC-4D** is the sub-basin that directly discharges to Brooke Pointe Creek. Sub-basin **TC-3** discharges to Schmidt Creek. Multiple sub-basins discharge into Turkey Creek prior to its entrance to the Site at NW 43rd Street. Sub-basins **TC-1** and **TC-2** discharge into Turkey Creek under US 441 from the GRU property east of the Site. Farther east, sub-basins **TC-1A**, **TC-8**, **TC-8A**, and **TC-9** through **14** direct waters to Turkey Creek west from the drainage divide adjacent to the Rocky Creek Drainage Basin. This is a substantial drainage basin that provides water to the Planning Parcel, and compared to the onsite drainage area, represents substantially more flow that would affect adjacent neighborhoods than would be expected as run-off from the Project Site.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 hydrologic study are shown as schematic on **Figure 9** and on a 2017 aerial photograph on **Figure 10**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 40-ft contour interval, or 102 ft below the lowest contour of 142 ft found on the Planning Parcel. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 45 ft (**Figure 11**) in the area of the Planning Parcel. Both contour maps show a substantial depression in the aquifer level of below 40 ft that occurs at the Murphree Wellfield east of the site. The Tertiary Wellfield Protective Buffer shown on **Figure 12** is at least **4.0** miles east of the Planning Parcel. The groundwater contours shown on the springshed map on **Figure 13** show the Planning

Parcel is located within the Hornsby-Treehouse Springshed near the boundary of the Wellfield Capture Zone. On this figure, the Planning Parcel is shown in relation to the County Springshed and Wellfield Protective Zone and Recapture Area. The contours, at least suggest, that Floridan flows in the vicinity of the Planning Parcel may flow to the east to the Capture Zone or northwest into the Hornsby-Treehouse Springshed (Figure 13). Please note that these data are not provided to suggest any avenue of unconfined aquifer flows but are provided to summarize the general data available in the County. The small commercial wells that are monitored in the County are shown on **Figure 14**. There are several wells located northwest of the Planning Parcel along US 441 that have associated protective buffers.

Geographic Setting of the Planning Parcel

Geologically, the eastern quarter of Alachua County is covered with variable surface deposits of undifferentiated Pleistocene sediments that reflect the geologic time-period and ancient sea level terraces (**Figure 15**) when they were deposited. In the vicinity of the Planning Parcel, the Coosahatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin and consists of unconsolidated clayey and phosphatic sands. The underlying Hawthorn Formation is composed of dense variously layered silts and clays. The western boundary of the Coosahatchee Formation (Figure15) more or less corresponds to the western base of slope of the Cody Scarp. The Cody Scarp is the most prominent geological erosional feature in Florida. The Scarp corresponds to the westward facing erosional slope of the Hawthorn Formation that was eroded during the sea level rise of the Wicomico Shoreline that existed from 1.8 million years ago to 11,800 years ago.

On Figure15, the surficial geology of the area of Alachua County occurring west of the Planning Parcel is shown as Ocala Limestone. In these geological areas, the Crystal River Formation of the Ocala Limestone Group of Eocene origin is overlain by a thin veneer of undifferentiated Pliocene and Pleistocene sandy sediments. In Alachua County, this geologic area typically extends westward from elevations of ±100 ft to elevations of 60 ft or below. The overburden covering the limestone layer typically extends from elevations of 50 ft to the surface, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays that are remnants of the eroded Hawthorn Formation or can be clastic clays from the Pleistocene Period. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the surface. These dense clays are remnants of the Hawthorn Formation that historically extended westward across the entire County prior to the Pleistocene Sea level rise. The elevation of the Planning Parcel of 142–175 ft (Figures 3 and 5) indicates that the Site occurs within the upper boundary of the Cody Scarp.

Geologically and topographically, Florida is divided into several physiographic subdivisions to delineate the natural ecological surface features that occur in response to the underlying geology. Alachua County is divided into several well-defined

Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981[1]) as shown on **Figures 16** and **17**. In this coverage, the Planning Parcel lies along the boundary of the San Felasco Hammock Subdivision, which is the westward facing erosional boundary of the Cody Scarp and the Northern Highlands Plateau. The San Felasco Hammock Subdivision typically extends from elevations ranging from 100 ft to an estimated 150 ft. The Northern Highlands Plateau occurs at elevations exceeding 150 ft. The Project Site as shown on Figure 17 lies along the boundary of the Sea Island District and the Ocala Uplift District. The Sea Island District extends through North Florida into coastal Georgia and South Carolina. The Ocala Uplift District extends west and southwest to the Gulf of Mexico. Historically the Area of the Planning Parcel lies along a very historically active geologic interface.

Historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development (**Figure 18**). Within this classification, the western boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp. Within this coverage, the Planning Parcel is located on the Cody Scarp on the boundary of the Marginal Zone and Northern Highlands. Brooks (1981) somewhat redefined the boundaries of those presented by Williams et al. (1977) and appears to have moved the base of the Cody Scarp farther to the north. The onsite elevation of 142–174 ft and presence of streams in the area indicates that the Hawthorn Formation exists within the Planning Parcel. West of the site is designated as the Western Valley Province (Figure18), which corresponds to the Haile Limestone Plain Subdivision (Figure 16). The existing vegetation on the site is typically dominated by species associations that inhabit dense clay soils characteristic of the Marginal Zone slopes and **NOT** vegetation characteristic of deeper sands of the Western Valley Formation.

The elevation profiles that represent west to east cross-sections through the County as provided by Williams et al. (1977)[2] are shown on **Figure 19**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley lying to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 20)**. The Planning Parcel lies along the eastern boundary of the fracture zone. In this area, large stream-to-sink systems occur, which are further defined on **Figure 21.** These stream-to-sink systems include Turkey Creek, Blues Creek, Cellon Creek, and Mill Creek, all of which occur in the area of the Planning Parcel. There are small depressions on the Planning Parcel specifically within the western Isolated Seepage/Drainage System defined on Figure 4 that function as small surficial stream-to-sink areas but is not comparable in size to the systems mentioned above, which all flow into the ground

[1] Brooks, H. K. 1981. *Physiographic subdivisions of Florida.* Map. IFAS, University of Florida.
[2] Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida.* Bureau of Geology. Florida Department of Natural Resources, Tallahassee.

farther west of the Project Site. The onsite system is most likely a series of shallow sinks that route surface and subsurface flows into the ground then toward Turkey Creek along the top of the dense subsurface clays. These areas probably do not route water into limestone of the Floridan aquifer. The headwater areas of the major stream-to-sink systems originate within the Northern Highlands and flow west into the fracture zone represented by the Northern Highlands Marginal Zone and the Cody Scarp then into the large sinkhole areas. No streams in Alachua County flow across the fracture zone and into the Western Valley; they disappear into the ground first.

High Aquifer Recharge Areas

The Planning Parcel shown in relation to the confinement and recharge areas of the Floridan aquifer is provided on **Figure 22**. A shown, the Planning Parcel occurs along the boundary of the confined and perforated zones. Within the confined zone, varying layers of clayey surface sands and dense subsurface Hawthorn clays overlay the Floridan and surficial aquifers. For sites underlain by these dense clays, downward percolation of Surface Waters to underlying aquifer layers is retarded or prevented. Typically, waters falling on the surface in these areas flow downhill to wetlands or flowing Surface Waters and are transported down hill to larger bodies of water before vertical movement in subsurface aquifer systems occurs. In this situation, the Floridan aquifer is generally protected from direct inflows of contaminated Surface Waters. Within the Perforated Zone, subsurface clays are discontinuous with large depressions often filled with permeable sand or intermittent layers of clay. In this situation typically recharge of the aquifer can occur but downward percolation rates are often slow.

The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 22). However, these results are somewhat misleading in that the entire Planning Parcel and surrounding area has substantial coverage of surficial clays, and in these areas, water tends to run off and not percolate. The presence of dense subsurface clay suggests that rainwaters falling on a site enter the ground and travel laterally across the top of the underlying subsurface clays to down hill low lying, depressional, or excavated drainage systems and do not generally result in vertical flow to the Floridan in the immediate area of the Planning Parcel.

Within the unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 22, the clay layers associated within the dense Hawthorn clay formation are perforated and layered; however, pinnacles of limerock and clay can reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to several large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, Mill Creek, and Turkey Creek, which receives drainage from the Project Site. Due to the general absence of continuous clay within the unconfined area (Western Valley Region),

characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows to the underlying aquifers occur.

On the Project Site, the Site-Specific Geotech investigation showed that in areas where borings were performed that dense clays were present throughout the boring profile and these clays generally began within 2 ft of the ground surface. The close-up view of the Aquifer Zones for the Project Site is shown on **Figure 23** with the delineated onsite Wetlands and Surface Waters overlain on the aquifer protection zone coverage. This coverage generally shows that the perforated zone occupies the lower one-third of the site extending from the confluence of Schmidt Creek to along Turkey Creek to Brooke Pointe Creek (see Figure 4). In the central to west-central area of the Site there are two isolated seepage areas shown as Seepage Areas 1 and 2 (Figure 4). The schematic of the perforated zone boundary shown on Figure 23 more or less encompasses the bottom third of Seepage Area 1 and most of Seepage Area 2. Both Seepage Areas flow only during extreme rain events, but they flow north (wet) to south (dry) (Area 1) and east (wet) to west (dry) (Area 2). Water flows into the ground in the south end of Area 1 and in the west end of Area 2. Where water disappears into the ground, the habitat is much dryer than the upstream habitats. Flow in both systems originates on the designated confined layer and terminates into the ground within the designated perforated area. How accurate these graphical representations are can certainly be questioned; however, the graphic does correlate well with the hydrologic condition that has been observed on the ground.

The drastic vulnerability areas of the surficial and Floridan aquifers are shown on **Figure 24**. The Project Site is shown along the boundary where thick clastic marine sediments occur at the surface east of the site while the areas west of the site have Karst Limestone at or near the surface. A close-up view is provided as **Figure 25**, which shows a unique situation in the Site where limerock occurs near the surface within the Surficial Aquifer system. The Geotech borings did not reveal any rock present within the depth of the borings but limerock could be present and exposed within Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. What is apparent on this site is that rainwaters that fall on the site generally run across the land surface to the creeks or filter into the ground and create shallow subsurface flows into the seepage depressions. Within the seepage areas there are very shallow relic sinks (as previously described) that have either dense clay at the surface or are sand filled with varying depths of surface sands. In the clay-filled depressions, water is retained at the surface for extended periods, but percolation does occur. In the sandy depressions, water percolates into the ground rapidly. In both depression types it is unlikely that Surface Waters flow into the Floridan in the vicinity of the Project Site. It is more likely that where waters flow into the ground, lateral subsurface flows occur along the top of the densest clays until water is directed to one of the perimeter Creeks. From the creeks, water flows to Sanchez Prairie where Floridan aquifer recharge occurs. A generalized schematic showing the general recharge conditions within the unconfined, perforated, and confined areas of the County and on the Project Site are shown on **Figure 26**. The locations of large known sinkholes and stream-

to-sink systems in the region are shown on Figure 21, but this coverage does **NOT** by any means include all the features in the area.

NRCS Soils Mapping

There are seven (7) soil mapping units shown to occur on the Project site (**Figure 27; Table 1**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that are typically colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top 58 inches of the soil profile. All soils in the undrained condition have an expected seasonal high-water table that is within 24 inches of the soil surface if only for a brief period. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	—	44–80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	—	58–89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	—-	29– 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16–24"	43–84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	—	30–74"	Depressional Areas
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
99	Water	N/A	Unranked	—	—	N/A

The NRCS Feature Point Database is provided on **Figure 28**. The mapped coverage shows the location of many designated wet areas in the figure view as well as numerous sinkholes west and south of the Planning Parcel oriented in a northwest to southeast direction.

FEMA Coverage

The FEMA coverage (dated: October 2020) for the Planning Parcel and surrounding area is shown on **Figure 29.** The mapped coverage shows that the locally occurring FEMA areas designated as Zones “A” and “AE” overlay the areas of the onsite creek drainages. The present FEMA floodplain map is substantially reduced in coverage area of the site as compared to the 2004 FEMA database that was provided within the 2008 ERA (Attachment 4, Figure 11).

National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Database coverages are provided on **Figure 30**. Both coverages shown currently underestimate the existing extent of the onsite depressions and drainages on the Planning Parcel. All creeks are shown generally in the incorrect location by a dimensionless line instead of a polygon. The excavated agricultural pond and Schmidt Creek wetland are shown but offset from the correct location. The Alachua County coverage, which includes mapped hydric soil mapping units, shows more wetland acreage onsite; however, it overestimates the AG excavated pond coverage. Neither database identifies the small, isolated surface water depressions that occur and neither identifies the isolated seepage depressions designated as Areas 1 and 2 (Figure 4).

Ecological Setting of the Project Area Based on Published GIS Data

The Level IV Ecoregion mapping designations for Alachua County are provided on **Figure 31**. Within this coverage, the two (2) dominant general plant community associations in Alachua County are defined as Central Florida Ridges and Uplands (75c) and Eastern Florida Flatwoods (75d). The Central Florida Ridges and Uplands community is located east of the Brooksville Ridge (Figure17) and extends east to the Cody Scarp. This ecological community has also been described as Upland Hardwood Hammocks (Community #11) as defined within the *26 Ecological Communities of Florida* (Soil Conservation Service). These communities are typically dominated by evergreen and deciduous hardwood species such as sand live oak (*Quercus geminata* Small), southern magnolia (*Magnolia grandiflora* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), sweetgum (*Liquidambar styraciflua* L.), and others.

The Planning Parcel is within the Eastern Florida Flatwoods Community (75D) and extends east of the Project Site. This community is also designated as Community #7– North Florida Flatwoods within the *26 Ecological Communities of Florida* (Soil Conservation Service). Typically, these areas are characterized by a generally flat landscape covered with a dense groundcover of saw palmetto (*Serenoa repens* [Bartr.] Small) and gallberry (*Ilex glabra* [L.] A. Gray) under a canopy of longleaf pine (*Pinus palustris* Mill.) or slash pine (*Pinus elliottii* Engelm.). This community type includes a mosaic of shallow cypress depressions and sloughs with acidic tannic water. The Planning Parcel lies along the boundary of two general community types and was historically dominated by “Mesic Hammock” vegetation occurring along the slopes of the three (3) creek systems, which is characteristic of the Cody Scarp and is not similar to the “Flatwoods” vegetation that historically extended away from the Creek margins across the broader slopes of the Site.

Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification

The FLUCCS classification provided by the Florida Department of Environmental Protection (DEP) for the Planning Parcel and surrounding areas is provided as **Figure 32**, and the FNAI/FWC Cooperative Land Cover Map is provided on **Figure 33**. Both coverages divided the site into approximately the same general polygon coverages and habitat types. The polygon boundaries more or less correspond to the transition between pasture and forest or shrub habitats. The two coverages are defined differently, but the areas mapped are similar. The polygons are described in **Table 2**.

Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area

FLUCCS	Category	FWC	Category
1100	Residential Low Density	**1110**	Upland Hardwood Forest
2100	Cropland and Pastureland	**1400**	Mixed Hardwood-Coniferous
3200	Shrubs and Brushland	**1830**	Rural
4200	Upland Hardwood Forests	**183313**	Improved Pasture
6100	Wetland Hardwood Forests	**2200**	Freshwater Forested Wetlands
—	——	**3200**	Cultural-Lacustrine

The coverages provided on Figures 32 and 33 and summarized in Table 2 represent plant communities delineated from aerial photography without ground verification. Both coverages in general reflect the Agricultural characteristics that occur on site.

Strategic Ecosystem Overlay Coverage

The Alachua County Strategic Ecosystem Overlay coverage for the Planning Parcel and surrounding area is provided as **Figure 34**. This coverage is based on the coverages provided by KBN/Golder (1996)[3]. The coverage shows that the Planning Parcel is not encumbered by a Strategic Ecosystem; however, several overlays surround the Site. The Hague Flatwoods Strategic Ecosystem is located north of the Site across US 441. The East San Felasco Hammock Strategic Ecosystem lies west of the Site and the Millhopper Flatwoods Strategi Ecosystem lies south of the Site.

The plant communities mapped by KBN/Golder (1987) that occur in the Strategic Ecosystems adjacent to the Project Site are shown on **Figure 35**. The KBN/Golder (1987) coverage defines the plant communities within the Hague Flatwoods and the eastern area of the Millhopper Flatwoods Strategic Ecosystems as Pine Flatwoods with Wetlands dispersed throughout the Flatwoods. These communities typically occupy the Physiographic Subdivision defined as the Northern Highlands (Figure 18) as previously

[3] KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, City of Planning and Development, Gainesville, FL.

discussed. The East San Felasco Strategic Ecosystem is shown as having primarily Mesic Deciduous Hardwood Uplands, which is the characteristic communities found on the Cody Scarp within the Northern Highlands Marginal Zone as shown on Figure 18. The Project Site historically was covered with Pine Flatwoods in the northern half of the site that transitioned to Mesic Uplands that occurred along the slopes to the Creeks. This is characteristic of sites that occur along the transitional boundary of the Cody Scarp and Northern Highlands Plateau. Unfortunately, the Planning Parcel has been extensively managed for cattle since prior to 1937 and there are currently **NO** habitats on site that would be defined as native, naturally occurring plant associations. The onsite habitats do not have groundcover, shrub, subcanopy, or canopy components indicative of the native type habitats. All habitats are significantly altered and successional Pine and Oak habitats. Similarly, all wetland habits have been significantly altered by cattle and logging and do not have the species composition that would be expected in native undisturbed forested Wetlands.

Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands

The Alachua County Conservation Areas that occur in the vicinity of the Project Site are shown on **Figure 36**. The coverage provided indicates **NO** County-owned Conservation Areas occur in the vicinity or directly adjacent to the Planning Parcel. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 3**7. Based on the data, there are **NO** public recreation lands adjacent to the Planning Parcel.

Alachua County Historic Structures Database

The Historic Listed Houses and Structures that occur within the vicinity of the Planning Parcel are shown on **Figure 38.** The database shows that there are two (2) structures in the north corner of the Planning Parcel. These structures are designated as **AL04360** and **AL04361**. Structure AL04360 is described as a rectangular wood frame cottage referred to as Angel Gardens. The structure is described as "one of the few neoclassical cottages found in unincorporated Alachua County" and was constructed circa 1915. Structure AL04361 is described as a Folk-Victorian, wood frame, frame-vernacular cottage that was constructed circa 1930. From the database it does not appear either building is registered in a State or Federal Registry.

Alachua County Hazardous Materials Storage Facilities

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 39**. The coverage shows there are **NO** monitored facilities within this Planning Parcel. There are many monitored facilities associated with commercial businesses located US 441 northwest and southeast of the site. There is, however, an abandoned cattle dipping vat that is partially buried in the pasture located southwest of the historic structures locations (see Photos 11–15 and Figure A-1, Appendix A). There was a large barn in this area and cattle management facilities from prior to 1937 to circa 1974. Between 1915 and 1965 "cattle dipping vats" were used to dip cows in an arsenic solution to prevent a tick-borne disease called "southern cattle fever." Descriptions of

uses and remediation for “Cattle Dipping Vats” copied from the FDEP website are included, as follows (provided as written with format and grammar errors):

History of Cattle Dipping
Between the years of about 1915 to 1960, cattle dipping vats (CDVs) were constructed and used across the state of Florida as part of state and federal government initiatives to address the widespread occurrence of Cattle Tick Fever, an infectious disease caused by microbes that were spread by the cattle fever tick. This basic treatment program was carried out within most of the southern United States, Florida included, until the cattle fever tick was eradicated. The last infestation of cattle fever ticks in Florida was reported in the year 1960 on cattle from Palm Beach County. In 1961, the eradication program in Florida reached a successful conclusion.

How Did the Process Work?
In order to eradicate cattle fever ticks within areas where Cattle Tick Fever was prevalent, herds of cattle were subjected to periodic dipping in vats filled with water-based solutions containing arsenic or other pesticides at concentrations sufficient to destroy the ticks but not injure the cattle. Typical CDVs were elongate trenches between 4 to 6 feet in depth and having a drop-off entry on one end with a ramp at the exit end so that, once immersed or “dipped,” cattle could then easily walk out of the CDV. There was typically a drip pad and pen area for staging of the cattle where they were kept until their hides no longer dripped any solution.

Environmental Impacts of Cattle Dipping Vats
The environmental concern today is in regard to the residuals of treatment products used in the CDVs. When no longer needed, many CDVs were simply left in place, or at most were filled in with dirt and dried vat sludge that may have contained highly concentrated pesticides which can persist in the environment. At the conclusion of the cattle fever tick eradication program, there was no requirement to restore CDV sites to pre-construction condition, and so today former CDV sites may have environmental conditions that are not compatible with certain land uses. The most common pesticide associated with CDVs is arsenic, although DDT and toxaphene were also sometimes used. Any contaminated soil tends to be close to the vat, and groundwater plumes, if any, are typically not extensive but it is not possible to know the full extent of contamination without a field investigation.

Regulations for Cleanup in the State of Florida
There is no requirement in the state of Florida for a private landowner having a CDV on their property to take corrective action to address possible environmental impacts. However, a landowner can voluntarily take corrective actions (Section 376.306, F.S.) to address any potential environmental impacts. The department is available to provide guidance on properly assessing a CDV and on strategies for cleaning it up. If the landowner desires a Site Rehabilitation Completion Order from the department for such cleanup action, then the corrective action must be

conducted in accordance with the applicable requirements found in Chapter 62-780, Florida Administrative Code.

The current condition and location of the cattle vats is provided in the Photographic Atlas of the 2008 ERA report and are shown in the Photographic Atlas in Appendix 1 (see photo station location map [Figure A-1] and Photos 11–15).

Published Listed Species Occurrence Data and On-site Species Observations

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review

The proposed future development of the Schmidt Planning Parcel will involve very minor impacts to altered and constructed (man-made) degraded Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA),** then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Turkey Creek is not a navigable water therefore is not considered as **Waters of the United States (WOTUS)** thus the ACOE has **NO** regulatory jurisdiction over Wetlands or Surface Waters on this Site.

All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD and through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during non-development application procedures, the Planning Parcel is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Planning Parcel or adjacent offsite habitats.

The following report format specifically addresses Endangered Species review of the Planning Parcel and adjacent areas that would be specifically required by HUD for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the HUD review procedure provide a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the FEMA floodplain and subsequent map revisions. The Listed Species review required by HUD is also the same procedure required by FEMA for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County or the County itself has a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been

used by ERC for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by FWS, the Florida Fish and Wildlife Conservation Commission (FWC), and the Development Regulations of the City of Gainesville, City of Alachua, and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

> The Planning Parcel or any Parcels directly adjacent to the Planning Parcel do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly managed for cattle since before 1937. All habitats have been significantly altered by cattle use and conversion to pasture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be placed in a **Conservation Easement.**

The onsite habitats were historically dominated by two primary native Florida plant communities to include:

(1) **Longleaf Pine-Slash Pine-Wiregrass Flatwoods:** This is a Mesic-Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as clearing for pasture and silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats never return to its native form. Instead, the sites become invaded by laurel oak (*Quercus hemisphaerica*), which is a native nuisance species that becomes the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover present. These successional communities are the dominant plant communities that now exist in the County and on this site. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.

(2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostyra virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats, which are currently now only very rarely found in its historical pristine condition, and these natural historical habitats have been totally removed from the area of the Project Site and did not historically occur within the boundaries of the Planning Parcel. *"Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat."*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Planning Parcel on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (Information for Planning and Consultation) consultation performed for the Project area on 29 August 2021. The results of this consultation are discussed in this report and are provided in its entirety as received from the FWS in **Attachment 7.**

General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas

DMAI is applying for Land Use and Re-zoning Amendments to allow construction of new residential and commercial development within the developable areas of the Planning Parcel. Permits for new construction requires that State, Federal, and Local Listed Species Regulations are considered to assess the new development with respect to realized or potential Species or Habitat Impacts. All agencies as described must review all proposed applications with respect to determination of compliance with established Endangered Species Protection Policy.

The Federal Regulations Legislation that governs Listed Species impacts are defined within **Section 7 of the Endangered Species Act of 1973 (16 USC1531 et seq.)** particularly **Section 7 (16 USC1536)** and regulated via **Title 50 CFR Part 402.** This legislation is specifically implemented pursuant to **HUD Title 24 CFR §50.4 Related Federal Laws and Authorities (e) Endangered Species**. Further, HUD is required to evaluate the effects of the Project on **Critical Habitat** pursuant to **50 CFR Part 17 and Part 226.** HUD is also required to minimize any potential impacts of the Proposed Project on **Migratory Birds**. To implement the Federal Code, HUD developed a Manual[4] to provide guidance and direction for analysis of regulated resources that must be developed in compliance with HUD policy. To this end the Manual details the guidelines to follow for environmental review requirements for HUD projects.

Specifically, within this manual **Chapter 9. Environmental Review and Requirements** defines environmental procedures and **Section 9.5** defines specific **Environmental Report** requirements. Reference to Endangered Species is provided in the Manual, as follows:

G. Endangered Species (24 CFR 50.4(e))

1. Under Section 7 of the Endangered Species Act, HUD must consult with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (the Services) whenever a proposal may affect an endangered or threatened species or its habitat. A required consultation should be assumed for any site within the critical habitat (as defined in 50 CFR Part 17 and Part 226) of a listed species; consultation may also be required even if no critical habitat is present.

2. In areas where impacts on endangered or threatened species are a concern, all appropriate information regarding possible impacts of the project should be provided to HUD as early as possible. The Environmental Report should include review of published information, including but not limited to information on the Services websites regarding the possible presence and associated critical habitat of any listed species in the vicinity of the proposal and provide HUD with the results of the research. Furthermore, if a proposal is in an area of potential impacts

[4] *US Department of Housing and Urban Development. 2016. Multifamily Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner.*

on a listed species or its critical habitat, any possible associated impacts caused by the proposal should be discussed in the Environmental Report. The lender and/or Environmental Report preparer should not contact the Services directly.

3. If the project activity could affect an endangered/threatened species or its habitat, HUD must make a determination of effect. HUD must seek concurrence of the Services on any "may affect, not likely to affect" determination and associated mitigation measures. HUD must initiate formal consultation under Section 7 of the Endangered Species Act for a "may affect, likely to adversely affect" determination. The lender may be required to obtain special studies such as habitat assessments, surveys, or biological assessments at the borrower's cost.

4. Consultation under Section 7 of the Endangered Species Act may result in more stringent conservation measures than would otherwise be imposed. The Regional staff can advise the lender where information on endangered species may be obtained.

5. The cost of mitigation to accommodate endangered species would likely be deducted from the warranted price of the land as an unusual site condition.

Requirements for Listed Species Review and Critical Habitat Impact Review

Section 7 of the **Endangered Species Act of 1973** (ESA) requires all Federal agencies to use their authorities to conserve endangered and threatened species in consultation with USFWS. This 'proactive conservation mandate' for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or threatened species or destroy or adversely modify critical habitat. The Section 7 implementing regulations (50 CFR Part 402) specify how Federal agencies are to fulfill their section 7(a)(2) consultation requirements.

Section 7(a)(2) Responsibilities

Under the Section 7 implementing regulations (50 CFR Part 402), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area—or if critical habitat overlaps with the action area—agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Agencies must confer with the USFWS per **Section 7(a)(4)** of the ESA if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area). To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area.

Summary Information Regarding Regulation of Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The FWS maintains a list of species afforded special protection by the ***Endangered Species Act of 1973 (16 U.S.C. 1531)***. The list is published in the ***List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12***. FWC maintains a list of the protected animals occurring within the state by authority of the ***Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])*** and ***Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species***. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Section 373.072(2): Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in ***Section 68-27.003, .004, and .005, FAC***. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The ***Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)*** passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

> **Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by ***Chapter 5B-40, Preservation of Native Flora of Florida, FAC,*** the ***Regulated Plant Index*** is published in ***Section 5B-40.0055***. The Game Commission periodically releases a publication that summarizes animal species regulated by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in ***50CFR 17.11-12,*** and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

Alachua County, by authority of **Chapter 406.Natural and Historic Resources Protection** Specifically **Article *3, Significant Plant and Wildlife Habitat,*** and ***Article 4, Listed Plant and Animal Species Habitat***, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation or Critical Habitat. Areas protected under Articles 3, 4, and 5 are designated as Conservation Management Areas and are further regulated via rules outlined in ***Article 17, Conservation Management Areas (ULDC)*** and potentially require that the property owner establish a Conservation Easement for the specific areas within the Project Site. The owner is further responsible for development of a Management Plan and perpetual management of the area.

The City of Gainesville via provisions of **Article VIII. Protection of Resources. Division 2. Natural and Archeological Resources** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species.*** has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8. 14(A-L).*** Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

The County through **Chapter 78. Countywide Natural Resources Protection Code (ULDC)** has designated large habitat zoning overlays defined as Strategic Ecosystem with regulations that now extend into all Municipal Boundaries. Strategic Ecosystems are outstanding examples of Natural Plant Communities of sufficient size that they warrant protection through establishment of Wildlife Corridors or Conservation Management Areas. Within Strategic Ecosystems that have been ground verified to establish community quality, set asides of up to 50% of the upland area occurring on a Project Site may be required to be conserved and eliminated from any development activity. The County regulates Strategic Ecosystems pursuant to **Chapter 406. Article 5. Strategic Ecosystems**. The City of Gainesville adopted the County Code and regulates Strategic Ecosystems pursuant to **Section 30-8.13. (F) (1-3).** The County recently amended its upland protection Code to apply to all municipal areas within the County to include the

City of Gainesville. On 15 July 2021, the County adopted **Chapter 78. Countywide Natural Resources Protection Code** for application within the limits of all towns and cities within the County to include the City of Alachua. This code also addresses protections for Listed Species Habitats, Significant Upland Communities and Strategic Ecosystems.

Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews

Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 40**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. Construction of the site will **NOT** disturb any primary or secondary protective buffers for these features. There are Wetlands or Surface Waters on site that provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. There was an historical wading bird rookery **No. 605113** north of the Project Site within the GRU-Deerhaven Power Plant Site; however, this site is considered extirpated with **NO** activity reported since the 1970s. Rookery **No. 605012** is northwest of the Planning Parcel; NO activity status is available, but no protective buffer would affect the Project Site. Eagle nest **AL056** west of the Project Site was last reported active in 2009. However, the Project Site lies well outside the distance of any Primary or Secondary Protective Buffers established by law for these nests. Development of the Site will have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

Bald Eagles Nesting Sites—Project Effect: "No Effect"
Wading and Waterbirds
Rookeries / Forage Areas—Project Effect: "No Effect"

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2?/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the FWS Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 41**. Effects determinations are provided for each species, as follows:

Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 42**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees in the area that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific, **DOES NOT** occur within the Planning Parcel or adjacent areas. Both the data from the FWS Observation Database and the FNAI Element Occurrence Tracking List indicate **NO** RCWs have been observed on the Planning Parcel or in this area of the County. The existing FWS RCW occurrence observations are shown in relation to the Project Site on Figure 42. The database shows that RCWs historically occurred in areas of the County north of the airport and south of Waldo. However, these are historical colonies that have been extirpated. There are **NO** known colonies remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the current range of RCWs lies a considerable distance from the Project Site with a population occurring on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the IPaC Consultation (Attachment 7).

Red-cockaded Woodpecker—Project Effect: "No Effect"

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 43.** The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located ±80 miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

Florida Scrub-Jay—Project Effect: "No Effect"

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks will occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Planning Parcel lies west of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony **(Figure 44)**. However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that will be removed because of the Project are man-made Agricultural ponds and intermittent, very small depressions all of which have received substantial historical pollutant loads from cattle and Ag runoff. The habitat loss is minimal but will be offset by large storm basins

creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **"No Net Loss"** of available habitat for this species in response to development of the Project Site.

Wood Stork—Project Effect: "No Effect"

Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the *"Checklist of the Birds of Alachua County"* maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

> BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

Eastern Black Rail—Project Effect: "No Effect"
Project Effect: "No Effect" on Federally Listed Bird Species.

Federally Listed Reptile Species

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 45**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. The Project Site is surrounded by low-density residential development along the southeast, south, and west perimeters. The Project Site is surrounded by residential access roads as well as a high-volume regional access road along the north and east perimeters designated as US 441 and NW 43rd Street, respectively. Turkey Creek, Schmidt Creek, Brook Pointe Creek, and their associated Wetlands and Floodplains all provide habitat for indigo snakes. However, all areas are subject to predatory activities by dogs from adjacent residences, as well as extensive

cattle, hog, and coyote activity all of which have deleterious effects on indigo snake populations. However, all these habitat areas will be protected from development and placed within a Conservation Easement.

There is also a likelihood that indigo snakes may be transient occupants on this site using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of the onsite creek systems but travel to and from these habitats is unlikely and significant roadways act as a major barrier between the Project Site and offsite habitats. It is probable that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** *(USFWS August 13, 2013).* To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS "**Eastern Indigo Snake Programmatic Effect Determination Key"** was consulted. Use of the key indicates that the Project would **"Not Likely Adversely Affect" (NLAA)** the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows present; therefore, the potential effects on the population are minimal or insignificant.

Eastern Indigo Snake—Project Effect: "Not Likely to Adversely Affect" (NLAA)

Gopher Tortoise (Gopherus polyphemus)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Planning Parcel and no tortoises were found during several field surveys. Dense clay soils near the surface substantially inhibits burrowing by tortoises on this Site.

Gopher Tortoise—Project Effect: "No Effect"

Federally Listed Amphibian Species

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 46).** The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

Striped Newt—Project Effect: "No Effect"

Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** known occurrences have been reported in the area of the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

Frosted Flatwoods Salamander—Project Effect: "No Effect"

Federally Listed Crustacean Species

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

Squirrel Chimney Cave Shrimp—Project Effect: "No Effect"

Migratory Birds

The following migratory birds were documented within the **IPaC** consultation provided as **Attachment 7**. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS "Birds of Conservation Concern list" or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species' section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

  Comment: The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat for the onsite kestrels occurs within the boundaries and buffers of the streams. These areas will not be developed and will be maintained in its current condition within a Conservation Easement.

  American Kestrel—Project Effect: "Not Likely to Adversely Affect"

- **Bachman's Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

  Comment: from the "Checklist of the Birds of Alachua County," Bachman's sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

  Bachman's Sparrow—Project Effect: "No Effect"

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

  Comment: there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

  Bald Eagle—Project Effect: "No Effect"

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

  Comment: The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron is present on site and primarily uses the man-made agricultural pond as forage habitat. This pond will be replaced by larger acreage stormwater ponds that also provide substantial habitat for forage for this species. The proposed project will result in a net gain of open water surface water habitat.

  Great Blue Heron—Project Effect: "No Effect"

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow

may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

Henslow's Sparrow—Project Effect: "No Effect"

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

  Lesser Yellowlegs—Project Site: "No Effect"

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

  Comment: This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional shrub habitat and substantial areas of open pasture. The shrub habitats will primarily be preserved as well as a substantial amount of oldfield and pasture within buffers preserved in the Conservation Easement.

  Prairie Warbler—Project Effect: "No effect"

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May10 to Sep 10.

  Comment: The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

  Red-headed Woodpecker—Project Effect: "No Effect"

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and

brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

Short-billed Dowitcher—Project Effect: "No Effect"

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

  Comment: The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in close proximity. The Project Site provides **significant** forage or nesting habitat for this species along the three (3) creek systems. As a part of the development agreement, these habitats will be placed in a Conservation Easement.

  Swallow-tailed Kite—Project Effect: "No Effect"

Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential "Effects" analysis that the Project Development may have on locally occurring imperiled species. The Alachua County **"Summary of Rare and Regulated Plants"** provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled **"Florida's Endangered and Threatened Species"** (most recent publication Date: December 2018)

The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the "Element Occurrence Database." The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 47.** The database shows **NO** listed species have historically been reported from the designated Project Site. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 48**). These ranges of occurrence should only be interpreted considering that the

required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. The FNAI database shown on Figures 47 and 48 does not show any reported species on the Planning Parcel. There is a host of reported beetle and ant species shown off-site east of the Project Site in the FMAI database. This is an unusual occurrence of reports and tends to suggest an entomologist lives, lived, or has had a monitoring Project in that area. However, with Conservation Easements that are establish in the post-project condition with provide substantial un- disturbed habitat to provide for continued existence of these bugs if they do indeed occur on the Planning Parcel. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

Mammals

- **Sherman's Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

  Sherman's Fox Squirrel—Project Effect: "No Effect"

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 49**. Within the area, due to the large areas of undeveloped habitats south and north of the Project Area, encounters with black bears would be considered as occasional to common. Areas where nuisance encounters with black bears have been reported are also shown on Figure 49. Several nuisance reports are shown for the general Project Area, and several reports are shown for the area in the vicinity of the Planning Parcel. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common on the City Property north of US 441.

  Florida Black Bear—Project Effect: "No Effect"

Reptiles

- **Eastern Diamondback Rattlesnake (*Crotalus adamanteus*) (FNAI G4/S3):** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed.

  Eastern Diamondback Rattlesnake—Project Effect: "No Effect"

- **Short-tailed Snake (*Stilosoma extenuatum*) (State Threatened, FNAI G3/S3):** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

  Short-tailed Snake—Project Effect: "No Effect"

- **Florida Pine Snake (*Pituophis melanoleucus mugitus*) (State Threatened, FNAI G4/S3):** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

  Florida Pine Snake—Project Effect: "No Effect"

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

  Southern Hognose Snake—Project Effect: "No Effect"

- **Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)**
- **Gopher Frog (*Rana capito*) (FNAI G3/S3)**
  The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

  Striped Newt—Project Effect: "No Effect"
  Gopher Frog—Project Effect: "No Effect"

Birds

- **Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

  Little Blue Heron—Project Effect: "No Effect"

- **Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site; however, forage habitat exists and will be maintained in the post development condition.

  Florida Sandhill Crane—Project Effect: "No Effect"

- **Southeastern American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5T4/S3:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and large oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species.

Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habits will provide for continual forage for these species. Most of the nesting habitat for the onsite kestrels will not be developed and will be maintained in its current condition within a *Conservation Easement.*

- ***Southeastern American Kestrel—Project Effect: "Not Likely to Adversely Affect"***

Plants

- **Godfrey's Swampprivet (*Forestiera godfreii*: FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey's swamprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Planning Parcel however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

  Godfrey's Swampprivet—Project Effect: "No Effect"

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey.

  Variable-leaf Crownbeard—Project Effect: "No Effect"

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County and occurs on the Project Site in several areas **(Figure 50)**.The locations where the plant is found will be protected by a *Conservation Easement.*

  Florida Spiny-pod—Project Effect: "No Effect"

- **Angularfruit Milkvine (*Gonolobus suberosus;* State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiney-pod. This species occurs in the area of the Planning Parcel, but none were observed during the field survey.

  Angularfruit Milkvine—Project Effect: "No Effect"

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

  Cardinalflower—Project Effect: "No Effect"

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County north of the Project Site.

  Hooded Pitcherplant—Project Effect: "No Effect"

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

  Florida Toothachegrass—Project Effect: "No Effect"

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site but occurs around an old cemetery west of Hague.

  Eastern Sweetshrub—Project Effects: "No Effect"

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species occurring in the area of the Planning Parcel. It was not seen during the Site

surveys nor has been encountered during adjacent site surveys conducted in the past.

Silver Buckthorn—Project Effect: "No Effect"

- **Flyr's Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

  Flyr's Nemesis—Project Effect: "No Effect"

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

  Red-margin Zephyrlily—Project Effect: "No Effect"

- **Rainlily (*Zephyranthes atamasca var. treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat's rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

  Rainlily—Project Effect: "No Effect"

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

  Cinnamon Fern—Project Effect: "No Effect"

- **Royal Fern (*Osmunda regalis var. spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

  Royal Fern—Project Effect: "No Effect"

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

  Needle Palm—Project Effect: "No Effect"

Invertebrates

- ***Sugarfoot Moth Fly (Nemopalpus nearcticus):*** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

  Sugarfoot Moth Fly—Project Effect: "No Effect"

Champion Trees

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 51**. The data indicates that **NO** champion trees have been reported for the area. Most of the historical large trees on the site have been removed through silvicultur3al and agricultural practices.

Biodiversity Hot Spots

The general distribution and probability of Biodiversity Hot Spots are shown on **Figure 52**. In this coverage, most data points are single species occurrence records, and predicted total species occurrences are based on habitat and observed species. The Planning Parcel lies within a mapped polygon area where biodiversity is considered normal background levels consisting of 0 to 4 focal species. This is primarily due to the extensive agricultural and silvicultural use that has historically occurred in the area.

Results of Field Survey

The general results of the field survey are provided on **Figure 53** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 53 represent data collected at **2,721** locations within the Planning Parcel. The general existing conditions found on the Proposed Project Site are shown in **Appendix A** (**Photos 1** through **109**) as referenced to photo stations provided on **Figure A–1**. The common and botanical names of all plant species encountered during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 53.

Plant Communities and Land Use Occurring within the Project Site

From the GPS mapping data provided on Figure 53, an Upland and Wetland and Surface Water Plant Community map was constructed as shown on **Figure 54** for the entire Planning Parcel. The Plant community acreages for all polygons within the Planning Parcel are provided in **Table 4**. In general, all onsite plant communities are significantly altered from silviculture, drainage, excavation, filling, and historical development activities. Prior to 1937, the entire Planning Parcel had been cleared of all natural native Plant Associations for dairy and grazing operations. There are **NO** undisturbed Natural Communities remaining on the Project Site. To illustrate the past historical disturbance that has occurred within the Planning Parcel, the plant communities have been overlain on historical aerial photographs, as follows:

Figure Number	Flight Year
55	1937 aerial
56	1949 aerial
57	1955 aerial
58	1961 aerial
59	1968 aerial
60	1974 aerial
61	1979 aerial
62	2000 aerial
63	2005 aerial

A detailed summary of the Plant Communities and Land Use present on the Site was described and discussed with reference to photographs in the 2008 ERA report (Attachment 4). Based on the 2019 site-specific field review there were NO significant changes in the upland habitats or nomenclature that occurred since 2008. Therefore the 2008 descriptions of the general ecology and characteristics of the upland communities was determined to be sufficiently representative of the 2019 ecological associations and therefore will not be repeated in this ERA. Except for very few areas, the habitats occurring on the Site in 2021 are not significantly different than those found on Site in 1937 (see Figures 55–63) when clearing of the site for pasture was completed in most areas. From 2008 to 2021, the changes in the upland communities are related to decreased cattle grazing pressures, which has resulted in invasion of Pines and Oldfield vegetation such as briers into the fringes of the pasture. However, the dominant groundcover remains Bahiagrass. In 2008, rainfall had been significantly less from 2000 to 2008 than has occurred from 2017 to 2021, and this has affected the appearance of the various depressions on the Site compared to the previous time period. The 2008 Report contains descriptions of all wetland and upland plant communities as well as photographs of the habits and buildings and other structures that are present on the Planning Parcel.

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021

Extensive surveys of all onsite surface water and wetland habitats were performed in 2019–2021 to assess the changes that occurred in these habitats since 2008. In 2008 an extensive delineation procedure was performed on the Planning Parcel to delineate the boundaries of all Wetlands and Surface Waters pursuant to Chapter **62-340. Delineation of the Landward Extent of Wetlands and Surface Waters. F.A.C.** The boundaries of all Wetlands and Surface Waters were staked or flagged and marked with sequential numbers, and position coordinates were located by professional surveyors. The surveyed lines were reviewed in the filed by the staff of SRWMD and approved. These lines were accepted by issuance of Conceptual **ERP08-0278** described previously. The jurisdiction flag's locations placed in the field in 2008 are shown on **Figure 64** with the delineated wetland and surface water polygons shown on **Figure 65** and tabulated in **Table 5** for the 2008 delineation procedure. At that time, the District did not exert jurisdiction on excavated ditches or flow channels constructed in uplands that had a mean seasonal water table located beneath the ground surface generally and by rule these features do not require mitigation to offset impacts. All these features were flagged and surveyed but the exempt features were not evaluated in the Mitigation Assessment. Currently by State rule, excavated ditches in uplands are exempt from mitigation. Within the County, City of Gainesville, and Countywide Wetland Ordinance rules, all constructed or man-made or created Wetlands and Surface Waters are exempt from regulation and mitigation. A discussion with respect to how the City of Alachua regulates Wetlands and Surface Waters will follow review and discussion of the 2021 field data.

The geographic and topographic position of Wetlands and Surface Waters on the Site did not change from 2008 to 2021. However, since 2008 there has been significantly more rainfall than in the decade prior to 2008. Following Hurricane Irma in 2017, which exceeded 100-year flood levels, all wetland and surface water areas on site were flooded to the maximum water levels possible. Small depressions in the pasture that were covered with Bahiagrass, pasture herbs, and oldfield vegetation in 2007 were flooded in 2017 and remained saturated or flooded at various levels throughout 2021. Extensive rainfall in the summer of 2021 has kept these depressions wet. The current jurisdictional map defined in 2021 is shown as **Figure 66** in relation to the 2008 boundaries. The 2021 Surface Water and Wetlands plant community polygon map is provided as **Figure 67**. The acreages for all Wetlands and Surface Waters are provided in **Table 6**.

The jurisdiction line along the Creeks did not change from 2008 to 2021 because the adjacent uplands are steeply sloped and very dry. Therefore, changes in rainfall from year to year do not affect the jurisdictional boundary. The jurisdiction line shown for the **Isolated Seepage/Drainages 1** (**Areas A** and **B**) and **2** (**Wet** and **Dry)** (Figure 4) changed within the area covered by the tree canopy simply because the floods in 2017 flooded previously dry depressions and killed the upland groundcover vegetation. So, the 2021 line shown reflects the 100-year flood boundary and high surface water elevations

that have occurred in these two (2) habitats since 2017. **Area 1** is composed of numerous small depressions situated within various thicknesses of clay soil that historically was not cleared for pasture. The depressions are connected by intermittent stream flow that arises from rainfall and seepage located in the north part **(Area 1-A)** of this system. The 2017 to present floodwaters connected previously isolated depressions that were determined to be upland in 2008. There are Wetlands (**polygons 30 and 31**: Figure 67) with muck soils north of the dry swale shown as **Polygon 6**. These wetland polygons have a water table continuously perched at or above the ground surface. The depressions located below **Polygon 6** are intermittently flooded only during periods of very high rainfall, have various thicknesses of sandy surface soils, and drain rapidly during periods of low rainfall. This Polygon area is defined as **Wetland 32,** but several depressions are best termed as Intermittent Surface Waters because there is no groundcover vegetation and soils may or may not be hydric, and during low rainfall, these depressions can become covered with upland vegetation. The boundary of these areas was defined by the obvious flood boundary that occurred. During the 2017–2021 re-delineation of the areas, the boundaries were not reflagged, but the jurisdiction boundary was established using the existing 2008 shapefiles and modified by ground verification with handheld GPS coordinates in combination with use of 1-ft LiDAR topo contours. This procedure was approved by Alachua County staff who field reviewed the new line and approved the location for County review permit purposes. Since all stream and designated wetland areas will be placed in a **Conservation Easement** as part of a development agreement, the District should have no issue with this approach as the provided buffer is generally 75 ft or greater and their regulated buffer is 25 ft average with a 15-ft minimum. Any discrepancy in the jurisdiction line would be more than accounted for in the average buffer provided.

To provide a basis for ERP permitting in the future, the Wetlands and Surface Waters were grouped into categories to describe the type of Wetland or Surface Water feature present in each designated polygon described on Figure 67. The descriptive Polygons are tabulated within Table 5 and photographs of each polygon are provided in Appendix A. These categories are briefly described, as follows:

1. **Brooke Pointe Creek:** The onsite areas of Brooke Pointe Creek are best described as *Disturbed Mixed Hardwood Riparian Surface Waters*. The Creek and banks are occupied by a host of deciduous hardwood species; however, there is very little wetland acreage associated with the Creek on site and is best referred to as a Surface Water. Most of the historical upper onsite floodplain has been converted to pasture. There are **NO** natural floodplain areas remaining on site. The north and west boundary of the Creek has been significantly altered by single family residents who have converted most the historical floodplains to intensively managed yards and planted with yard grasses.
2. **Turkey Creek:** The onsite areas of Turkey Creek consist of eight (8) mapped polygons that are best described as *Disturbed Mixed Hardwood Riparian Surface*

Waters. There are **NO** true wetland areas associated with the Creek on site. There are wetland habitats off site south of the Creek. The onsite areas have been substantially impacted by cattle and pasture management. Road crossings occur in several areas and residential construction and yard management south of the Creek have affected the type, nature, and function of the Creek in these areas.

3. **Schmidt Creek:** Schmidt Creek, as mapped on Figure 67, consists of a well-defined surface water stream represented by **Polygon 18**. This polygon extends from a west to east road crossing that has been in place since before 1937 south to the confluence with Turkey Creek. From the road crossing north Schmidt Creek is composed of several well-defined creek channels that flow in various directions through a *Disturbed Mixed Hardwood Seepage Wetland*. Muck soils are present throughout and the creeks route surface water from north of US 441 to Turkey Creek and originate in an upland Mixed Hardwood Seepage Slope that is located around the south and east perimeters of the Wetlands.
4. **Isolated Mixed Hardwood Seepage Wetlands: Polygons 30 and 31** are within a long landscape depression that is oriented northeast to southwest within the western third of the Project Site. Surface Waters originate in the area from upland runoff and groundwater seepage that seeps out of the ground and runs along a muck surface into several small defined stream channels. From **Polygons 30** and **31** water flows south into a partially excavated swale **(Polygon 6)** that was in part created by digging and scouring of Surface Waters during high rain events. Stream flows in this area are diminished by natural seepage into the ground throughout the extent of the polygons. **Polygon 13** is a small narrow surface water drainage that has historically been enhanced that routes water from **Polygon 31 to 30.**
5. **Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters (Polygon 32):** This system has been designated as **Polygon 32** and during extreme flood events this floods into **Polygons 14 and 5**. The area is characterized by a series of isolated and connected shallow landscape expressions significantly affected by cattle. The vegetation in the area is primarily dominated by a dense subcanopy cover of deciduous hardwood species that are generally very small. Groundcover vegetation is sparse throughout all areas of the delineated polygon areas. During normal rain years, most of the area does not have surface water. Water seeps into the ground rapidly, and during periods of low rainfall upland vegetation quickly colonizes the entire ground surface. In periods of extreme rains, the area is differentially flooded as the numerous depressions drain at variable rates. Some hold water for extended periods while others drain rapidly. Only during extreme flood stages that are substantially above the average annual flood event would water flow south to Turkey Creek. There was no evidence in 2019–2021 that flow across the pasture had occurred.
6. **Non-Wetland Intermittent Surface Waters**: This broad descriptive category has been used to describe several small depressions, excavated ditches, small man-made ponds, and eroded swales created from overflow waters during periods of

high rainfall. These generally cannot be delineated pursuant to **Section 62-340.300. Delineation of Wetlands** and do not have characteristics of Wetlands but are delineated pursuant to **Section. 62-340.600(2) (b-d)**. **Surface Waters,** which primarily defines a flood boundary or excavation boundary. Typically, most of these areas are exempt from State mitigation because they are less than 0.50 acres, are isolated, and/or are excavated in uplands The majority of these areas were covered in upland vegetation in 2008 and are only intermittently flooded during periods of very high rain and can remain dry for several years even during periods of normal rainfall.

7. **Non-Wetland Swales:** The name of these features is intended to indicate that these areas are typically non-jurisdictional areas that direct water flow for a short distance and water flows into the ground. They only flow in response to rainfall. These areas were not claimed by the District as jurisdictional features in 2008.They shows signs of erosion and deposition but do not have wetland vegetation and have a normal seasonal groundwater table that lies below the surface except during flood events.
8. **Man-Made Surface Waters:** This category includes all Surface Waters that were excavated in uplands to include the three (3) drainage ditches defined as **Polygons 49, 50,** and **51**, an excavated fishpond **(Polygon 4**), and an excavated agricultural pond **(Polygon 3).** All are minimal quality habitats that have several surface water inflows of pollutants to include cattle wastes, greenhouse discharges, detergents from laundry facilities, and fertilizer inputs. The areas are characterized as Surface Waters and have little to no aquatic or wetland vegetation within the surface water or rooted in the ground. Direct impacts from cattle grazing, cattle walking, and uses of the areas as a drinking water source are apparent.

Surface Water Impacts Proposed in Response to Site Development

A Preliminary Site Development Plan proposed for the Site is provided as **Figure 69** Based on the Preliminary Site Development Plan there are surface water impacts proposed that total **1.551 acres** (**Figure 69**, **Table7**). No impacts occur to wetland habitats with impacts primarily restricted to significantly altered man-made and non-wetland surface water habitats. No Mitigation Assessment is provided at this time; however, the developer has agreed that to partially mitigate for the impacts, all naturally occurring Wetlands on the Site and the entire limits of the jurisdictional areas of Schmidt Creek, Brooke Pointe Creek, and Turkey Creek will be placed into a **Conservation Easement**. The draft Conservation Area is shown on **Figure 70** and totals **36.29** acres, which is 30% of the total Planning Parcel acreage. In addition to the Conservation Areas, there will be creation of substantial onsite Surface Waters maintained as stormwater basins (**Figure 71**). These basins, although not candidate to provide mitigation, provide a significant amount of surface water habitat that does compensate for the loss of the agricultural pond and other small intermittent Surface Waters. Therefore, there certainly will be **NO NET LOSS** of surface water habitat on the Site and that cannot be argued. For example, within the City of Gainesville, several hundred acres of treatment basins

have been created within Paynes Prairie for Wastewater Treatment. The Wetlands are referred to as the ***Sweetwater Branch Wetlands Park***. These areas would have substantially more nutrients, metals, etc., in the water due to the inflow of wastewater from the Sweetwater Branch Sewage Treatment Facility, which in this area, has a very high phosphorus concentration. No one would argue that this *Wetlands Park* did not provide substantial habitat for water birds and wading birds or any animals that require aquatic habitat for forage. These onsite stormwater basins will have a similar function. In addition, the basins provide substantial buffer for the conserved riparian and wetland systems.

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan

The City of Alachua regulations protecting *Wetlands* are defined within **Comprehensive Plan Conservation and Open Space Element, Objective 1.10**, defined (in part) as follows:

> **Objective 1.10: *Wetlands***
>
> The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
>
> *Policy 1.10.a:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.
>
> *Policy 1.10.b:* The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

Policy 1.10.a specifically refers to *Wetlands* as those areas that would be identified using the Statewide Delineation Methodology that is defined in **Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters.** This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in*: **Objective 1.10: Wetlands*** specifically refers to Regulation of "*Wetlands." Wetlands* in **Chapter 62-340** are defined differently and delineated differently than *Surface Waters.* Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

The City Comprehensive Plan regulates Surface Waters, in part, through the provisions of **Objective 1.12: Water Resources**, as follows:

> **Objective 1.12: Water Resources**
>
> The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

This Objective specifically references connected surface waters such as springs, streams, and rivers, which are all *natural connected water systems*.

and,

Policy 1.12 b further defines the Objective in the context of *flowing Surface Water bodies,* as follows:

> *Policy 1.12.b:* The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Nowhere within **Objective 1.10: Wetlands** or **Objective 1.12: Water Resources** are regulations described for prohibition of development in or around man-made or non-natural surface waters or isolated natural surface waters. There are NO prohibitions described for development in or around these surface water types. These surface water types are the surface water categories that are proposed for impact on the Schmidt Planning Parcel.

Chapter 62-340 is very specific in its treatment and delineation of Surface Waters versus Wetlands. Wetlands are defined, as follows,

> (19) "Wetlands," as defined in Section 373.019(25), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs,

cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Within the Florida Administrative Code , *Surface Waters* are defined, as follows.

Chapter 62-340.600 Surface Waters.

(1) For the purposes of Section 373.421, F.S., surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially, including, the Atlantic Ocean, the Gulf of Mexico, bays, bayous, sounds, estuaries, lagoons, lakes, ponds, impoundments, rivers, streams, springs, creeks, branches, sloughs, tributaries, and other watercourses. However, state water quality standards apply only to those waters defined in Section 403.031(13), F.S.

Delineation of Surface Waters and Wetlands are described within **Section 62-340.600(2) (a-d)**, as follows:

(2) The landward extent of a surface water in the State for the purposes of implementing Section 373.414, F.S., shall be the more landward of the following:

(a) Wetlands as located by Rule 62-340.300, F.A.C., of this chapter;

(b) The mean high water line elevation for tidal water bodies;

(c) The ordinary high water line for non-tidal natural water bodies;

(d) The top of the bank for artificial lakes, borrow pits, canals, ditches and other artificial water bodies with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground, or

(e) The seasonal high water line for artificial lakes, borrow pits, canals, ditches, and other artificial water bodies with side slopes flatter than 1 foot vertical to 4 feet horizontal along with any artificial water body created by diking or impoundment above the ground.

(3) Determinations made pursuant to paragraphs (2)(b) and (2)(c), shall be for regulatory purposes and are not intended to be a delineation of the boundaries of lands for the purposes of title.

Rulemaking Authority 373.421 FS. Law Implemented 373.421, 373.4211, 403.031(13) FS. History–New 7-1-94, Formerly 17-340.600.

Natural Flowing Surface Waters are further defined in the context, of streams (creeks, rivers, etc.), as follows,

Section 373.019 F.S. (20) Stream

(20) "Stream" means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

The ***Florida Statutes* (Section 373.019 FS. Definitions)** defines '*man-made drainage features'* in the context of *'Other Watercourses',* as follows,

> *(14) 'Other Watercourse***'** means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted.

Therefore, for State permitting purposes flowing natural surfaces waters such as streams are defined and treated differently than artificial man-made drainages such as excavated ditches and canals.

The Objectives within the City Comp Plan defined above that deal with Wetlands and Surface Water specifically separate Wetland regulations from Surface Water regulations pursuant to guidelines established in **Chapter 62-340** as related to their delination. In addition, regulations in **Objective 1.12** are defined in terms of *Natural Surface Waters* and exclude *Artitfically Created Surface Waters.* City development regulations within *Policcy 1.10b* specifically define and distinguish between allowable and limited development in *Isoslated Wetlands* as opposed to *Connected Wetlands* howver no such definition exists for isolated and man-made Surface Water areas where allowable impacts remain largely undefined and prohitions for development impacts are also not defined.

Based on the context of these regulations, the impacts proposed for the Schmidt Farms Planning Parcel are consistent with any prohibitions defined within **Objectives 1.10 and 1.12**. Since the Surface Water impacts are not specicifally addressed in these regulations, the impacts would be regulated pursuant to the requirements of the Water Manaagement District as defined in the Applicant's Handbook and **Chapter 62-345. Uniform Mitigation Assessment Method, FAC**. Further, when local municipal regulations are less restrictive or do not address specific Wetland or Surface water impacts in Alachua County, then the provisions of ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77, Water Quality Standards and Management Practices*** (ULDC)would take precedent. Within this Code, **Section 77.21. Exemptions** defines several exemptions, as follows:

> **Sec. 77.21. - Exemptions**.
>
> (a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:
>
> (11) *Artificial wetlands.* All man-made impoundments, lakes, streams, ponds, artificial or created wetlands, and all stormwater management facilities, provided that alteration in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project they shall not be exempt from this chapter. If any wetlands or surface waters are part of a stormwater management facility approved by a city or the county, the same function must be provided, and any modifications shall be subject to approval by the applicable city or county engineer.

Based on this Code, the largest acreage of impacts proposed on Schmidt Planning Parcel involves created agricultural ponds and excavated drainage ditches, which are low-quality habitats that have received significant historical impacts as a result of intense cattle management. These ponds and ditches currently act as a continual pollution source to downstream areas of Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. The *Conservation Easement* as proposed by the applicant would more than account for mitigation for the loss of these constructed Surface Waters, and by rule, these appear to be exempt from County and City Mitigation. As previously described, the impacts proposed for this site were approved during the 2008 application process by the City and District. The impacts proposed then are the same as those proposed for the current Project. Hence, the proposed impacts must also be considered in context of the following Code,

> **Sec. 77.21. - Exemptions**.
>
> (9) *Previously approved permits.*
> a. *Dredge and fill permits:* Specifically permitted dredge and fill or surface water management activities that were approved by a federal or state agency or a water management district, prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.
> b. *Other permits:* Projects for which the applicant demonstrates that final site plan or development plan approvals have been issued prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.

and,

> (10) *Altered wetlands.* In instances where the water regime of a wetland has been artificially altered, but the dominant vegetation of the area in question continues to be comprised of listed species, a feasibility of hydrologic restoration shall be made by county staff. Hydrologic restoration that can be accomplished by minor earth work or drainage controls, and would not be contrary to the public health, safety, and welfare, shall be viewed as the preferable alternative to the proposed alteration. This provision for exemption is not intended to apply in the case where a surface water and/or wetland has been filled or altered in violation of any rule, regulation, statute, or this chapter.

Summary

In summary, this ERA report documents the existing conditions found on the Planning Parcel. From this review, it can be stated that the Planning Parcel does not contain any natural native Upland or Wetland habitats that have not been significantly altered by past and ongoing agricultural and cattle management practices. As part of the proposed development, the following statements apply:

1. All Regulated Natural Resources that include Wetlands and natural Surface Waters on the site will be protected in perpetuity by Conservation Easements.
2. Development will **NOT** adversely affect Regulated Resources on the Planning Parcel or on adjacent sites.
3. **NO** known listed species will be adversely affected by development of the Planning Parcel.
4. Future development will be consistent with environmental regulations specified within the City Comprehensive Plan, the Alachua County Unified Land Development Code, and all set-aside required by Code will be established prior to any development activity of the Planning Parcel.

Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County.

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE JUC	*Ageratina jucunda* (Greene) Clewell & Wooten	Hammock snakeroot	NL	FAC	NC
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAL VIA	*Calyptocarpus vialis* Less.	Straggler daisy	FAC	UPL	EW
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR PEN	*Cardamine pensylvanica* Muhl. ex Willd.	Pennsylvania bittercress	FACW+	OBL	NP
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR DEB	*Carex debilis* Michx.	White-edge sedge	FACW	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ANC	*Coleataenia anceps* (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
COL RIG	*Coleataenia rigidula* (Bosc ex Nees) LeBlond	Redtop panicum	FACW	FACW	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
COR FOE	*Cornus foemina* Mill.	Swamp dogwood	FACW-	FACW	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO COR	*Crocanthemum corymbosum* (Michx.) Britton	Pinebarren frostweed	NL	UPL	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC POR	*Dichanthelium portoricense* (Desvaux ex Hamilton) B.F. Hansen & Wunderlin	Hemlock witchgrass	NL	UPL	NP
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. strigosum	Roughhair witchgrass	FAC	FAC	NC
DIC CAR	*Dichondra caroliniensis* Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
EDR UNI	*Edrastima uniflora* (L.) Raf	Clustered mille graines	FACW	FACW	NC
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUO AME	*Euonymus americanus* L.	American strawberrybush	FAC-	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP PER	*Eupatorium perfoliatum* L.	Common boneset	FACW	FACW	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HEX TER	*Hexasepalum teres* (Walter) J.H. Kirkbr.	Poor joe	FACU-	UPL	NP
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydrocotyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* (L.) subsp. *solutus* (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
KEL VER	*Kellochloa verrucosa* (Muhl.) Lizarazu et al.	Warty panicgrass	FACW	FACW	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN STR	*Lantana strigocamara* R. W. Sanders	Lantana	FACU	UPL	EW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LUD PER	*Ludwigia peruviana* (L.) Hara	Primrose willow	OBL	OBL	NW
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC
MAT/GON	*Matelea floridana* or *Gonolobus suberosus* (sterile)	Florida spiny pod or Angular milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIC UMB	*Micranthemum umbros* (J.F. Gmel.) S.F. Blake	Shade mudflower	OBL	OBL	NC
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NEK ARB	*Nekemias arborea* (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	*Nyssa biflora* Walter	Swamp blackgum	OBL	OBL	NC
NYS SYL	*Nyssa sylvatica* Marshall	Blackgum	FAC	UPL	NC
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM REG	*Osmunda regalis* L. var. *spectabilis* (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	*Osmundastrum cinnamomeum* (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	*Oxalis debilis* Kunth	Pink woodsorrel	NL	UPL	EW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PER HYD	*Persicaria hydropiperoides* (Michx.) Small	Mild water-pepper	OBL	OBL	NP
PER PUN	*Persicaria punctata* (Elliott) Small	Dotted smartweed	FACW+	OBL	NP
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIL MIC	*Pilea microphylla* (L.) Liebm.	Artillery plant	FACU	FACW	NC
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN PAL	*Pinus palustris* Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU CAR	*Prunus caroliniana* (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE AUS	*Quercus austrina* Small	Bastard white oak	NL	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	*Quercus laurifolia* Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
QUE VIR	*Quercus virginiana* Mill.	Live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	---	NP
RUB PEN	*Rubus pensilvanicus* Poir.	Sawtooth blackberry	FACU+	---	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus nigra* L. subsp. *canadensis* (L.) Bolli	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC
SCL TRI	*Scleria triglomerata* Michx.	Tall nutgrass	FACU+	FACW	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SID TEN	*Sideroxylon tenax* L.	Golden buckthorn	NL	UPL	NC
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	*Stachys floridana* Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	*Stenotaphrum secundatum* (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
SYM CAR	*Symphyotrichum carolinianum* (Walter) Wunderlin & B.F. Hansen	Climbing aster	OBL	OBL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
SYM ELL	*Symphyotrichum elliottii* (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYM SUB	*Symphyotrichum subulatum* (Michx.) G.L. Nesom	Annual saltmarsh aster	OBL	OBL	NC
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	*Tillandsia usneoides* (L.) L.	Spanish moss	NL	UPL	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	*Triadica sebifera* (L.) Small	Popcorntree	FAC	FAC	EA
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC COR	*Vaccinium corymbosum* L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VER FOR	*Vernicia fordii* (Hemsl.) Airy-Shaw	Tungoil tree	NL	UPL	EW
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC FIL	*Yucca filamentosa* L.	Adam's needle	NL	UPL	NC
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

[1] USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

[2] FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

[3] Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

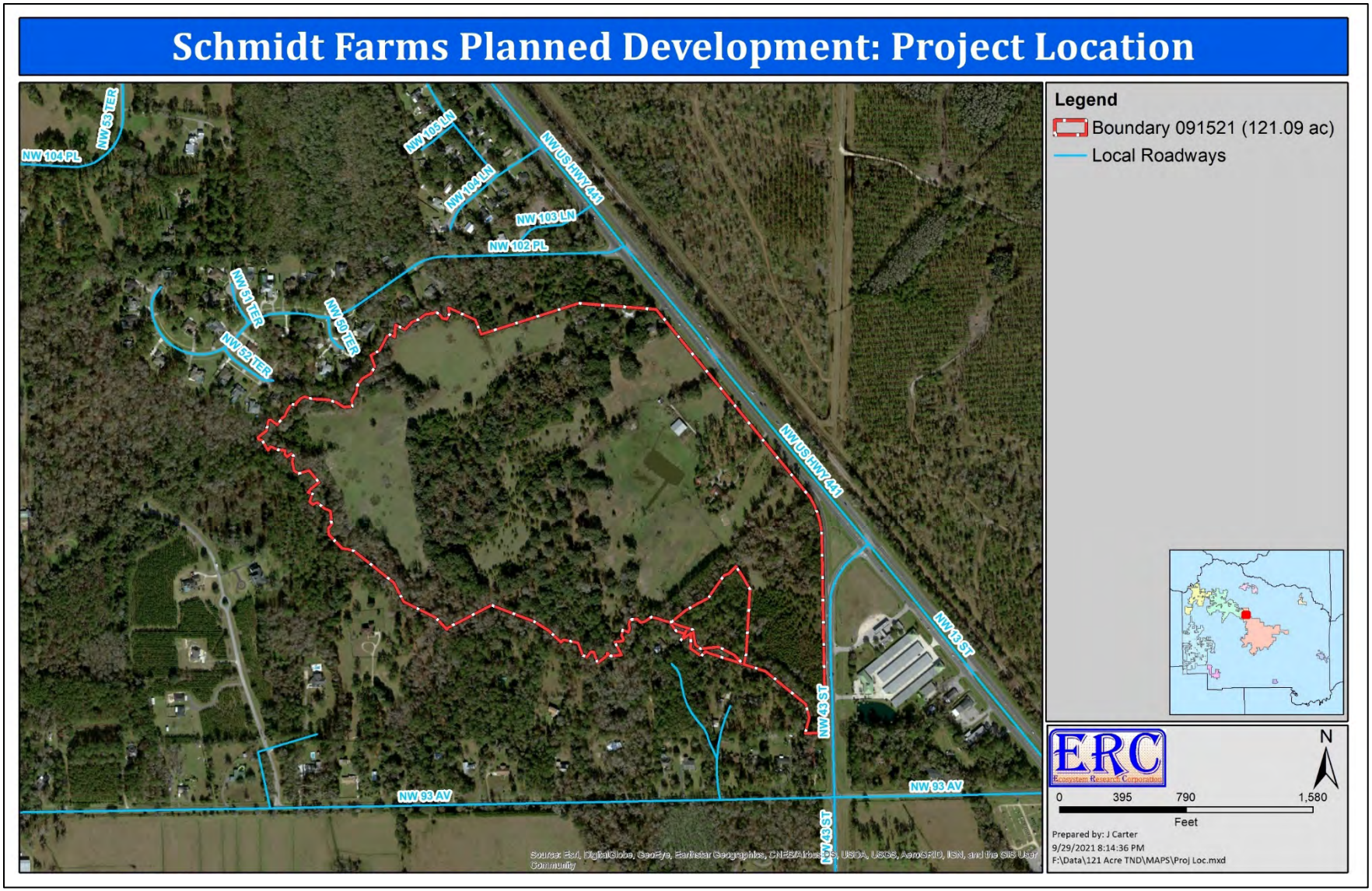


Figure 1. Project location map showing the Planning Parcel in relation to local access roads.

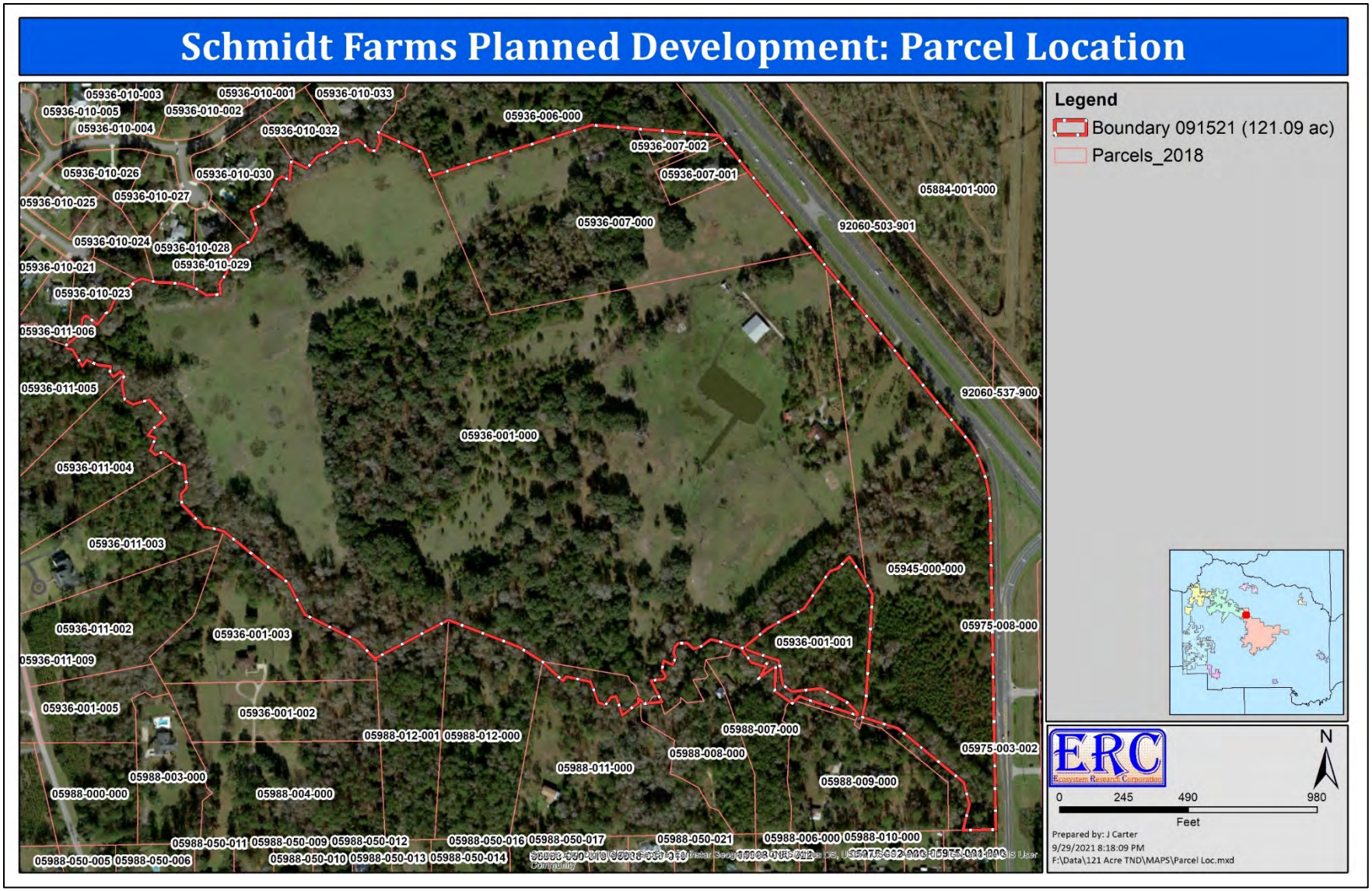


Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel.

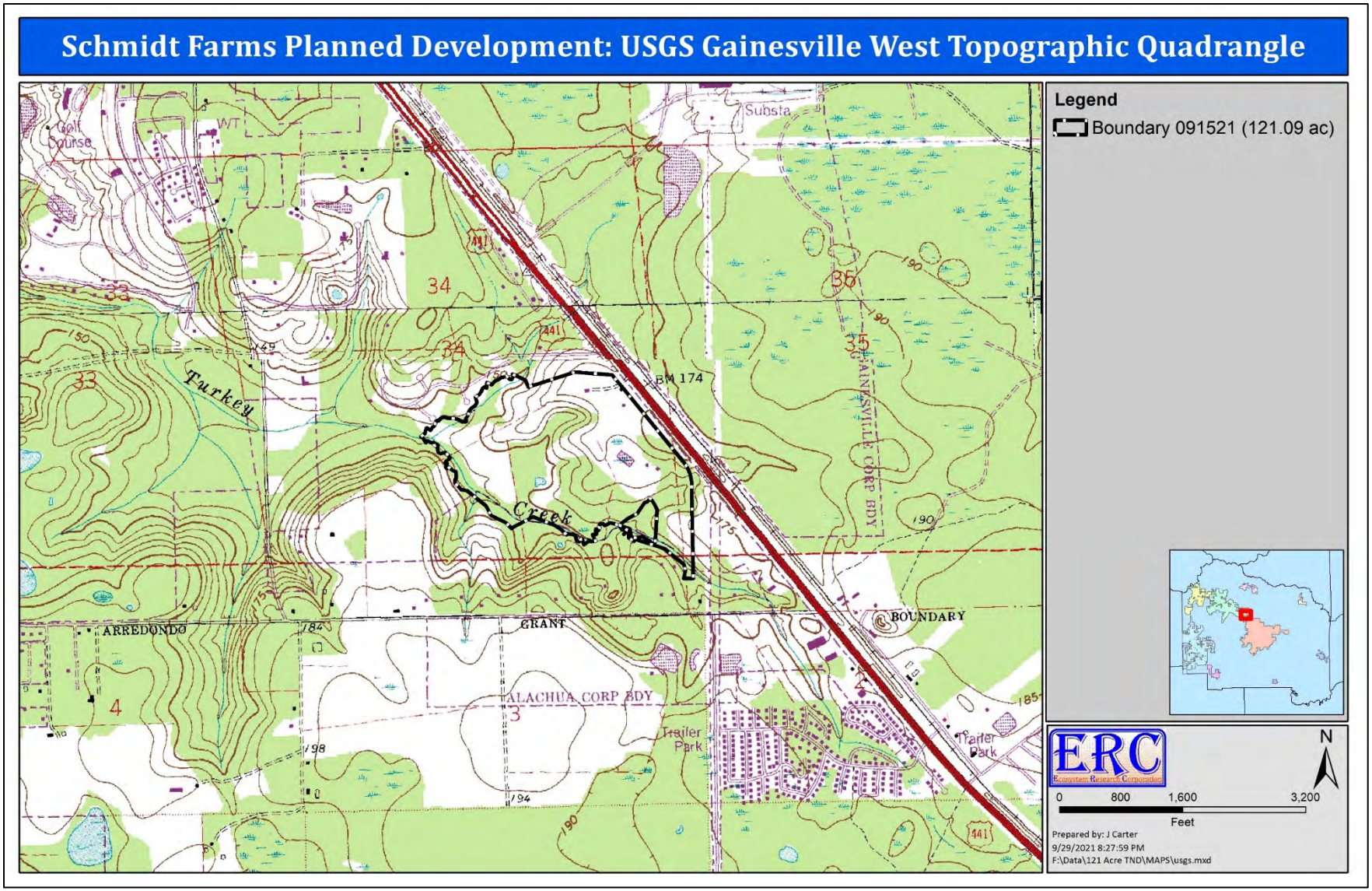


Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas.

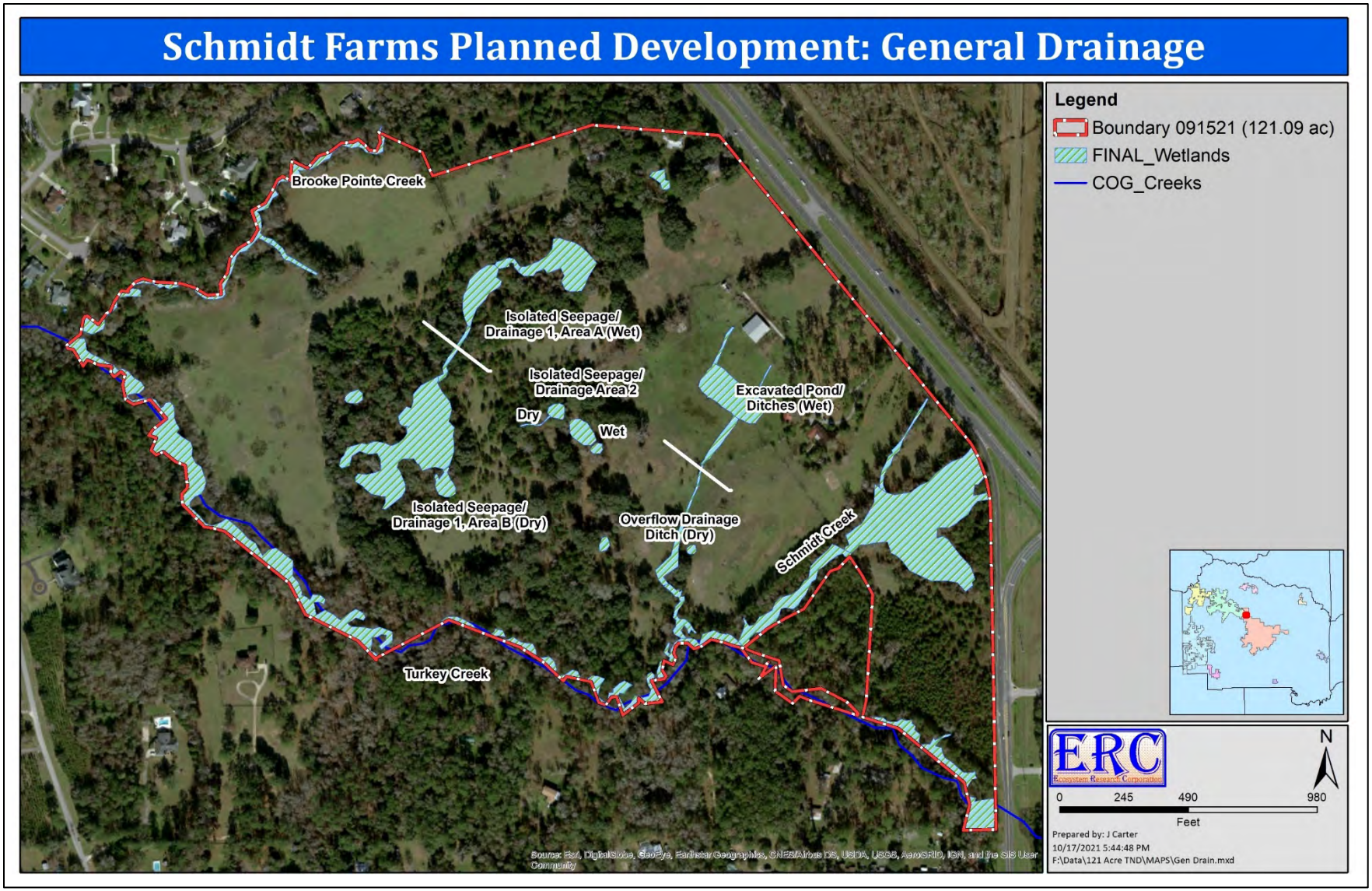


Figure 4. General drainage map of the Planning Parcel.

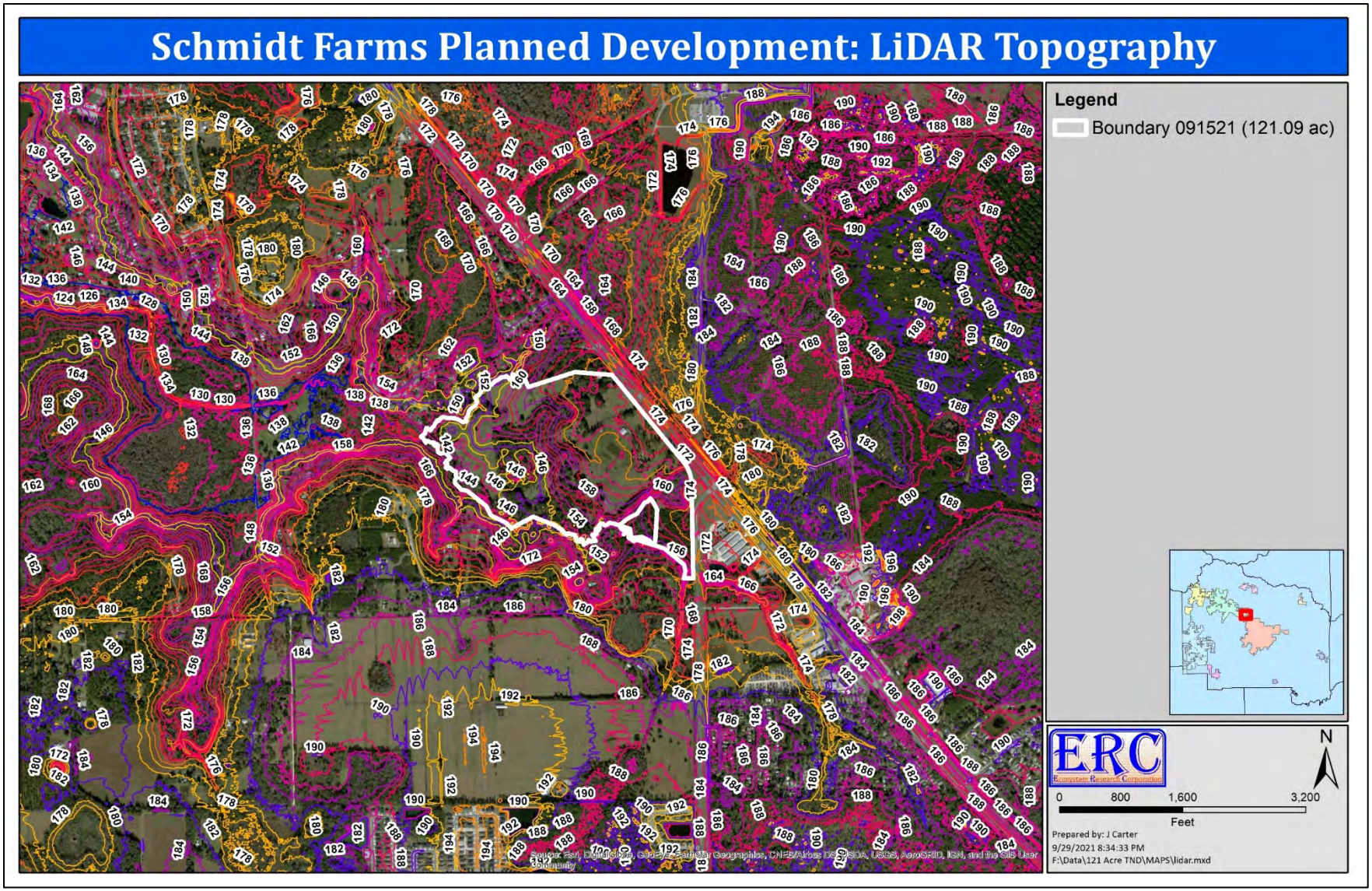


Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area.

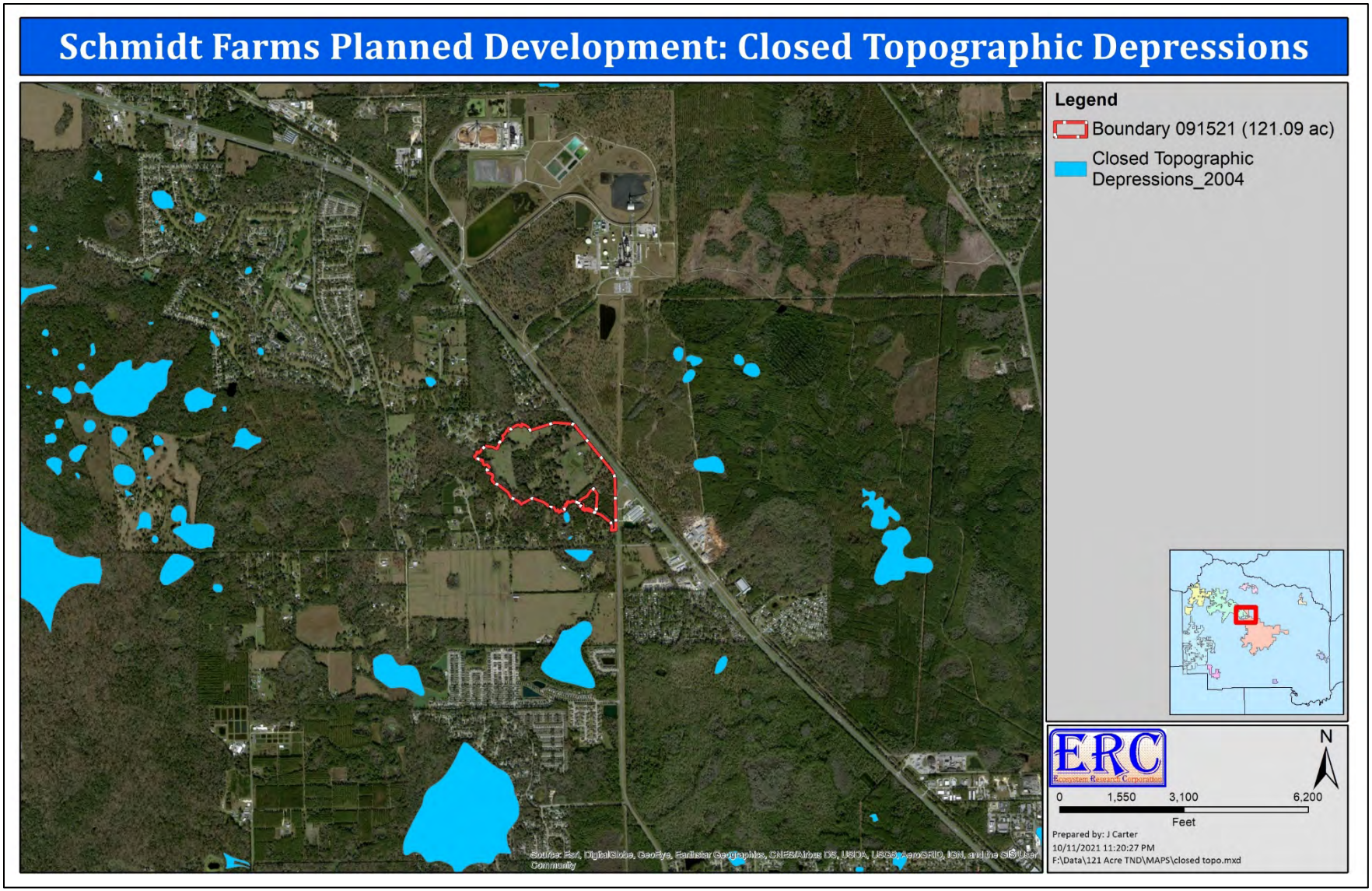


Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.

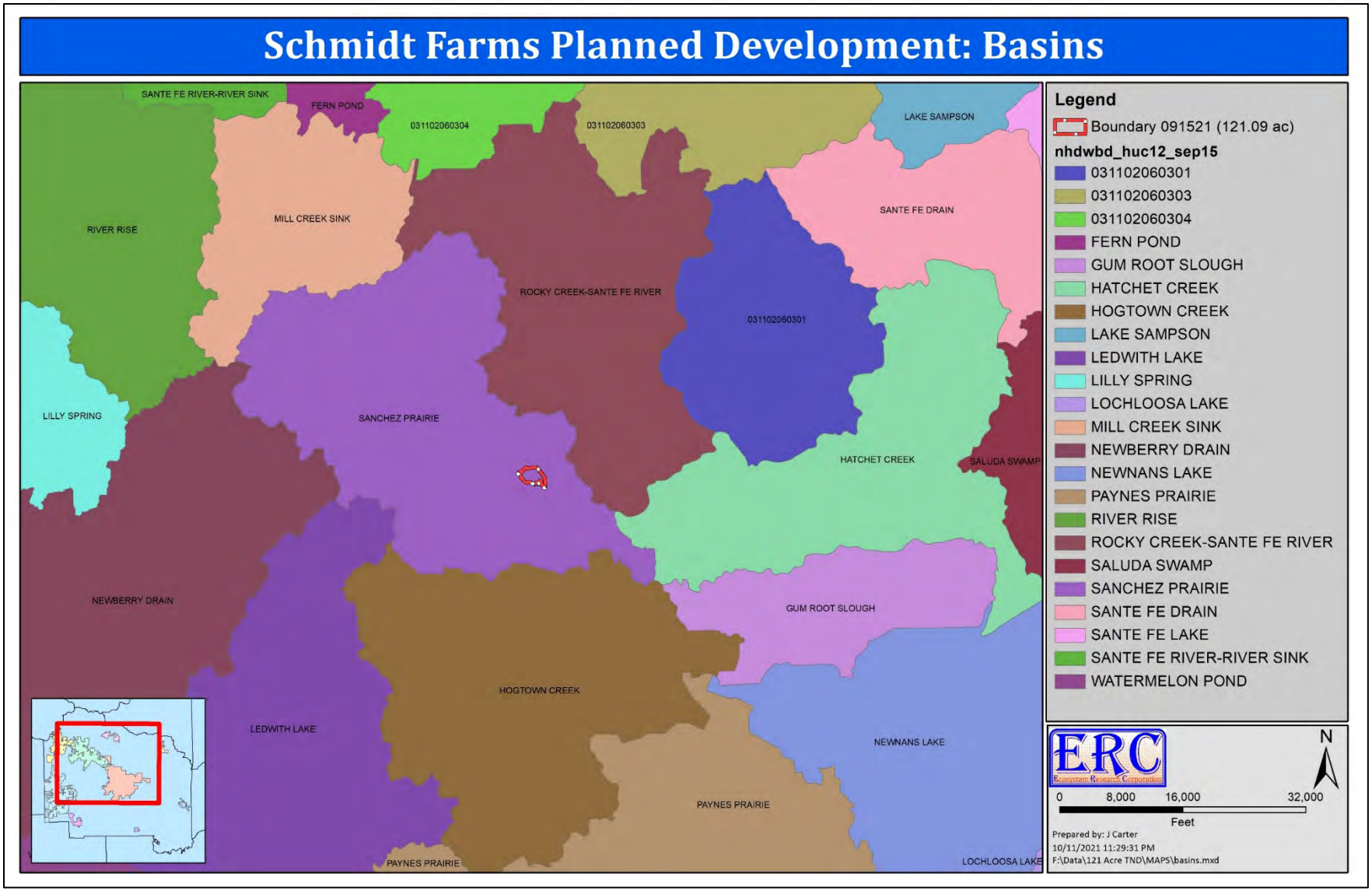


Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area.

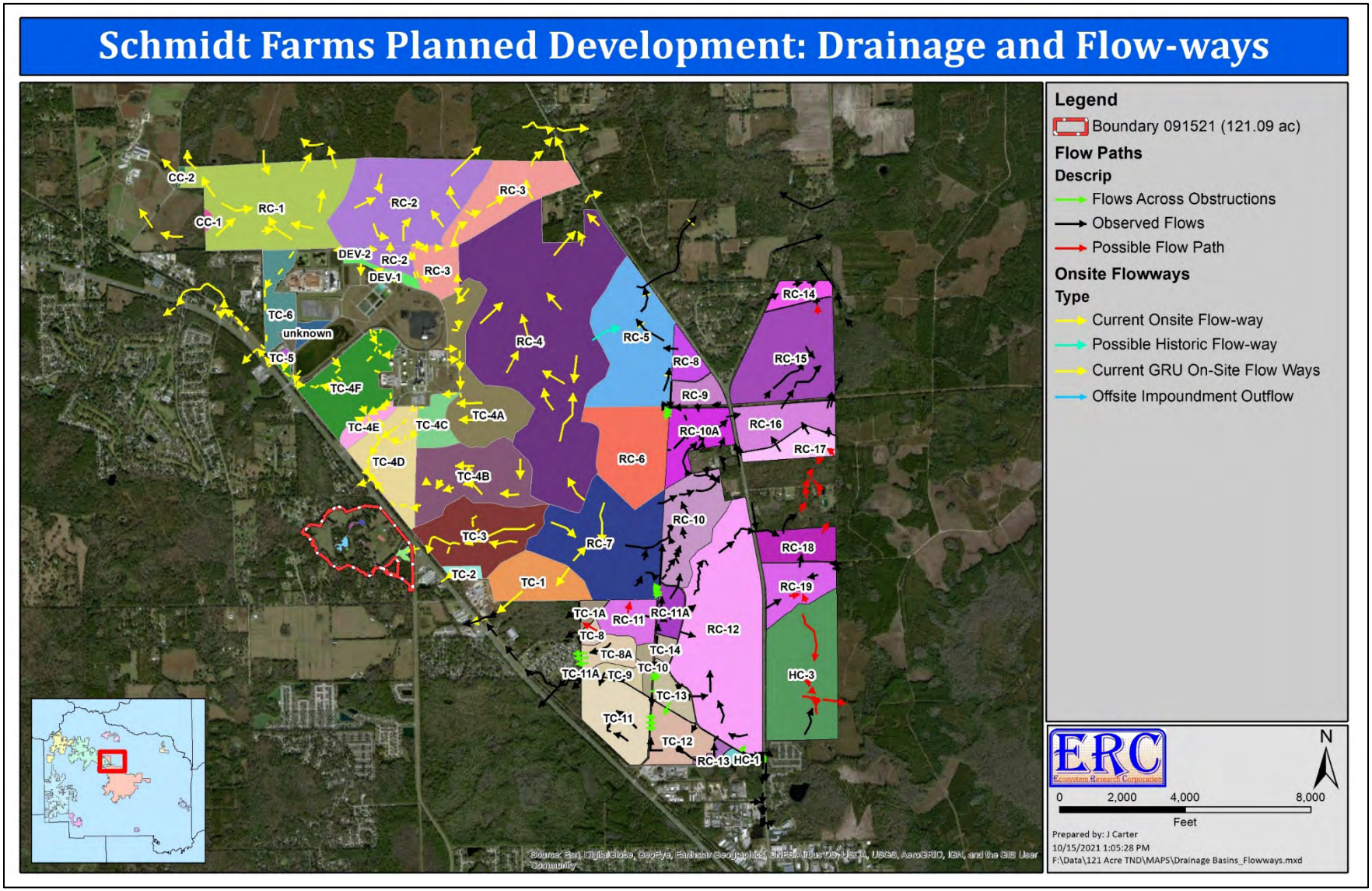


Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas.

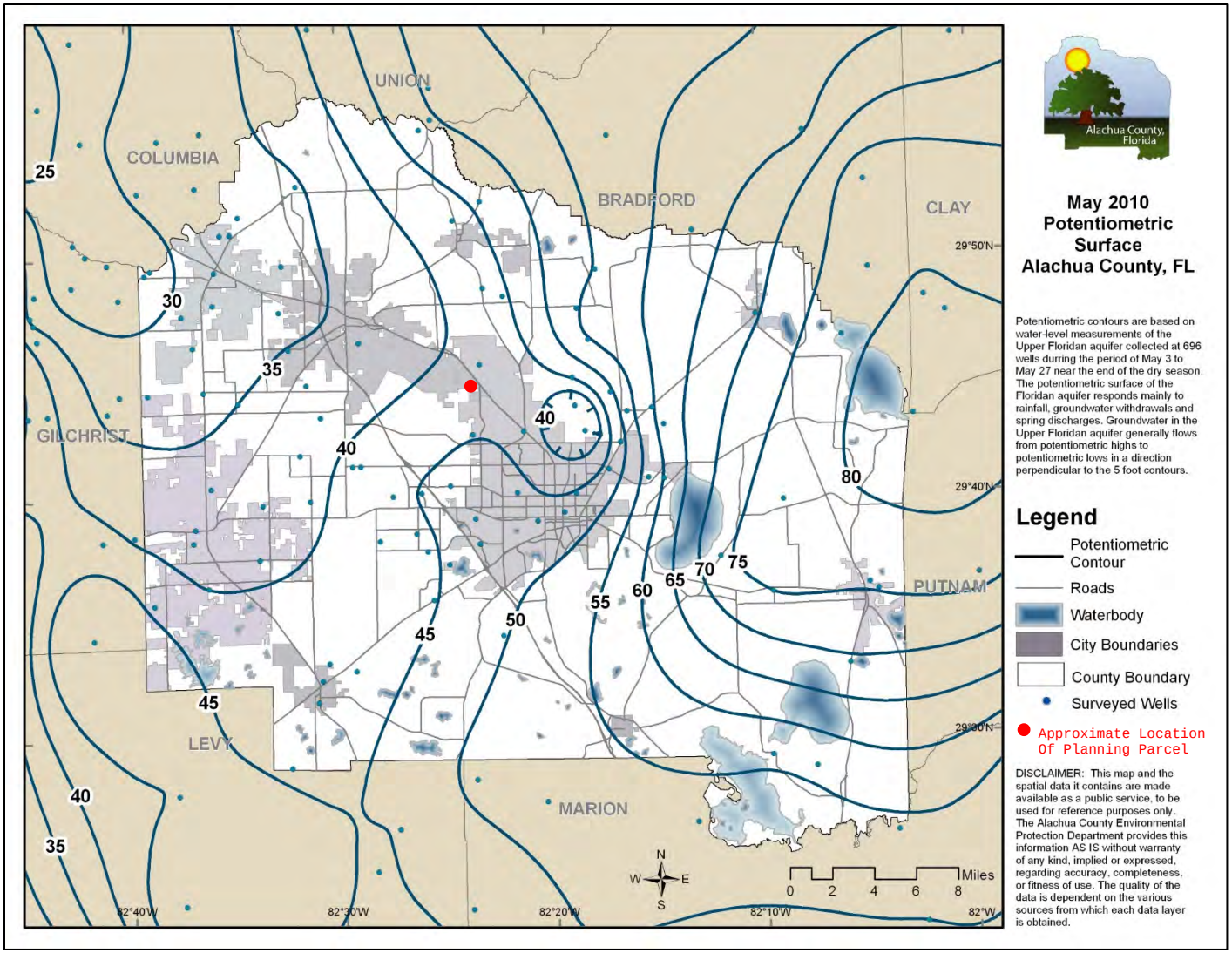


Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference).
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

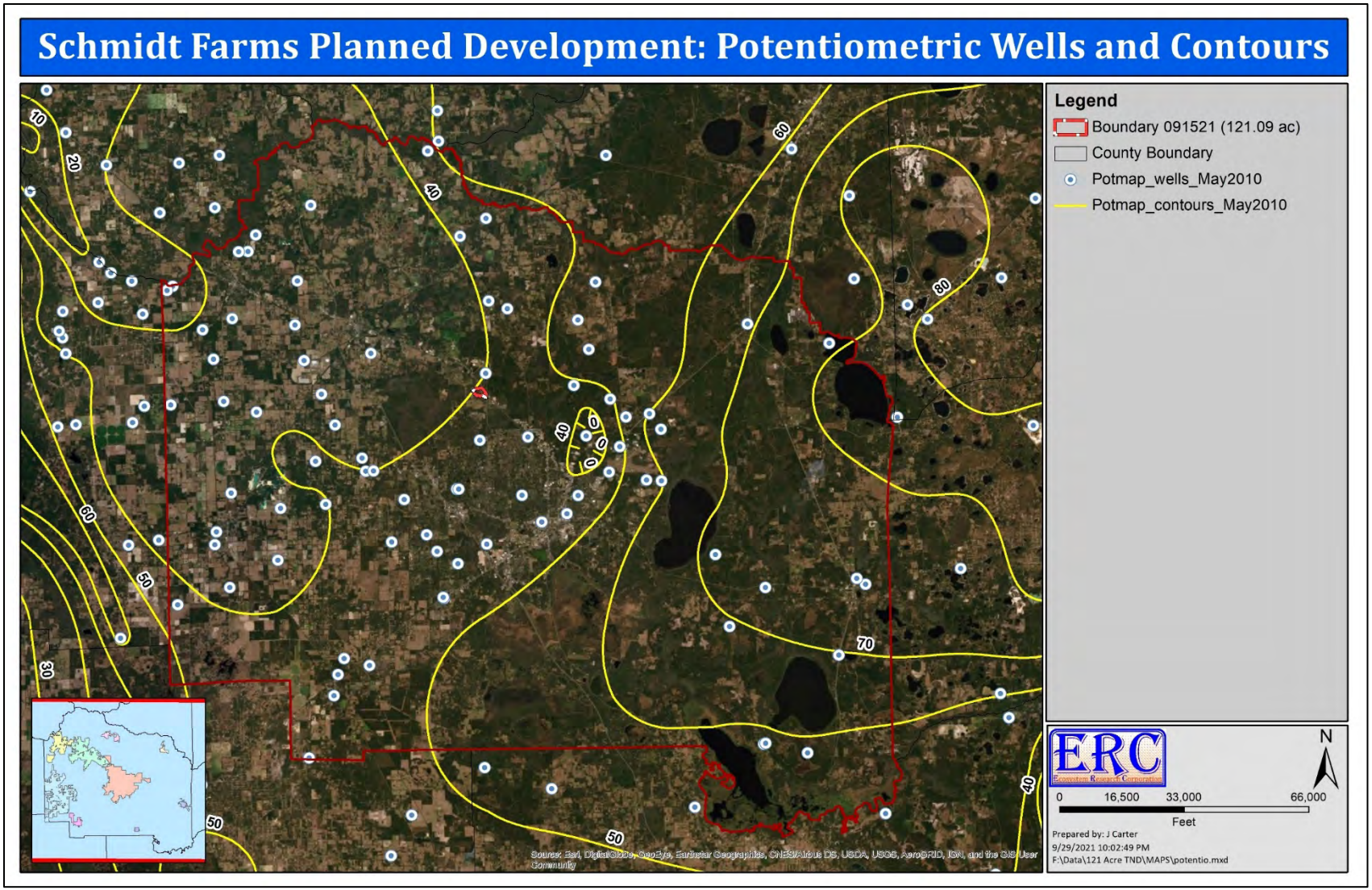


Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area.

Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

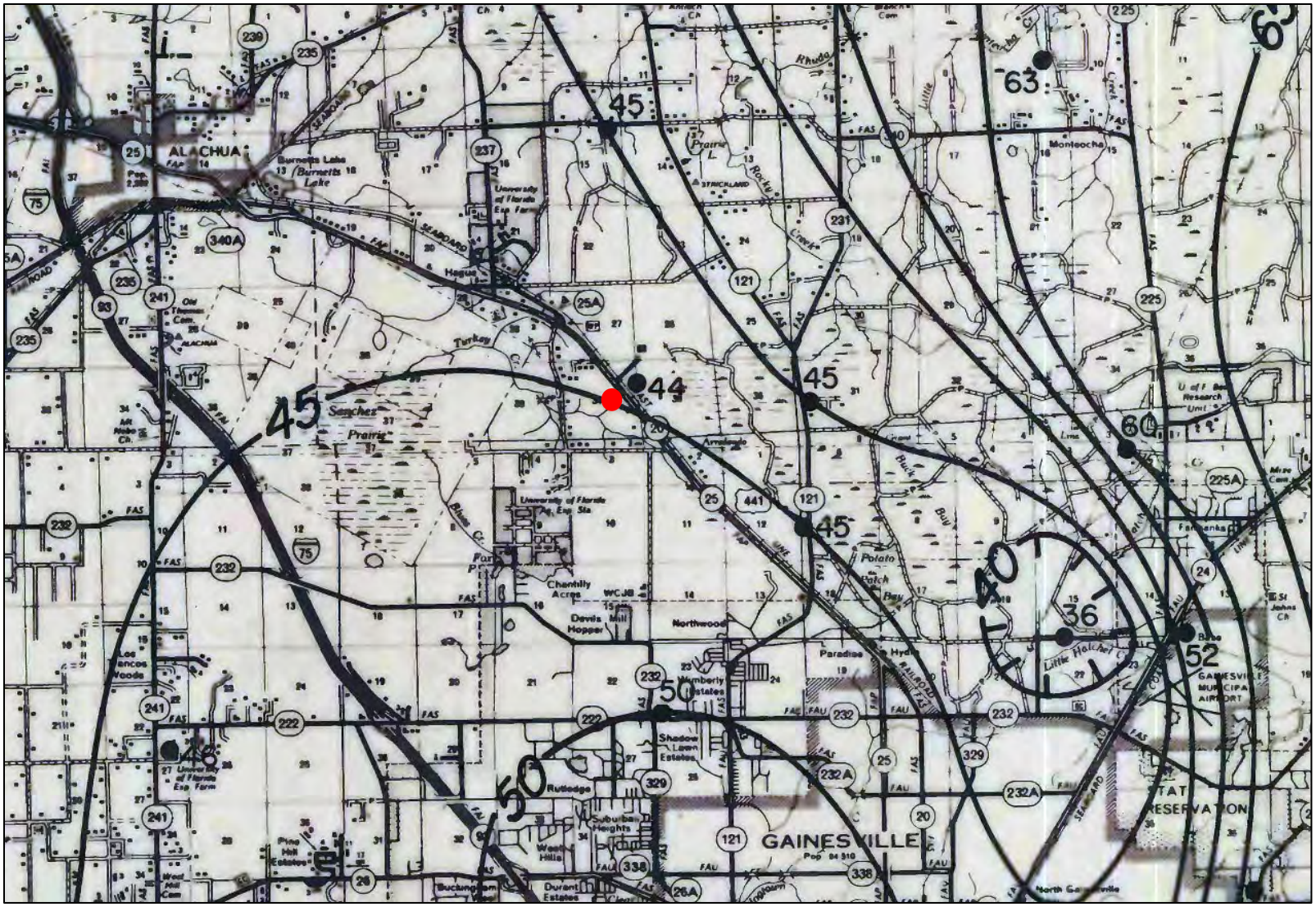


Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (● approximate location of Project Site).
Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.

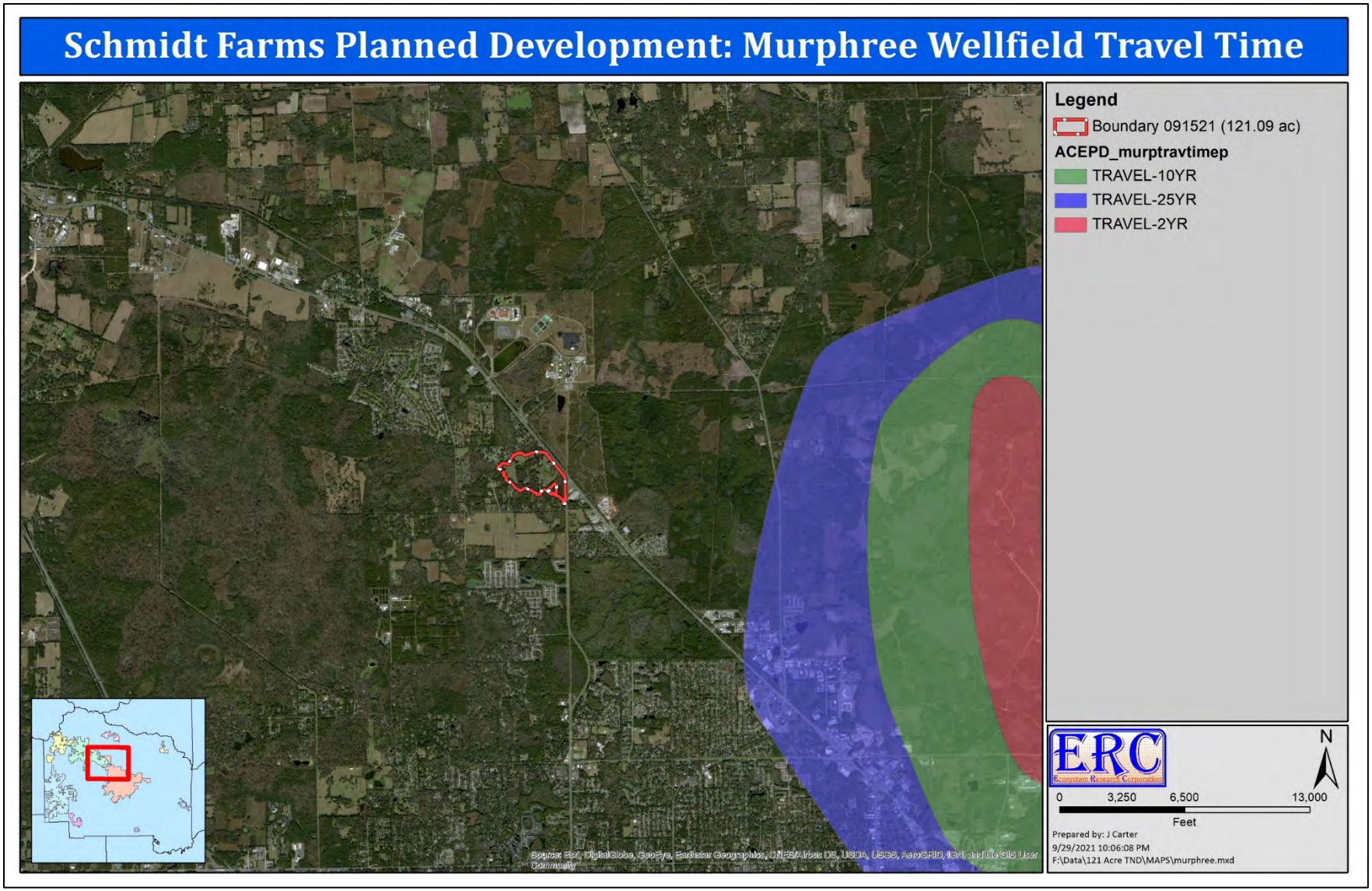


Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area.

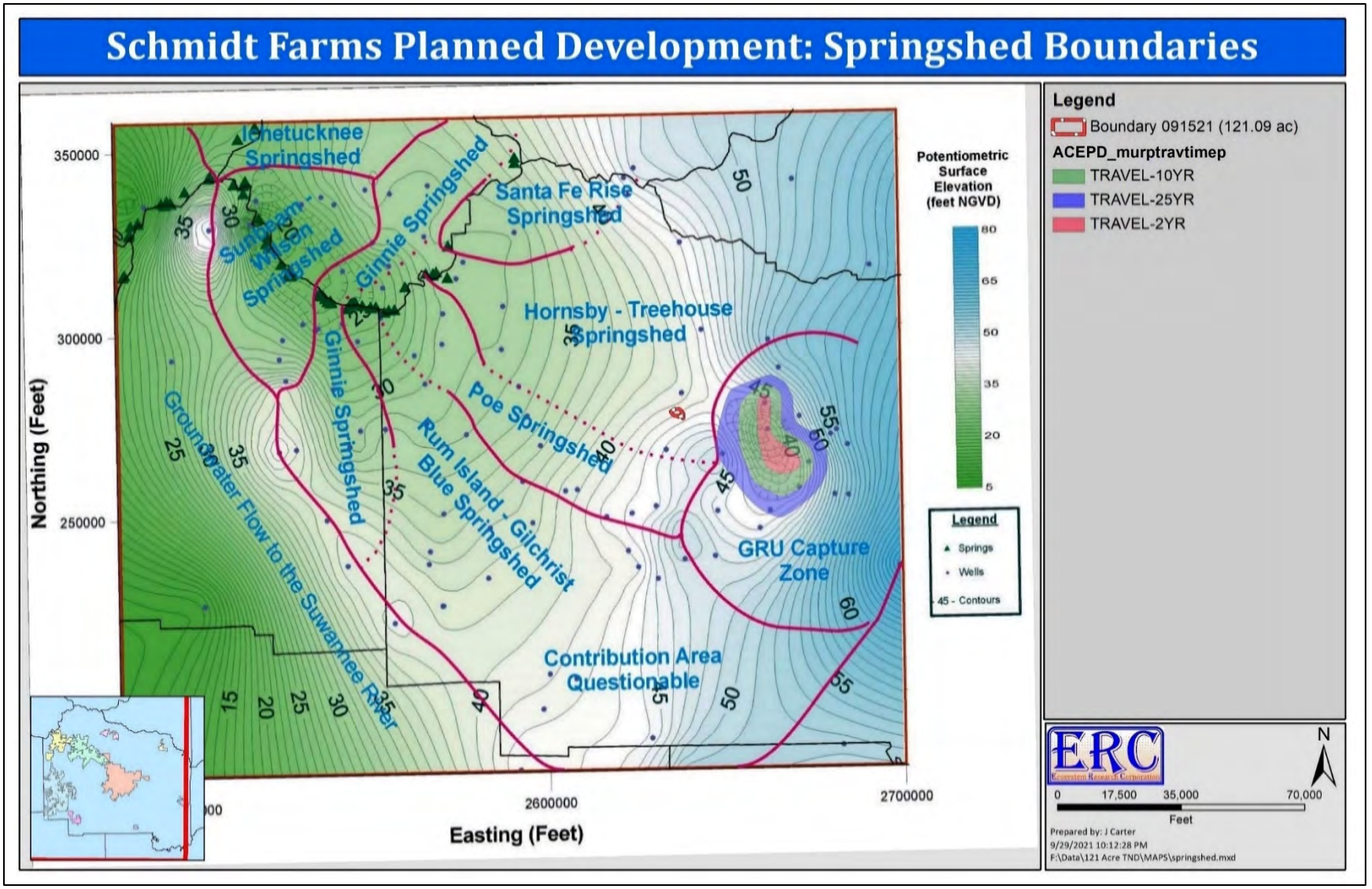


Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones.
Source: SDII 2008, http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf.

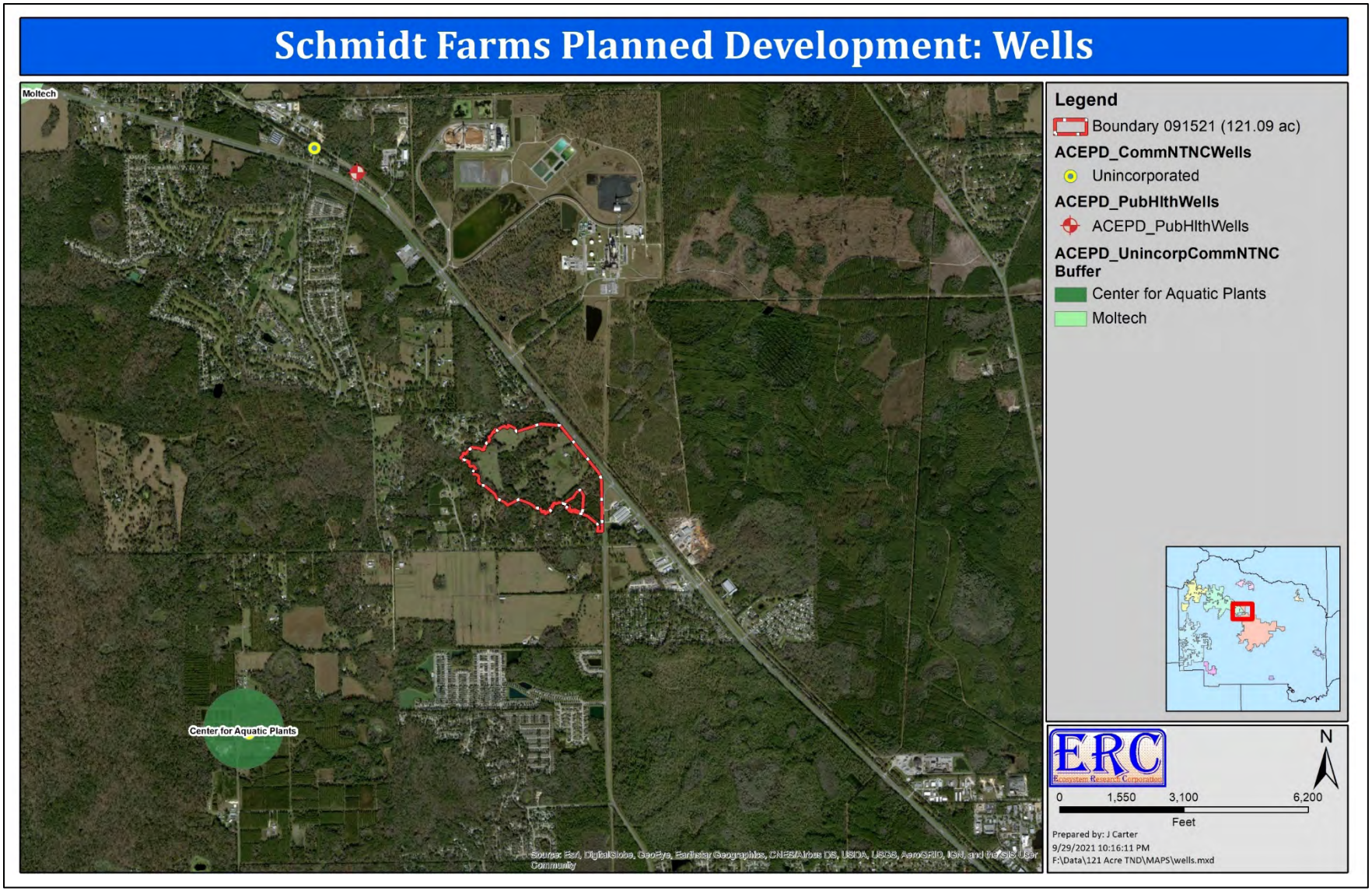


Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area.

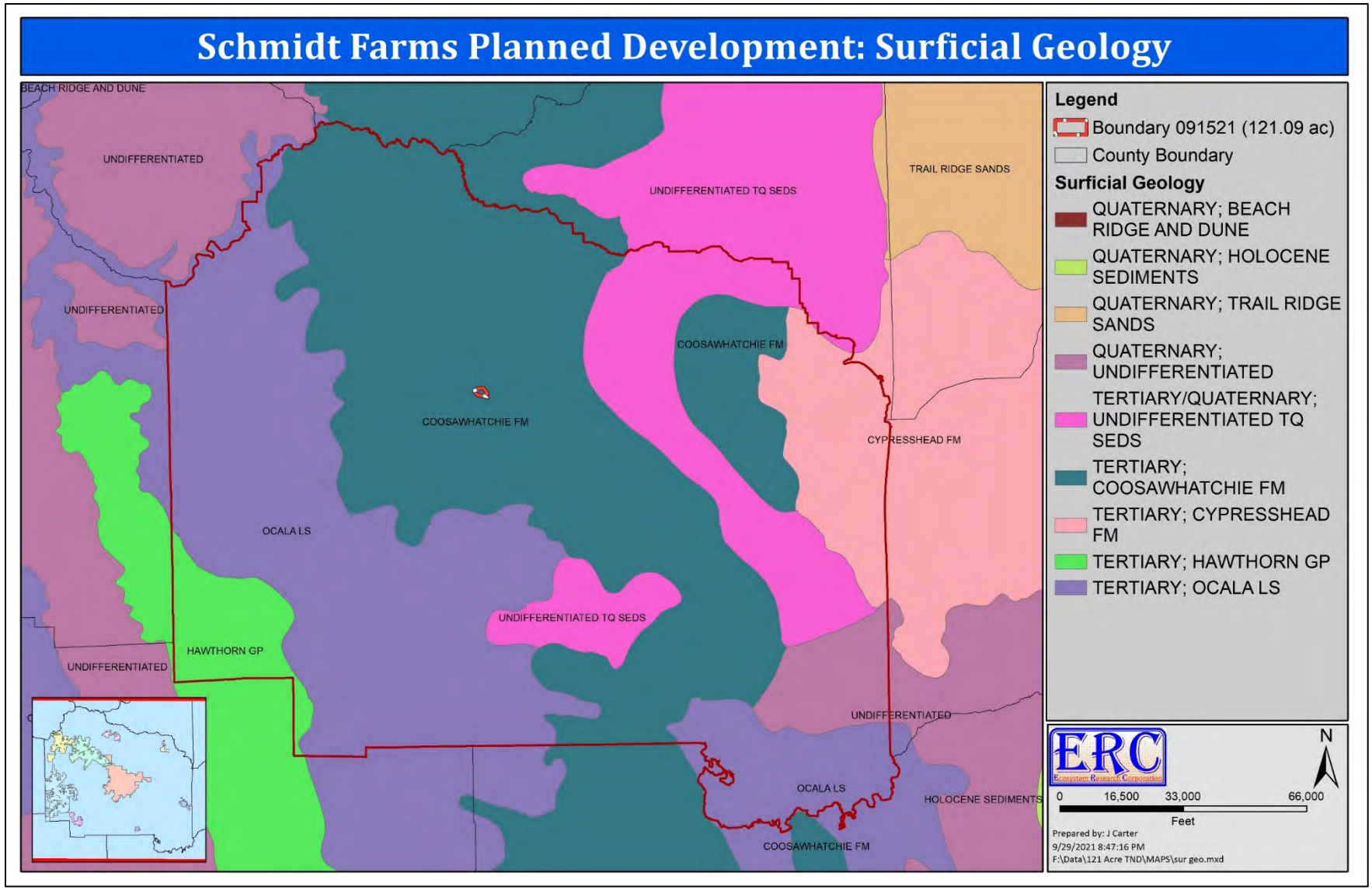


Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area.

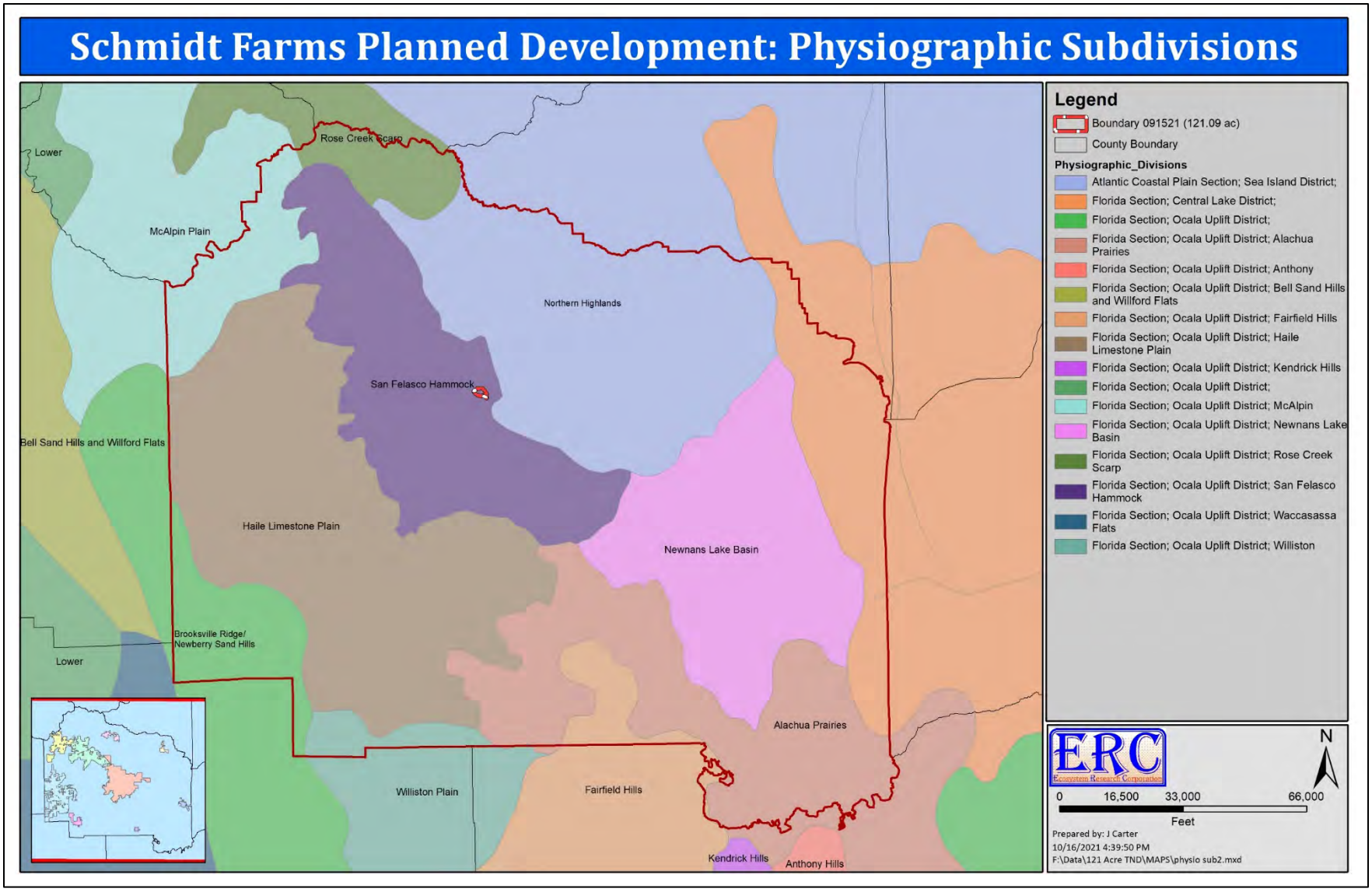


Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

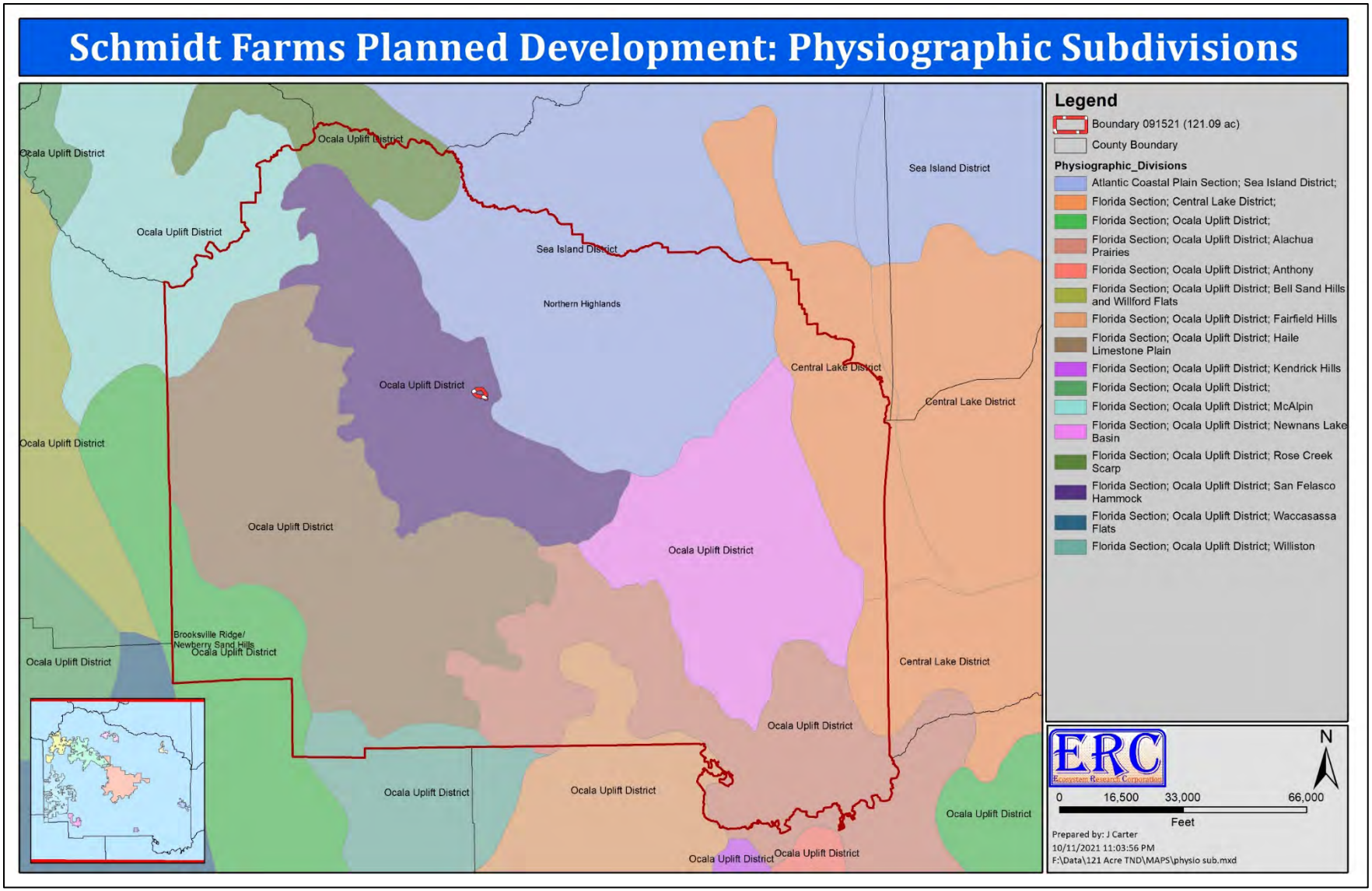


Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

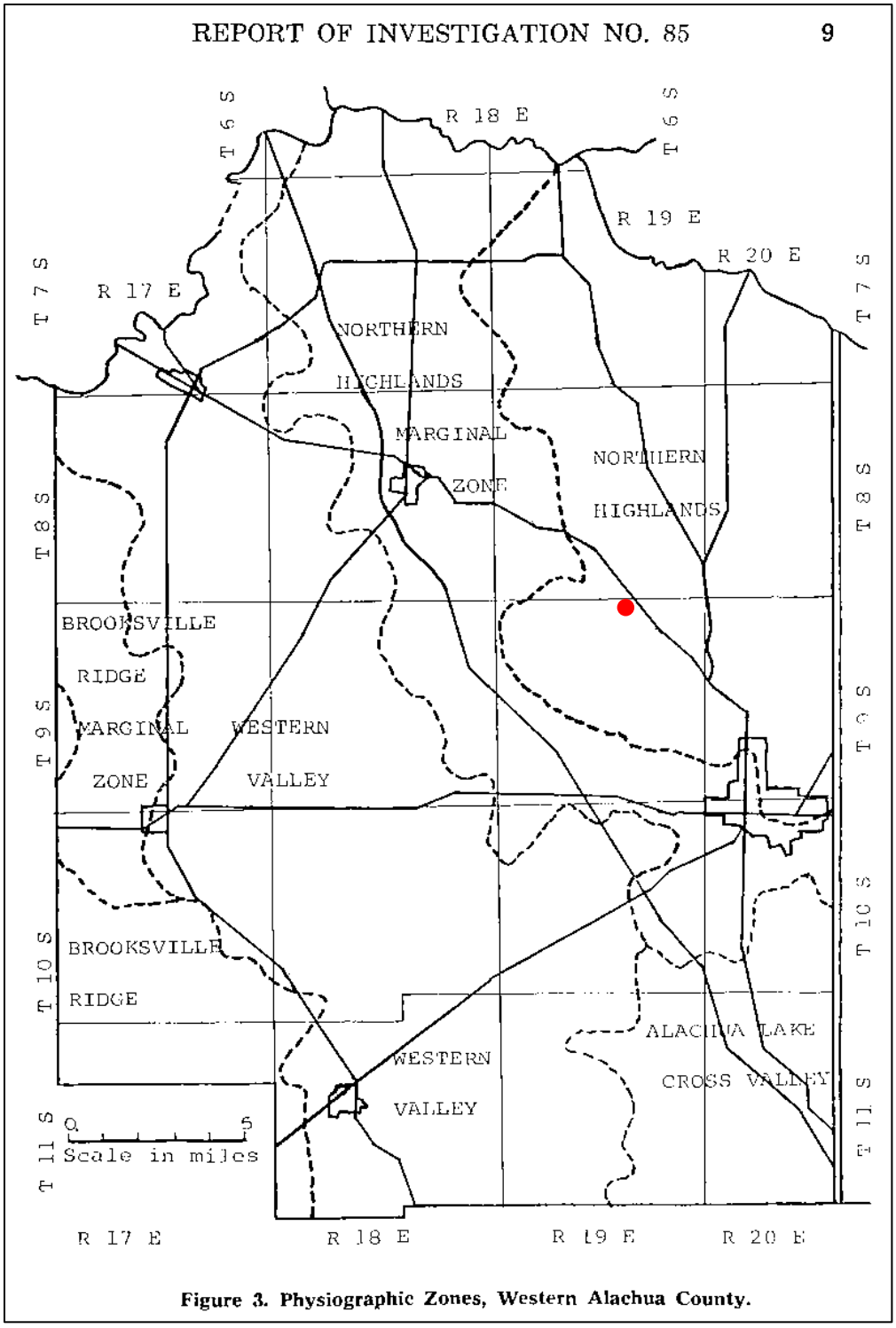


Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

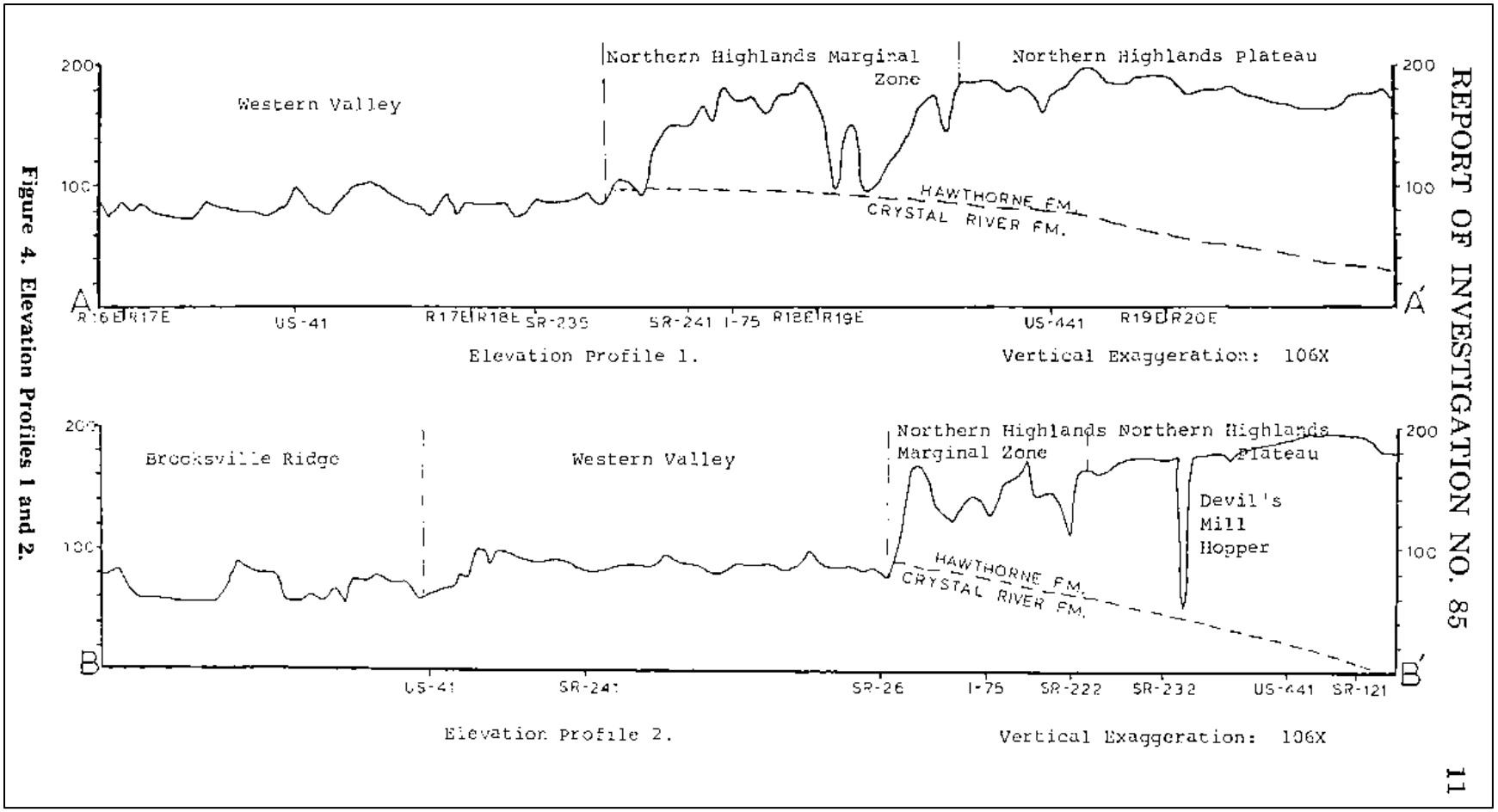


Figure 19. Elevation profiles 1 and 2.

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

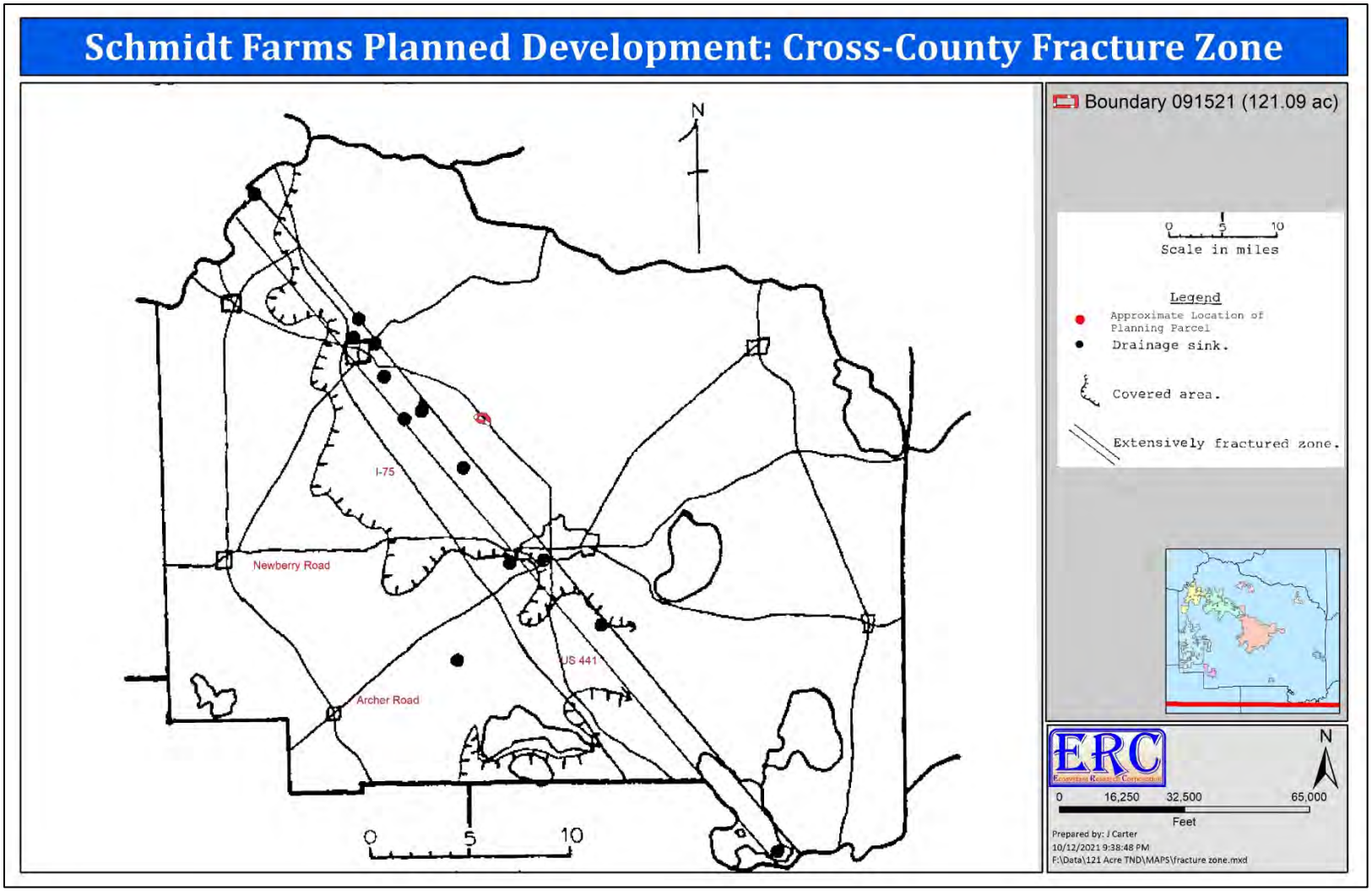


Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.)

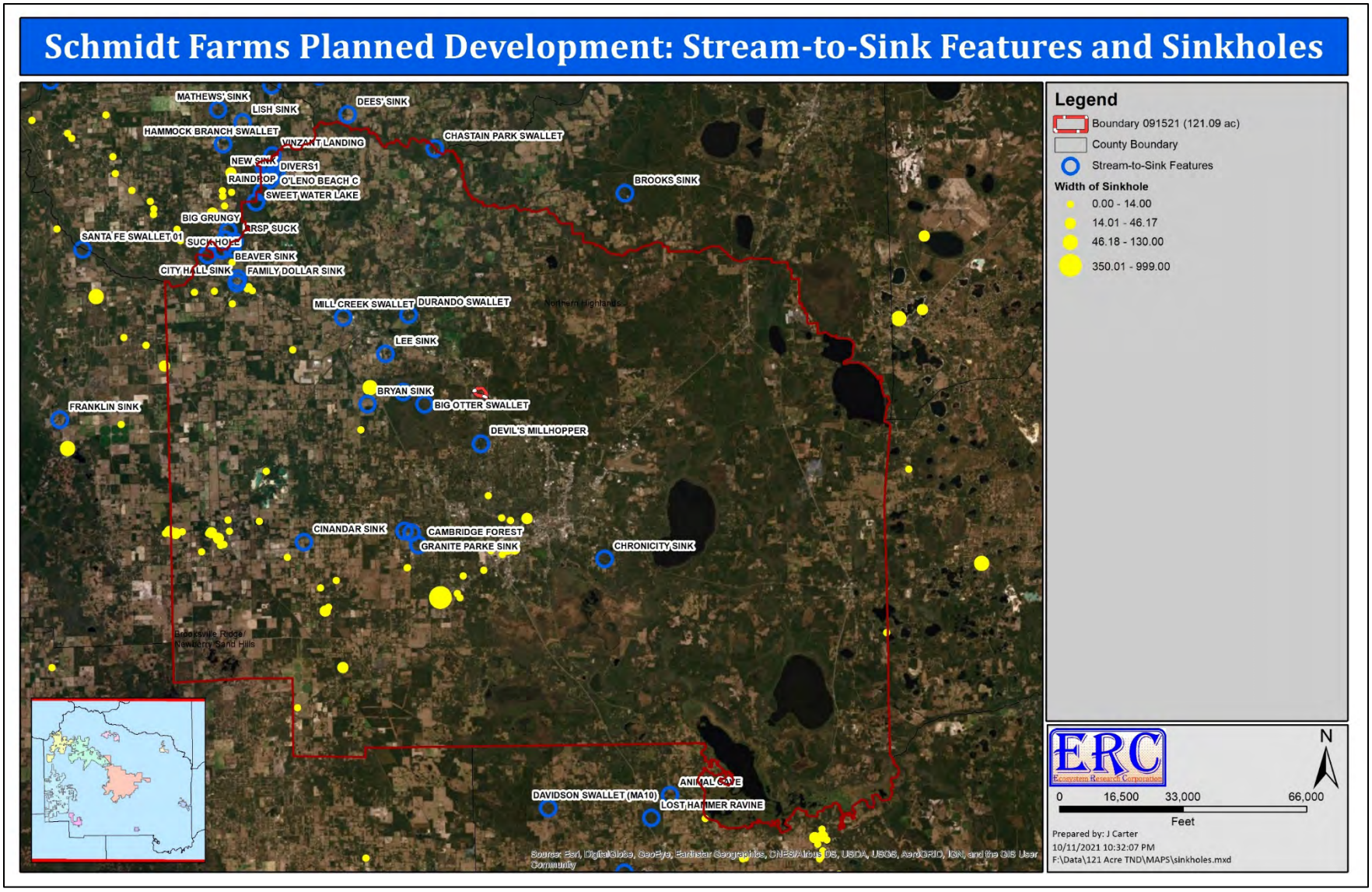


Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area.

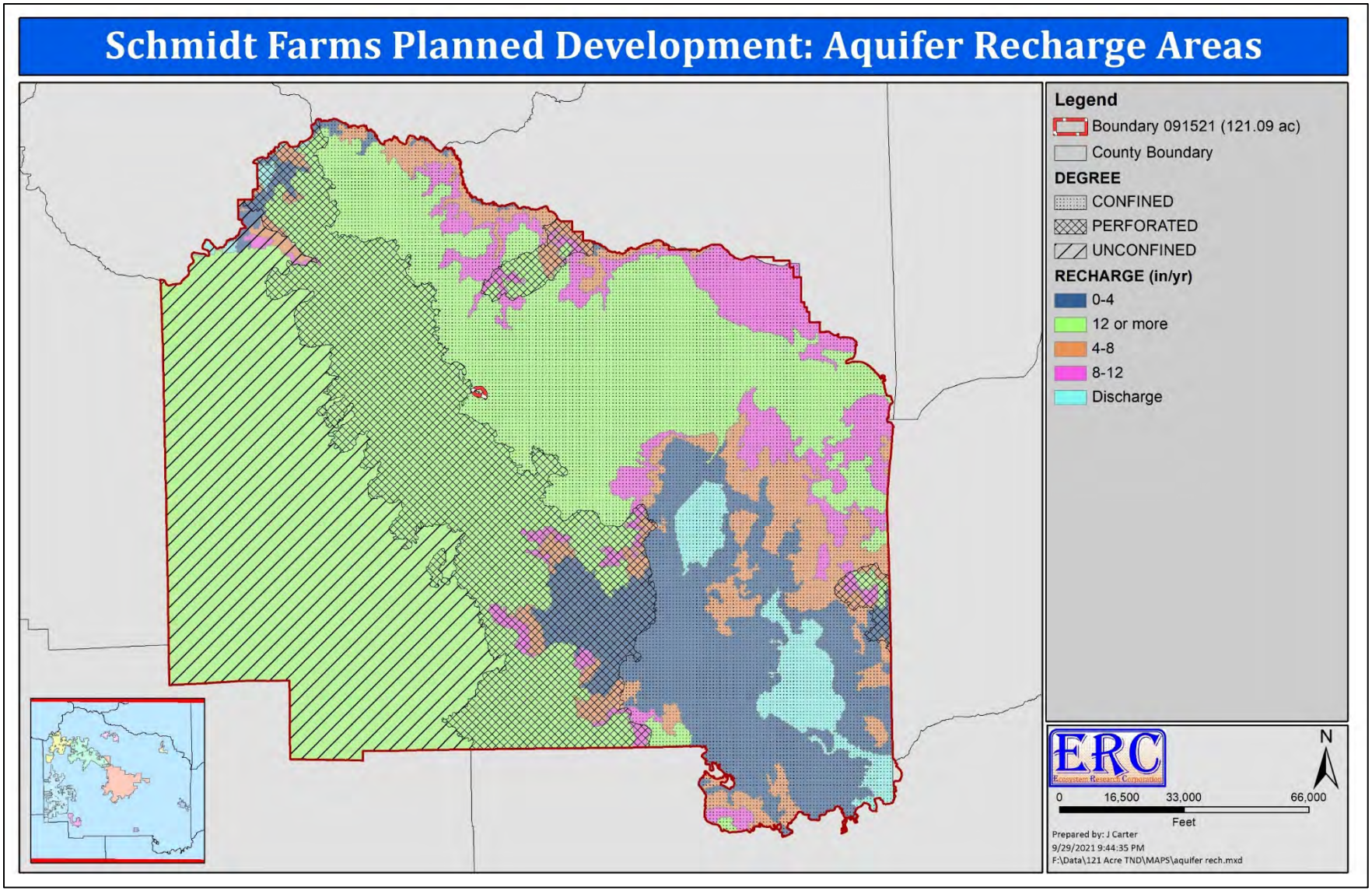


Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

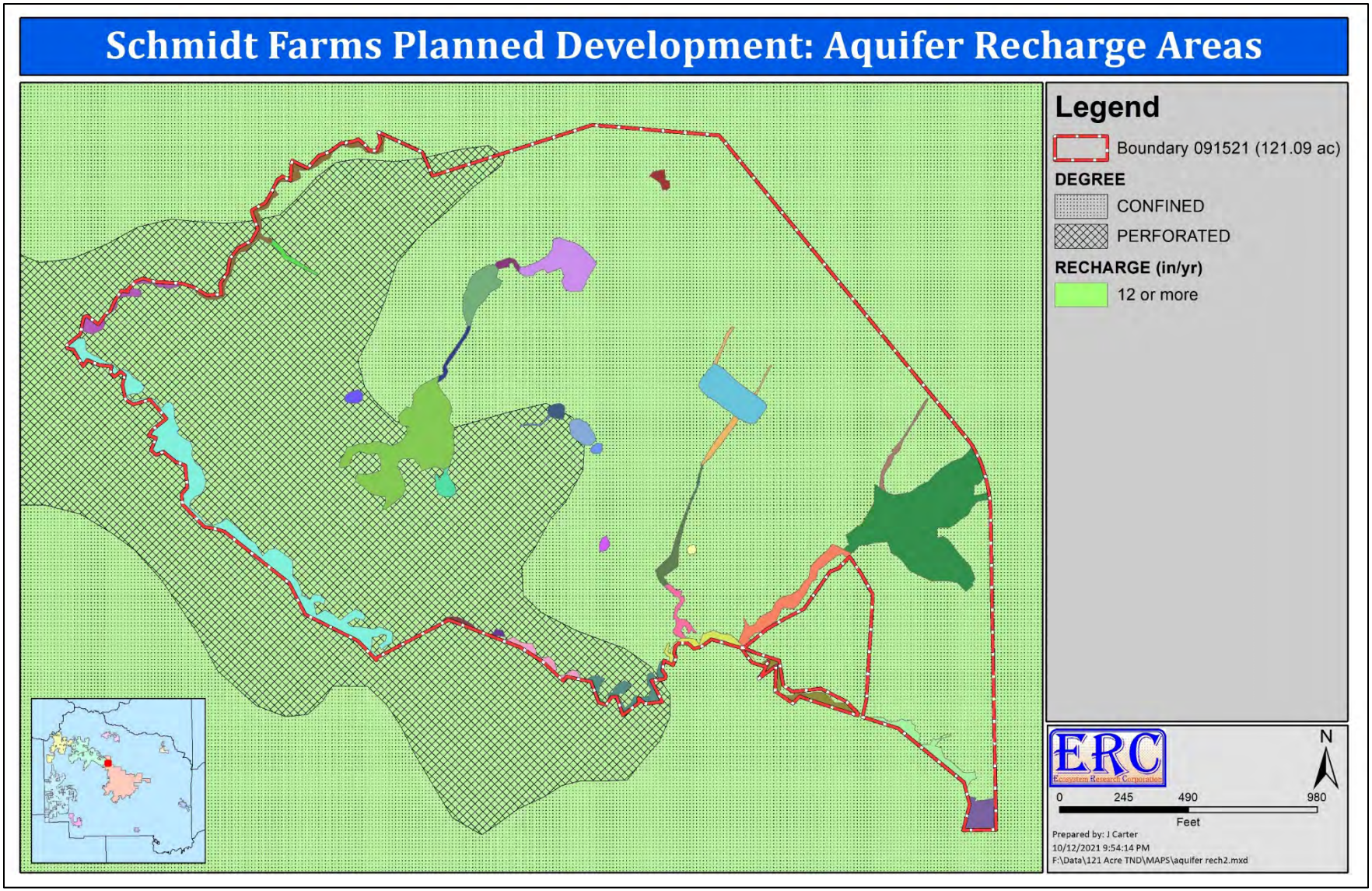


Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

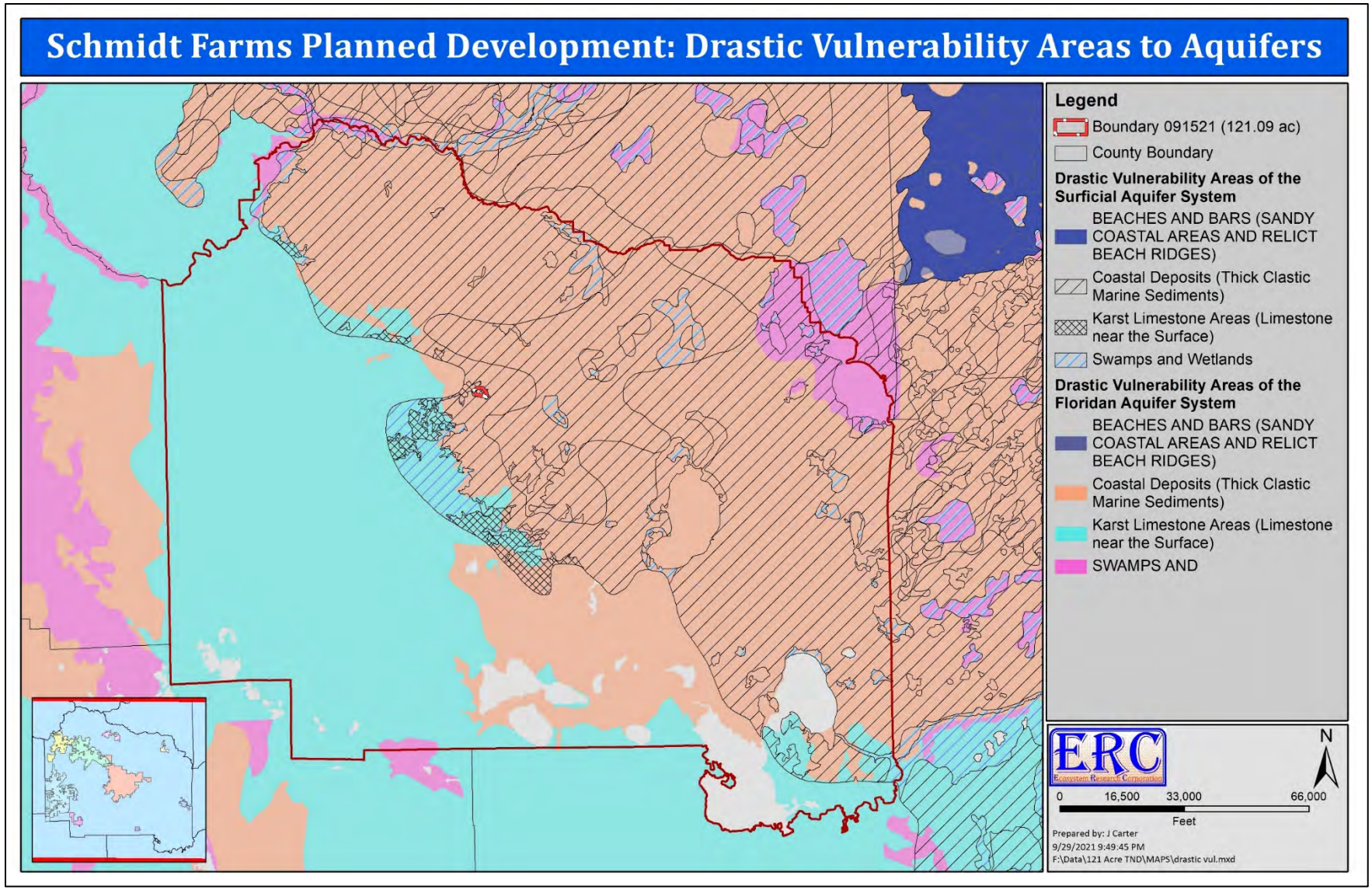


Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

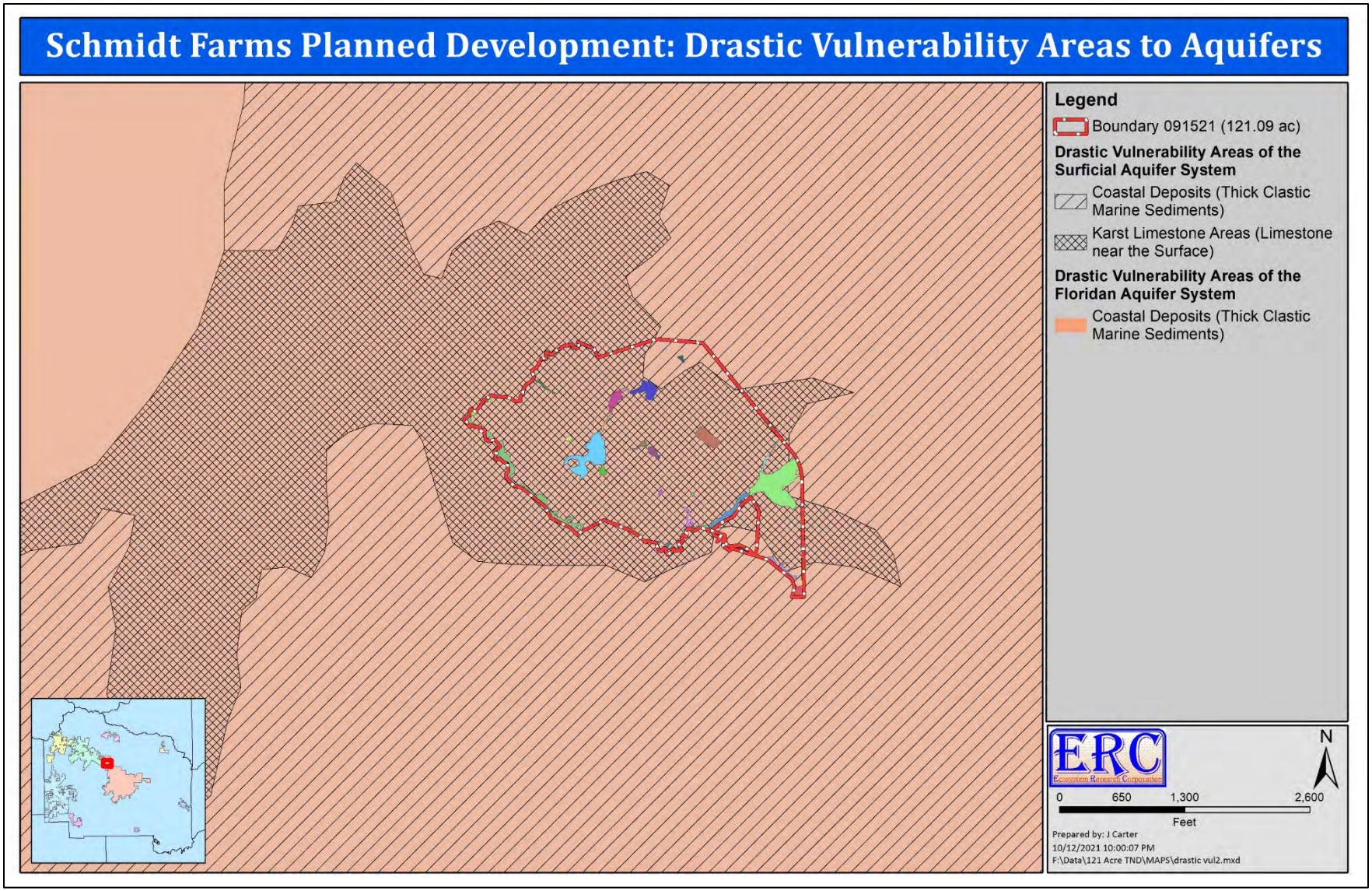


Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

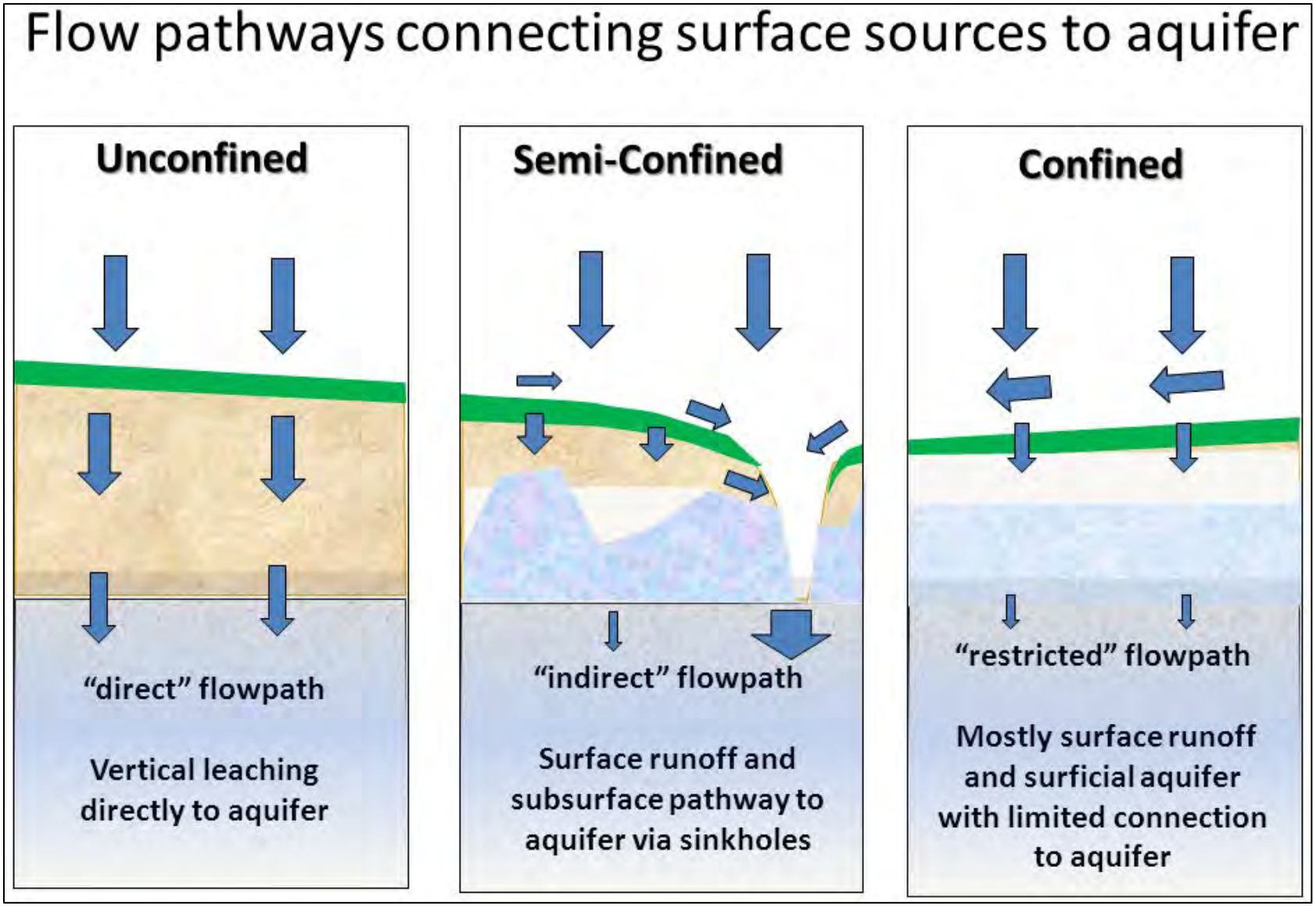


Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA).

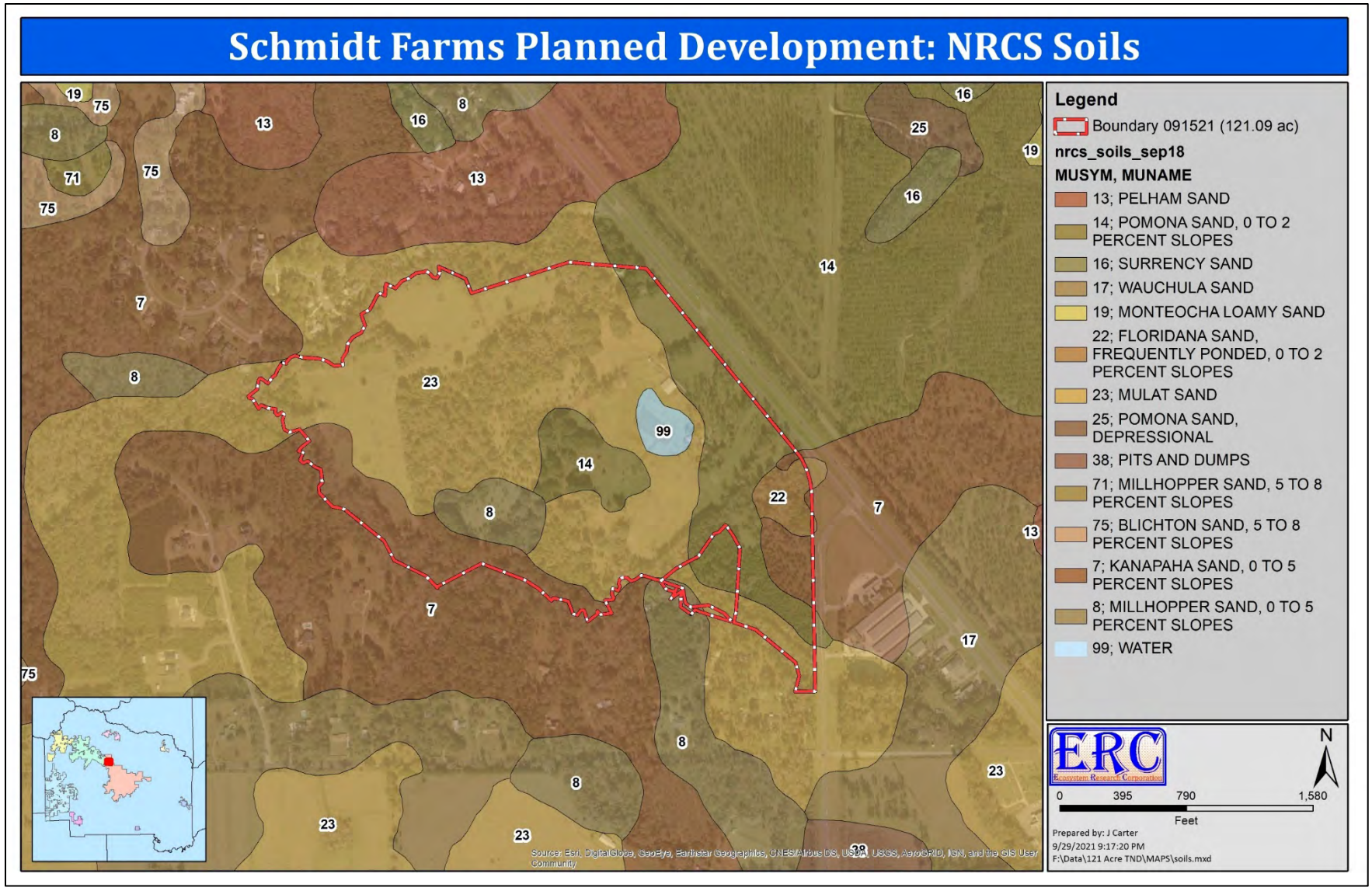


Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area.

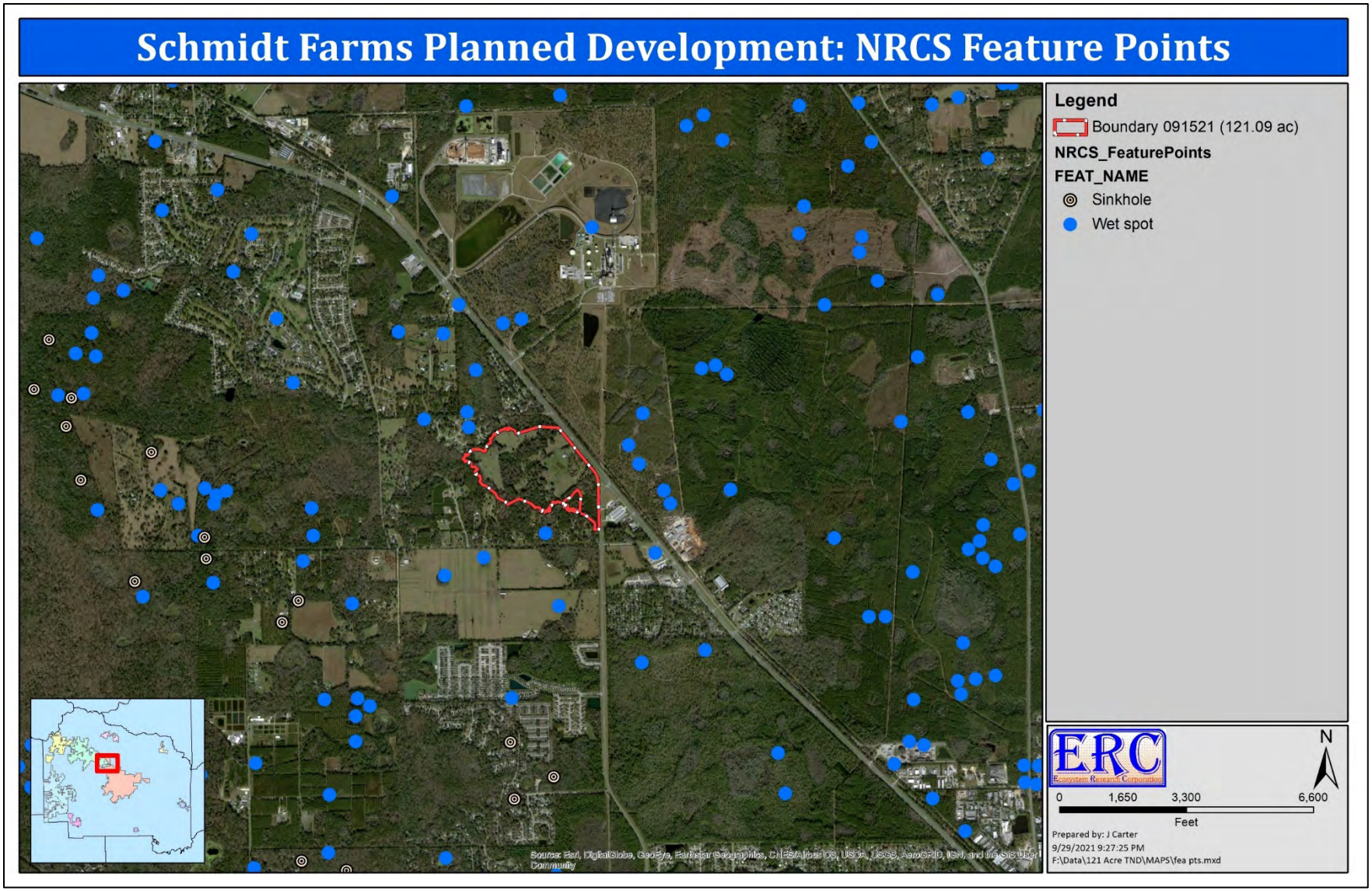


Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area.

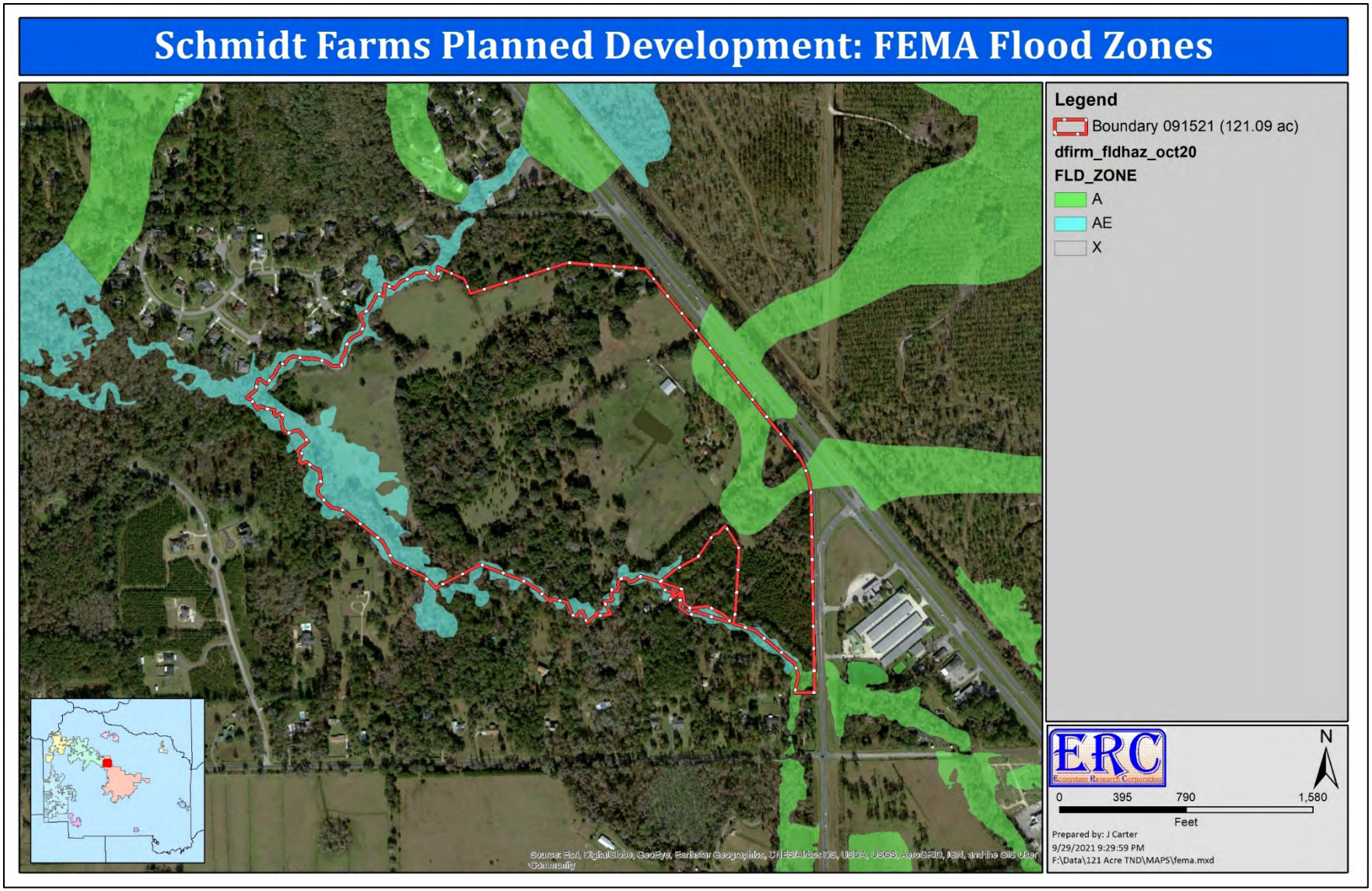


Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area.

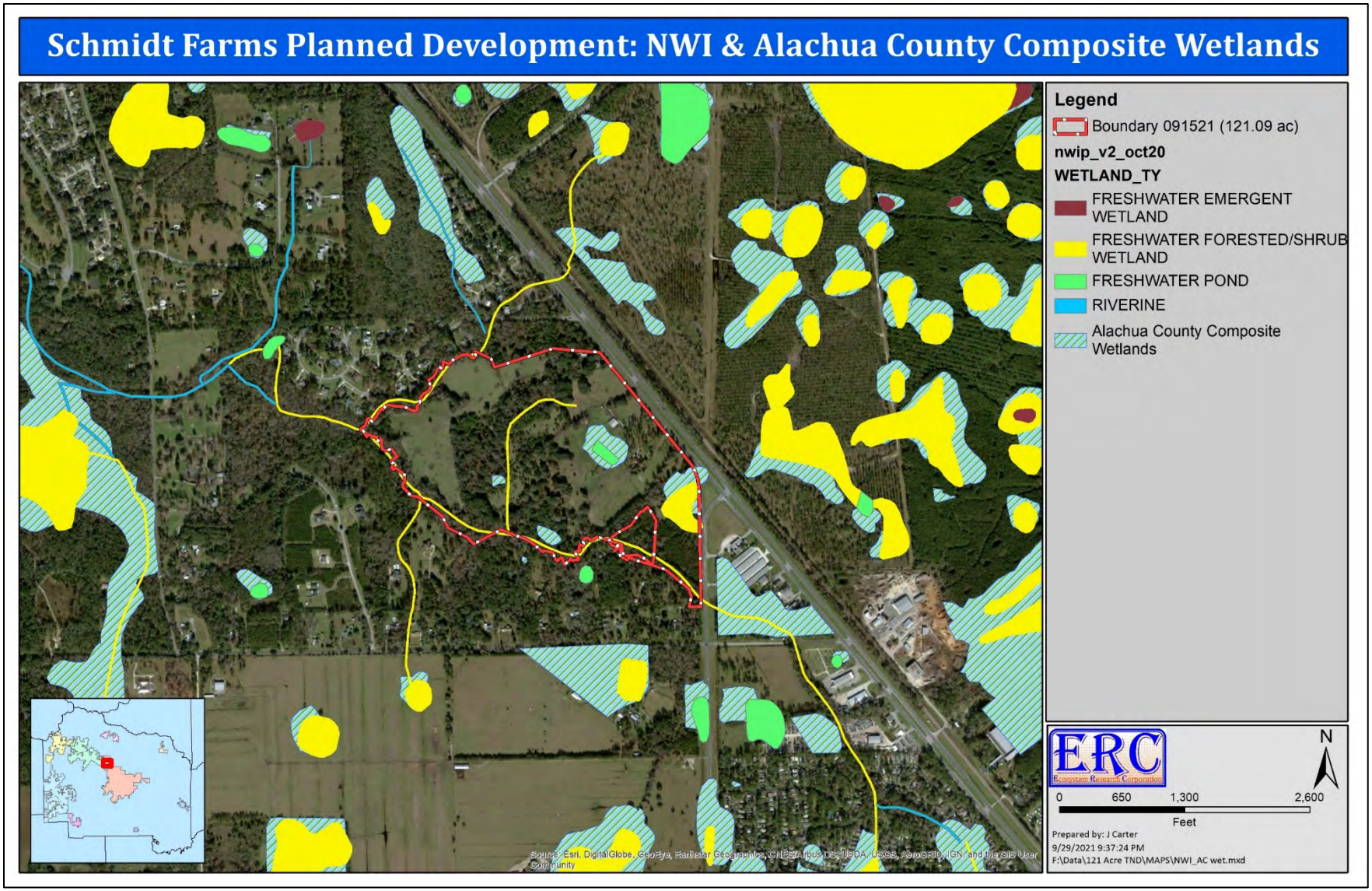


Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area.

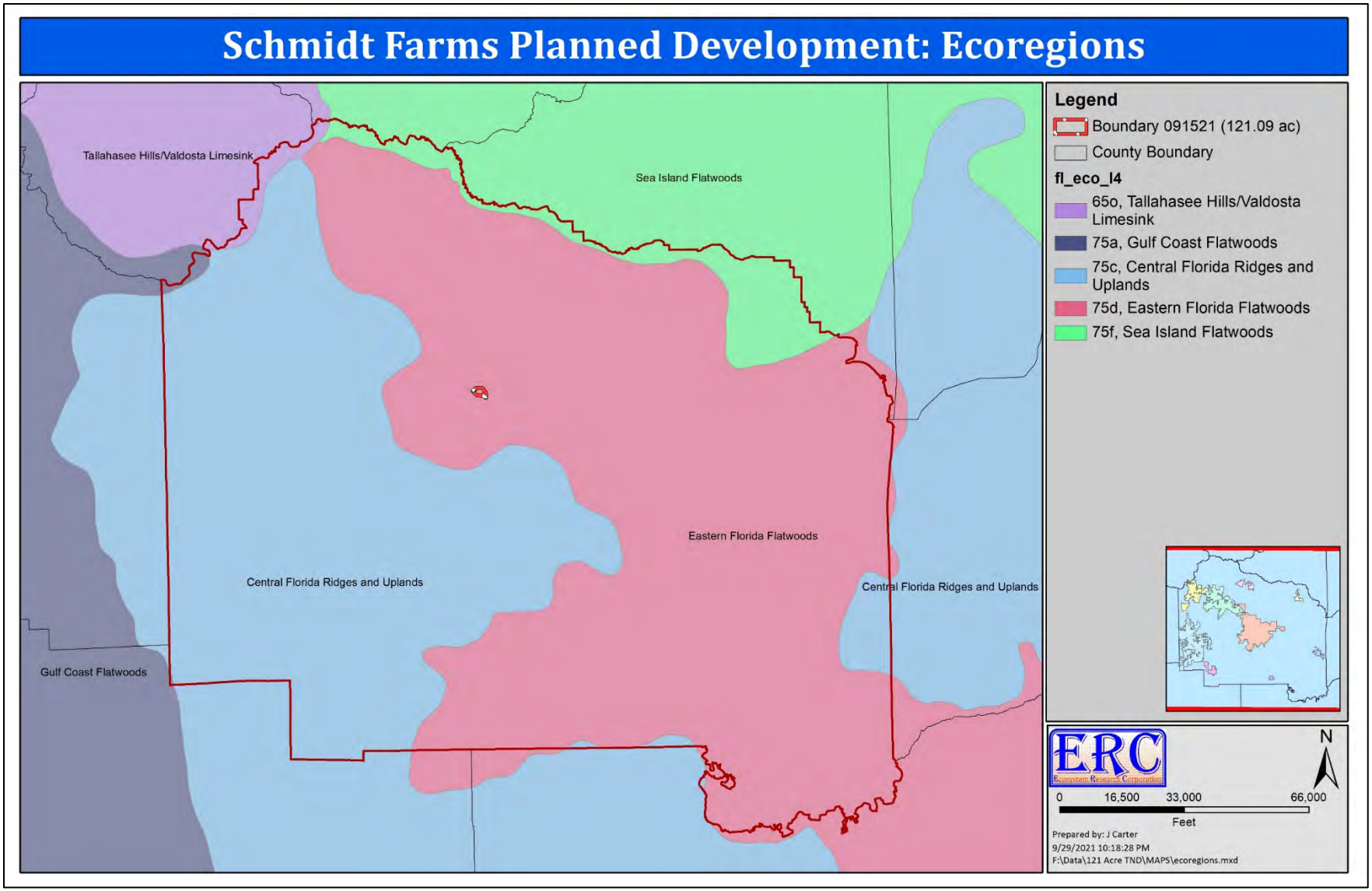


Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area.

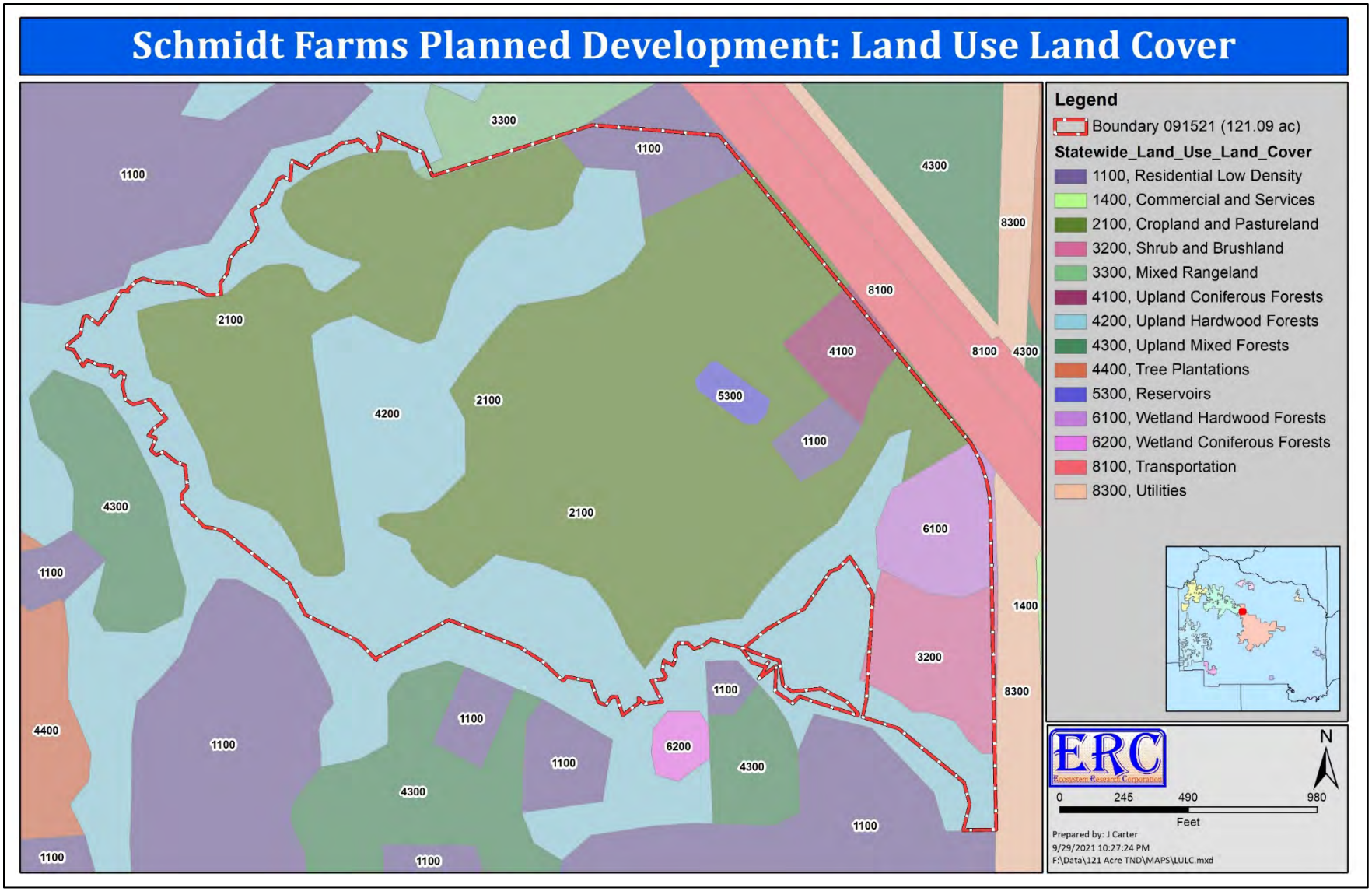


Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area.

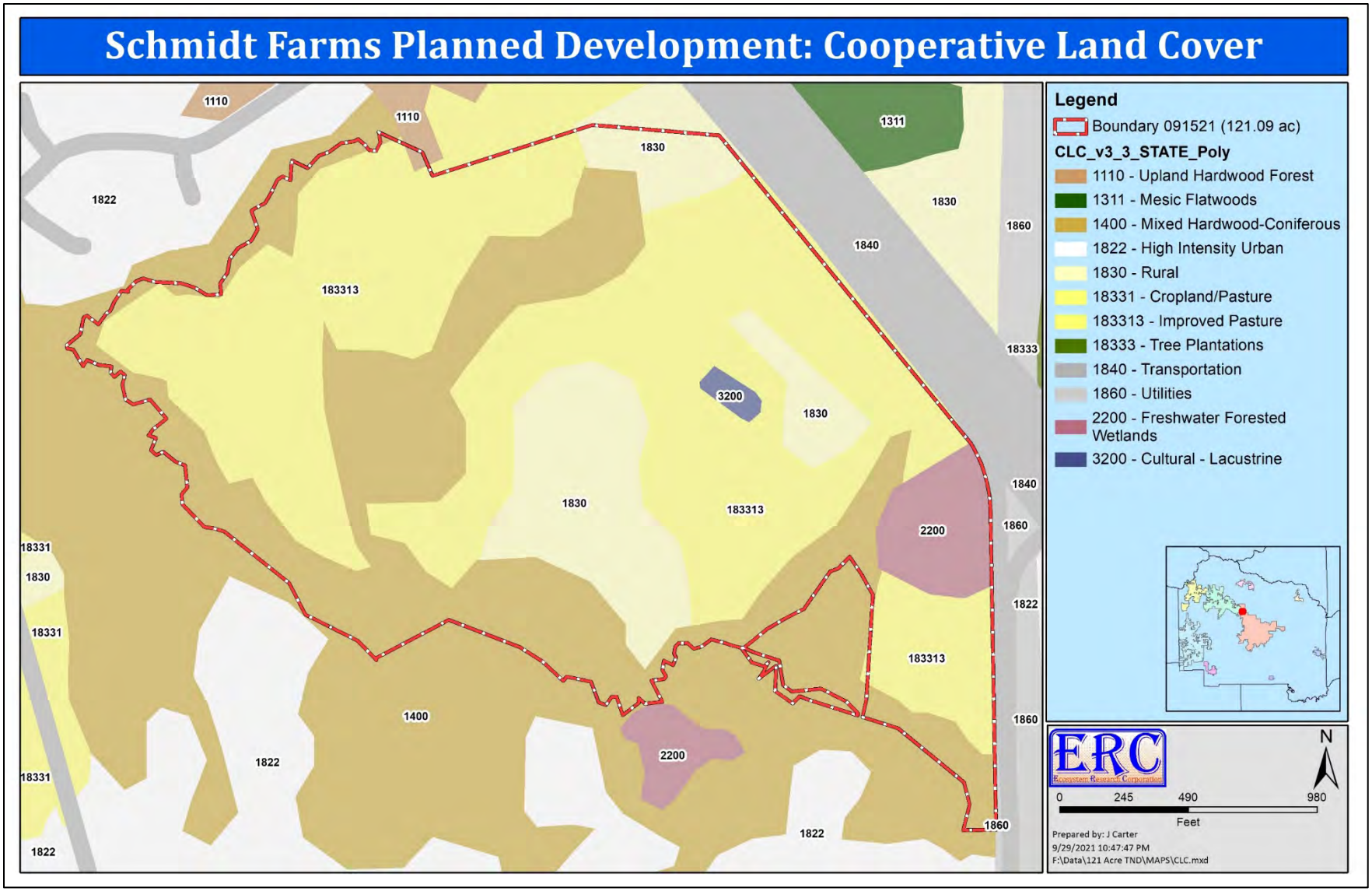


Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area.

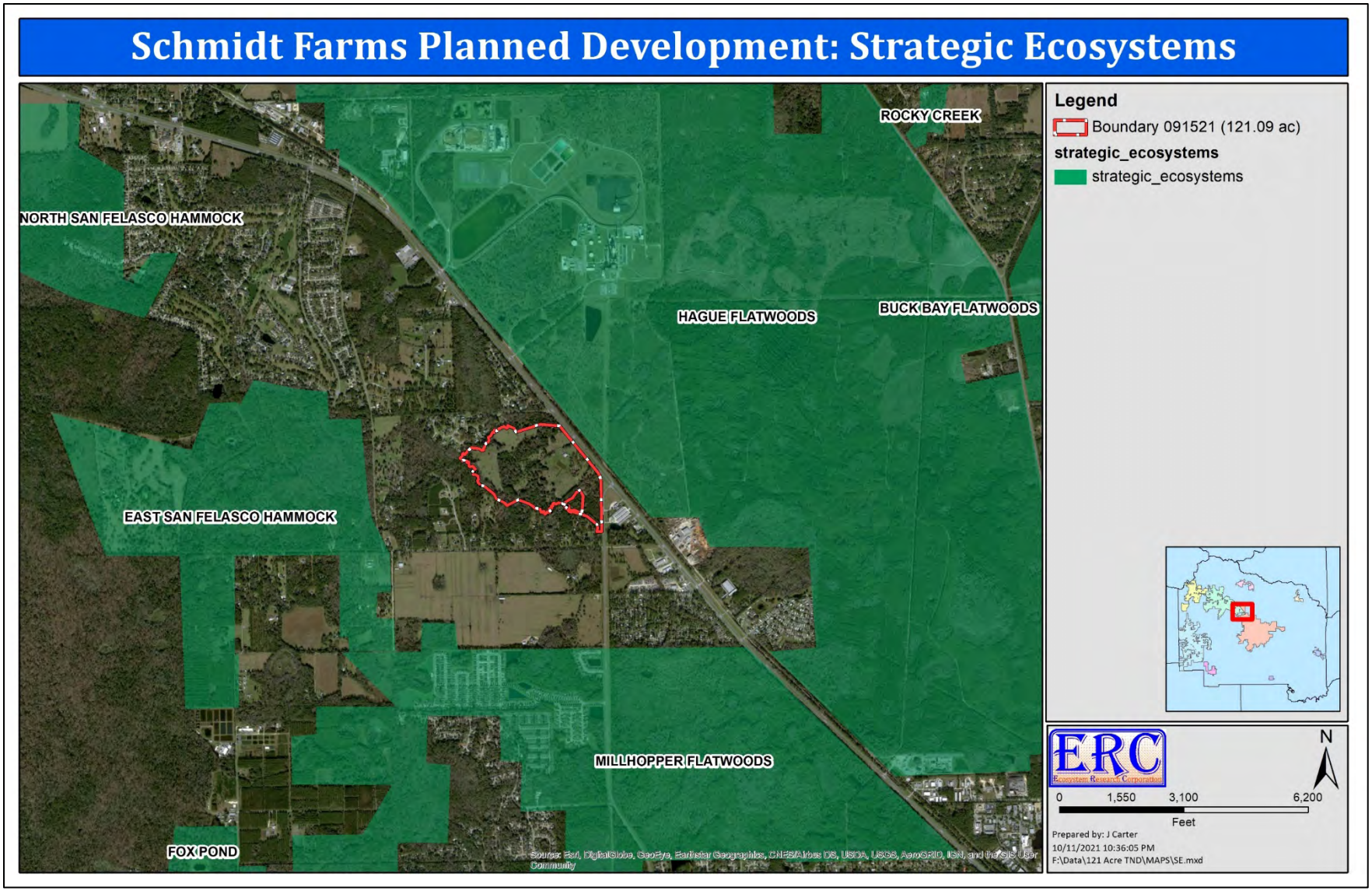


Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area.

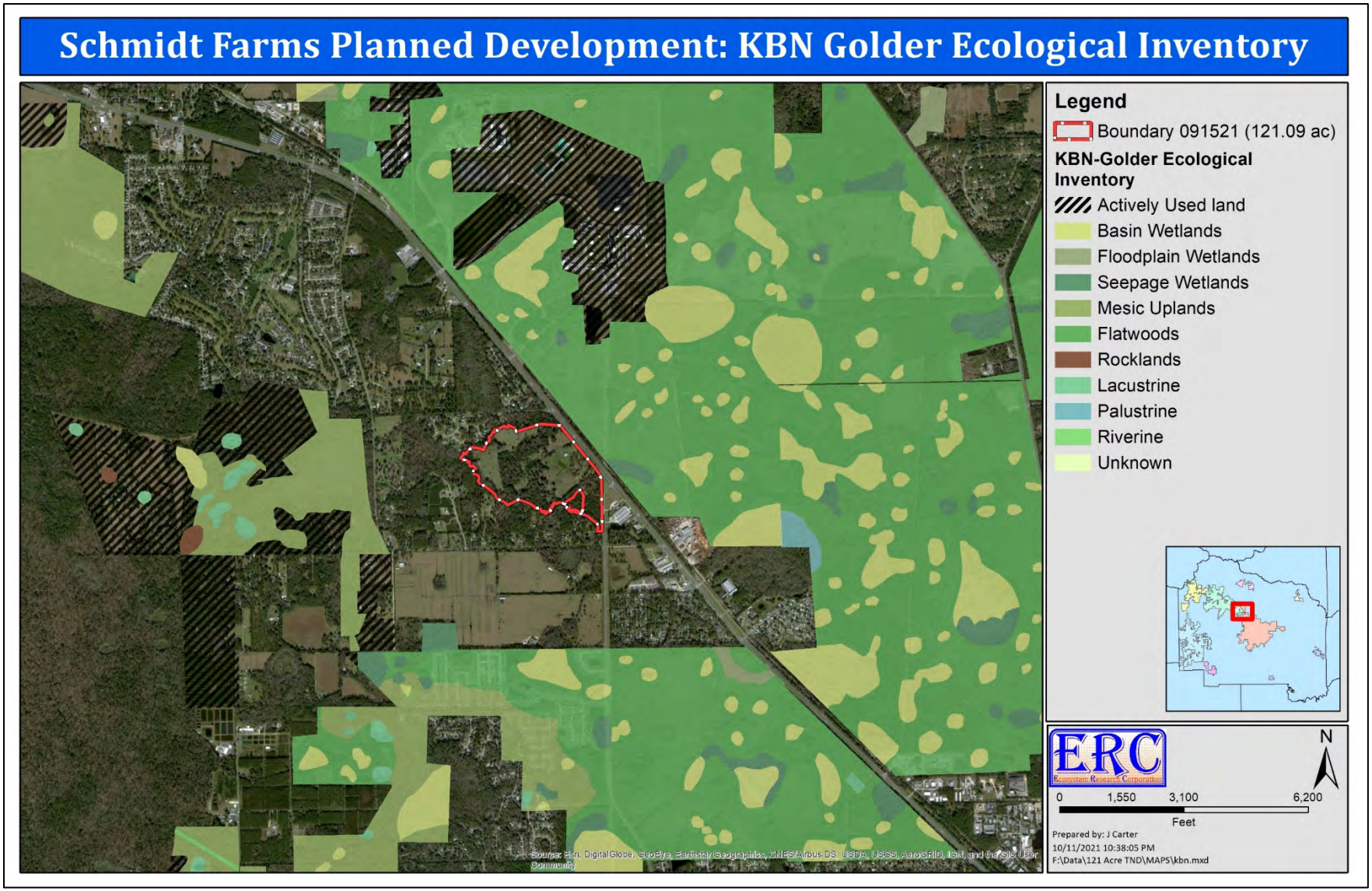


Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area.

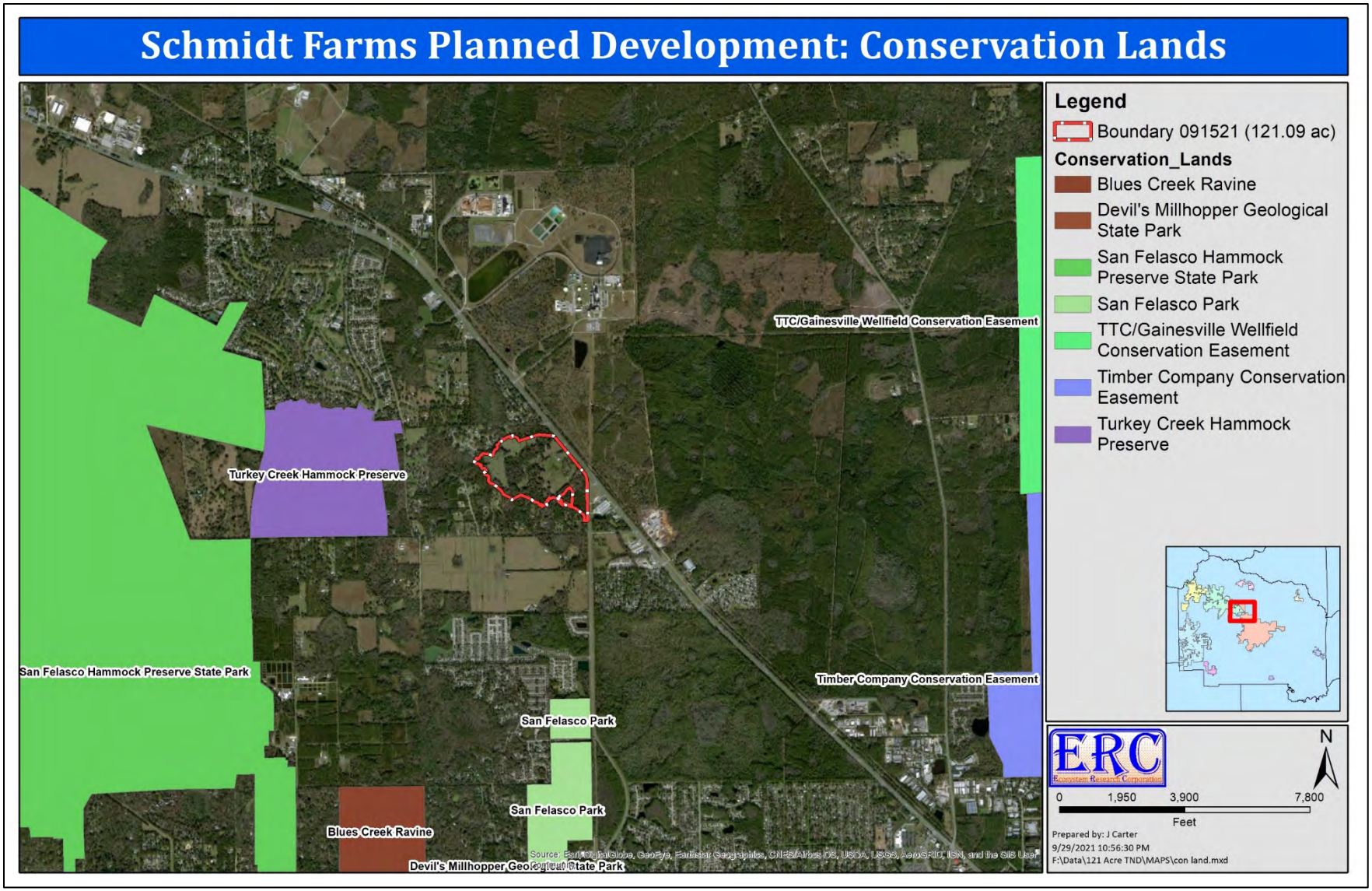


Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area.

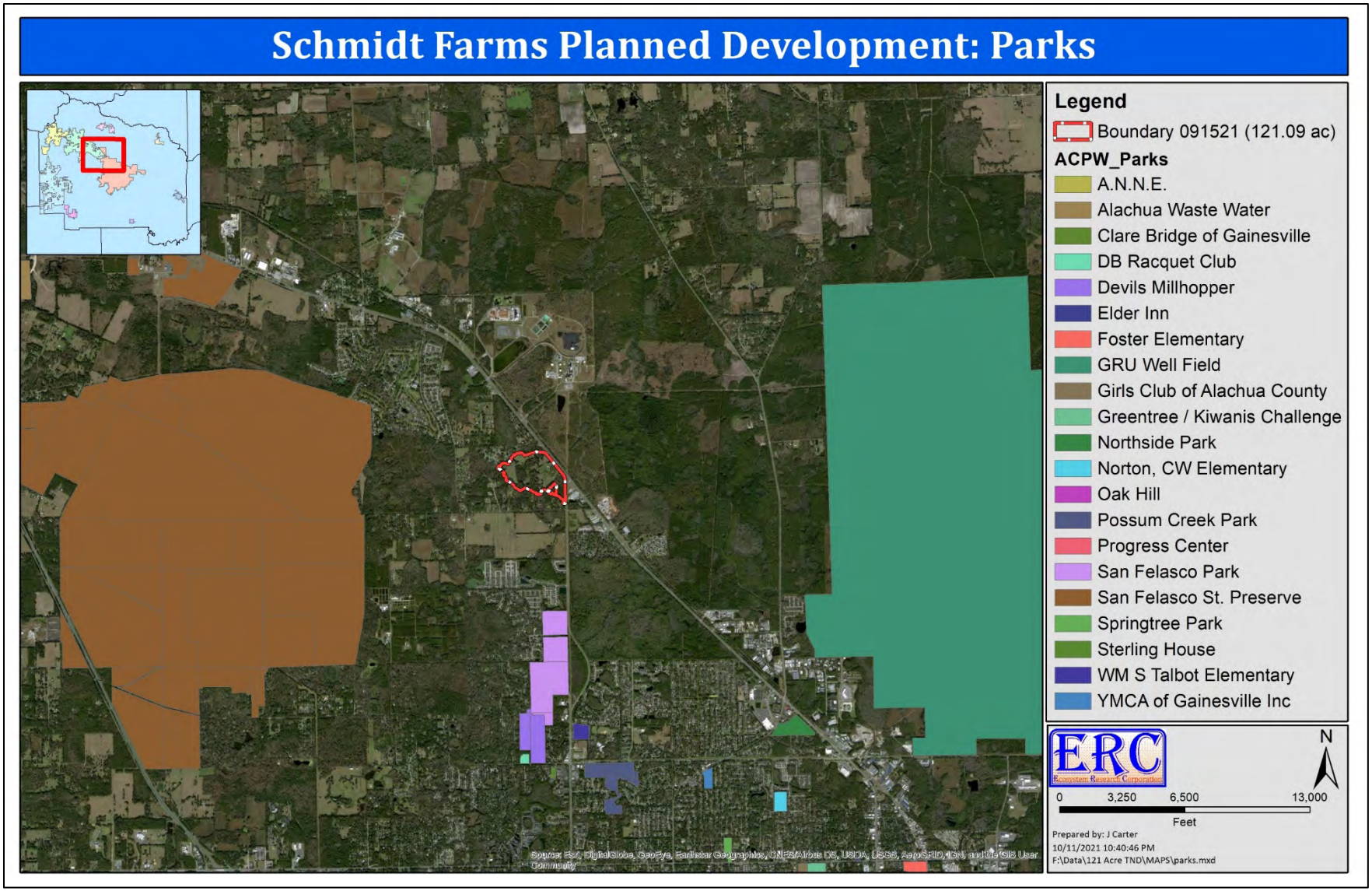


Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area.

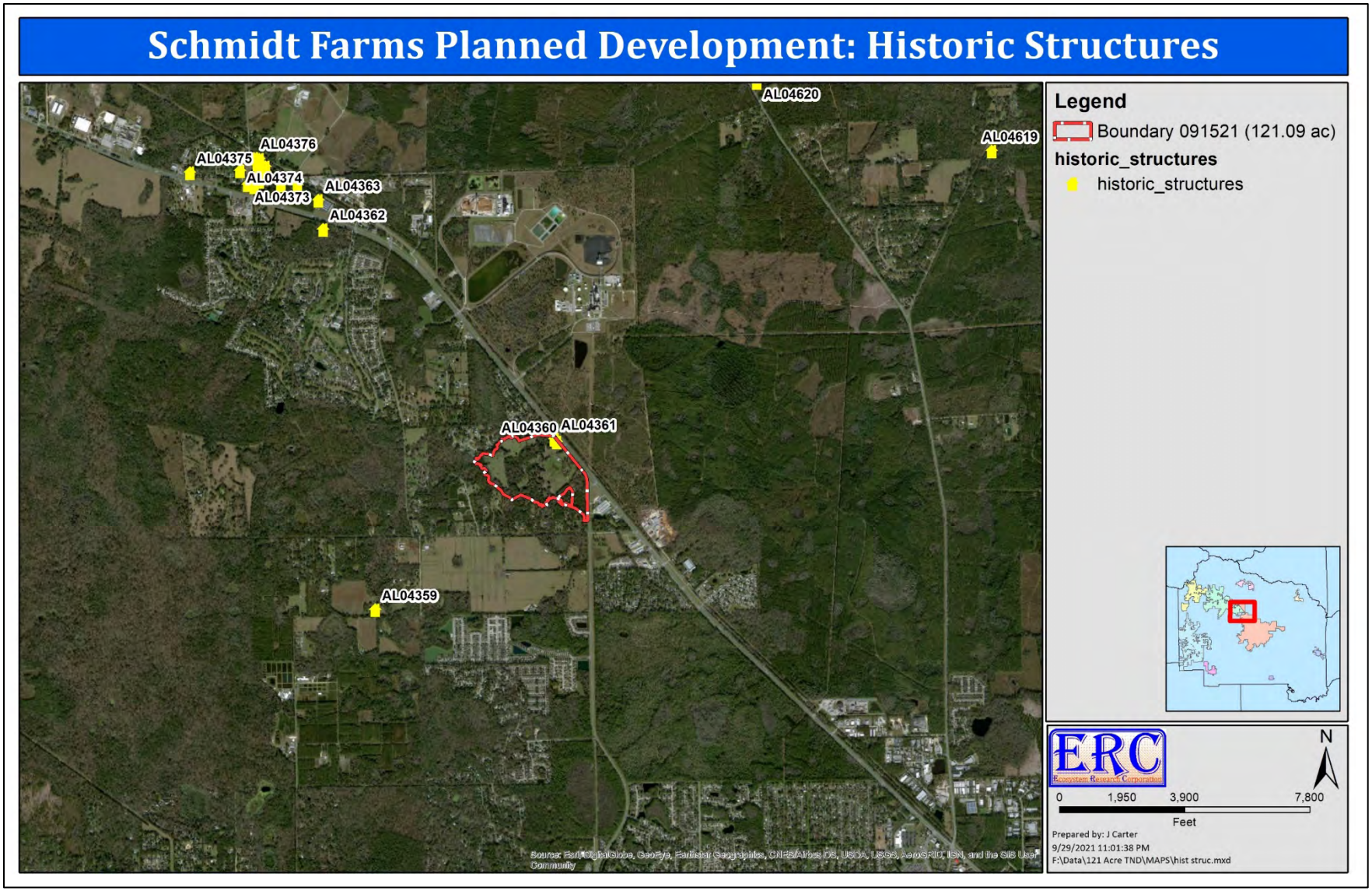


Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area.

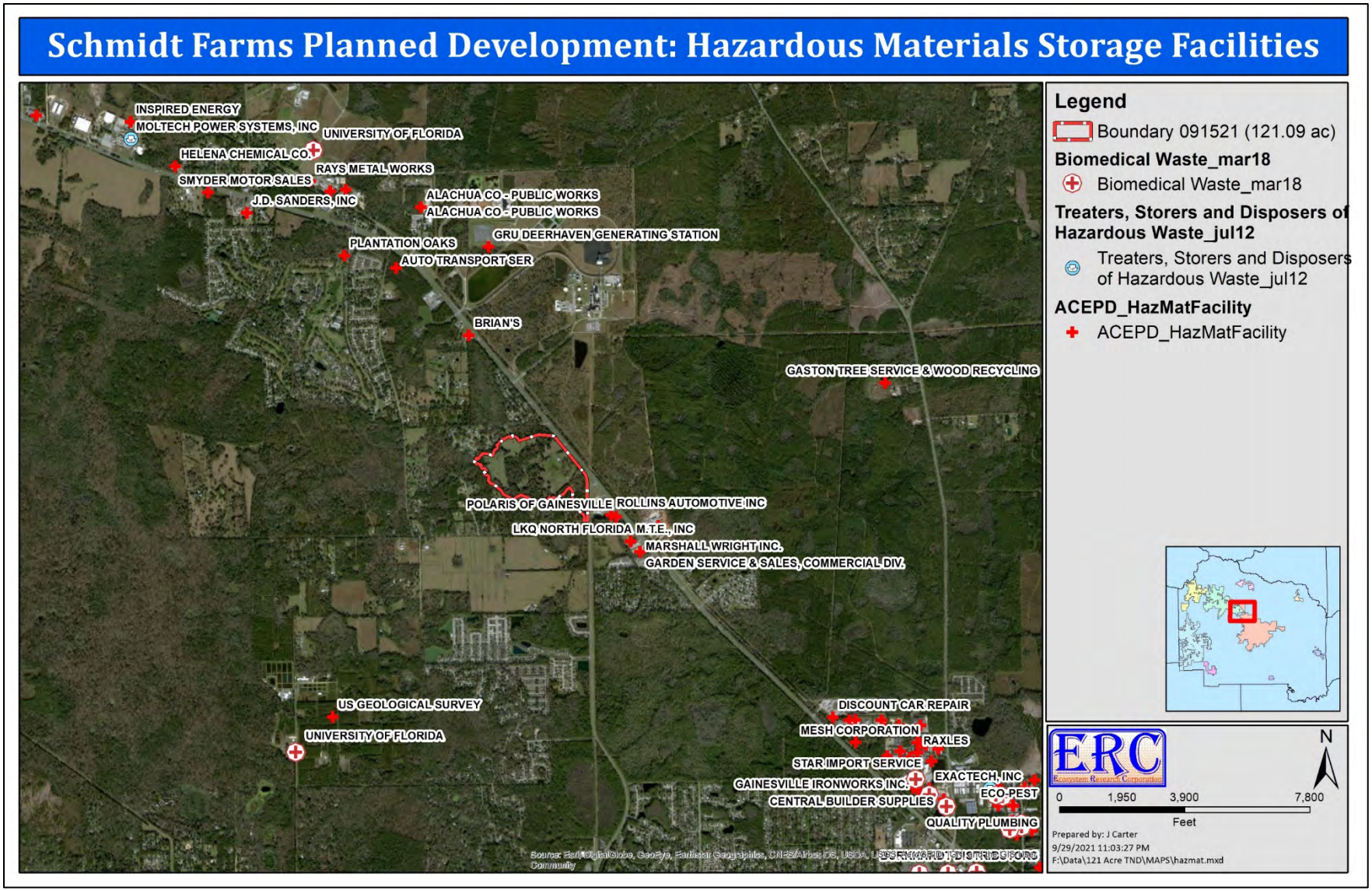


Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area.



Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area.

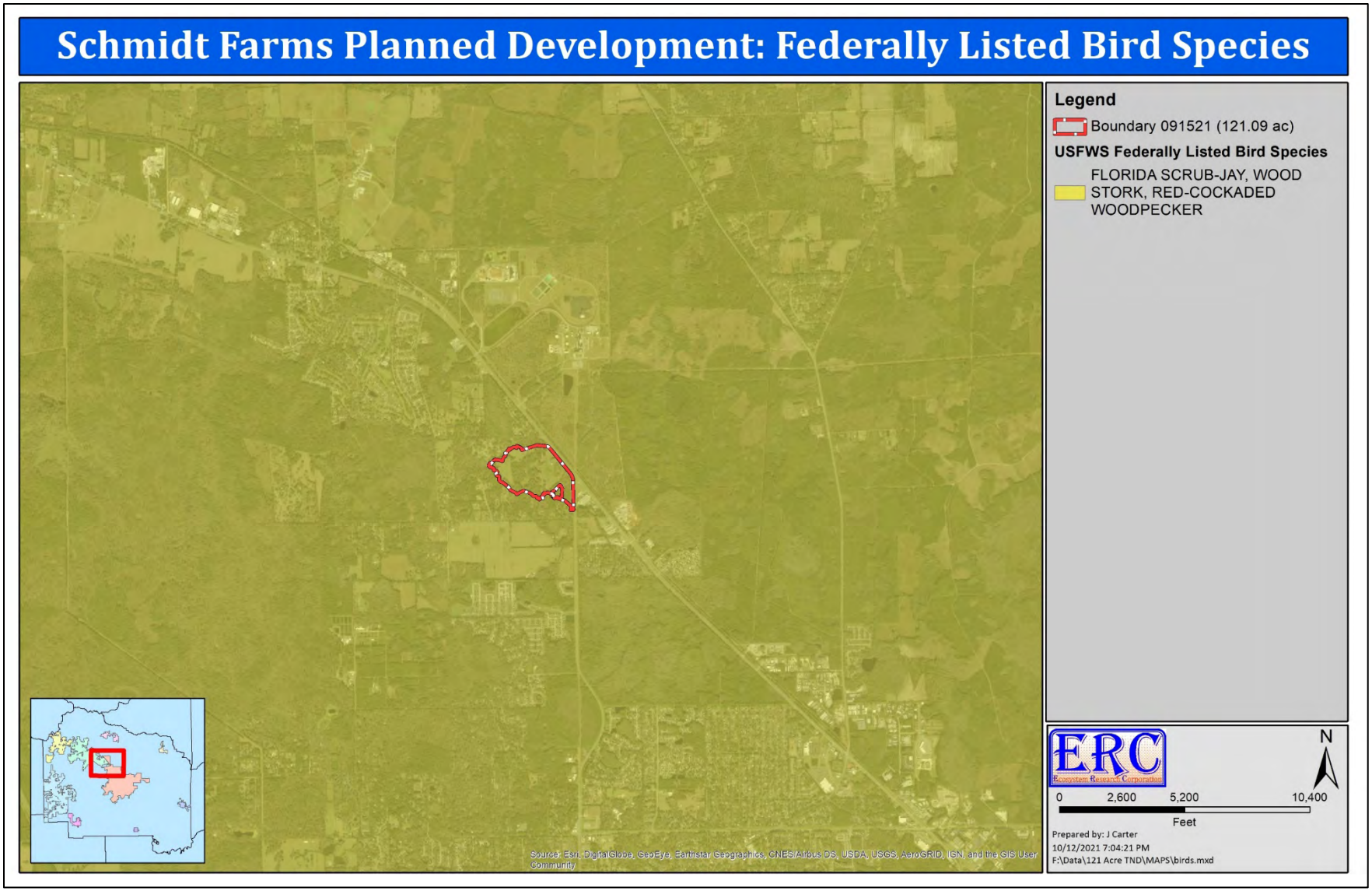


Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area.

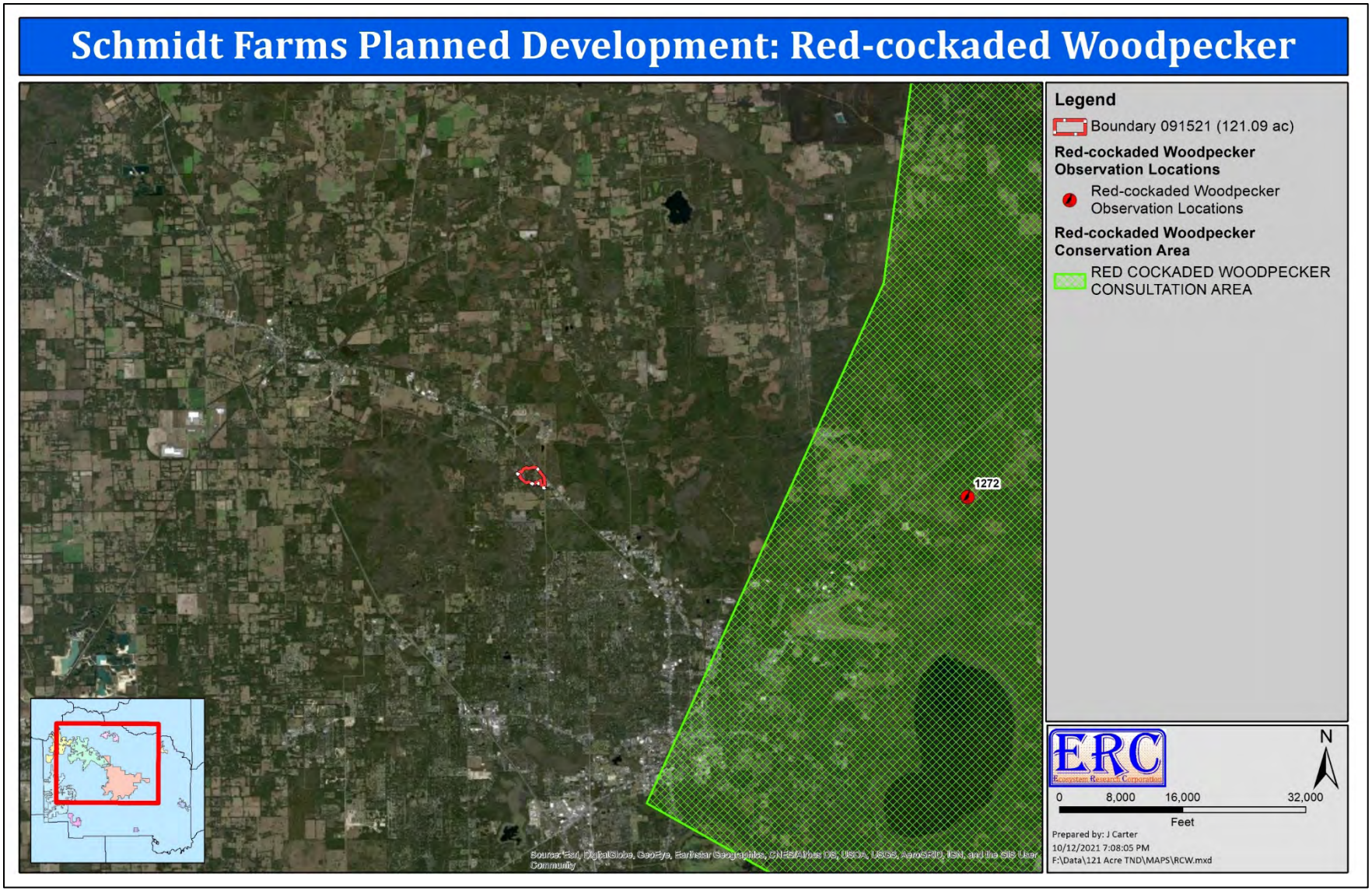


Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area.

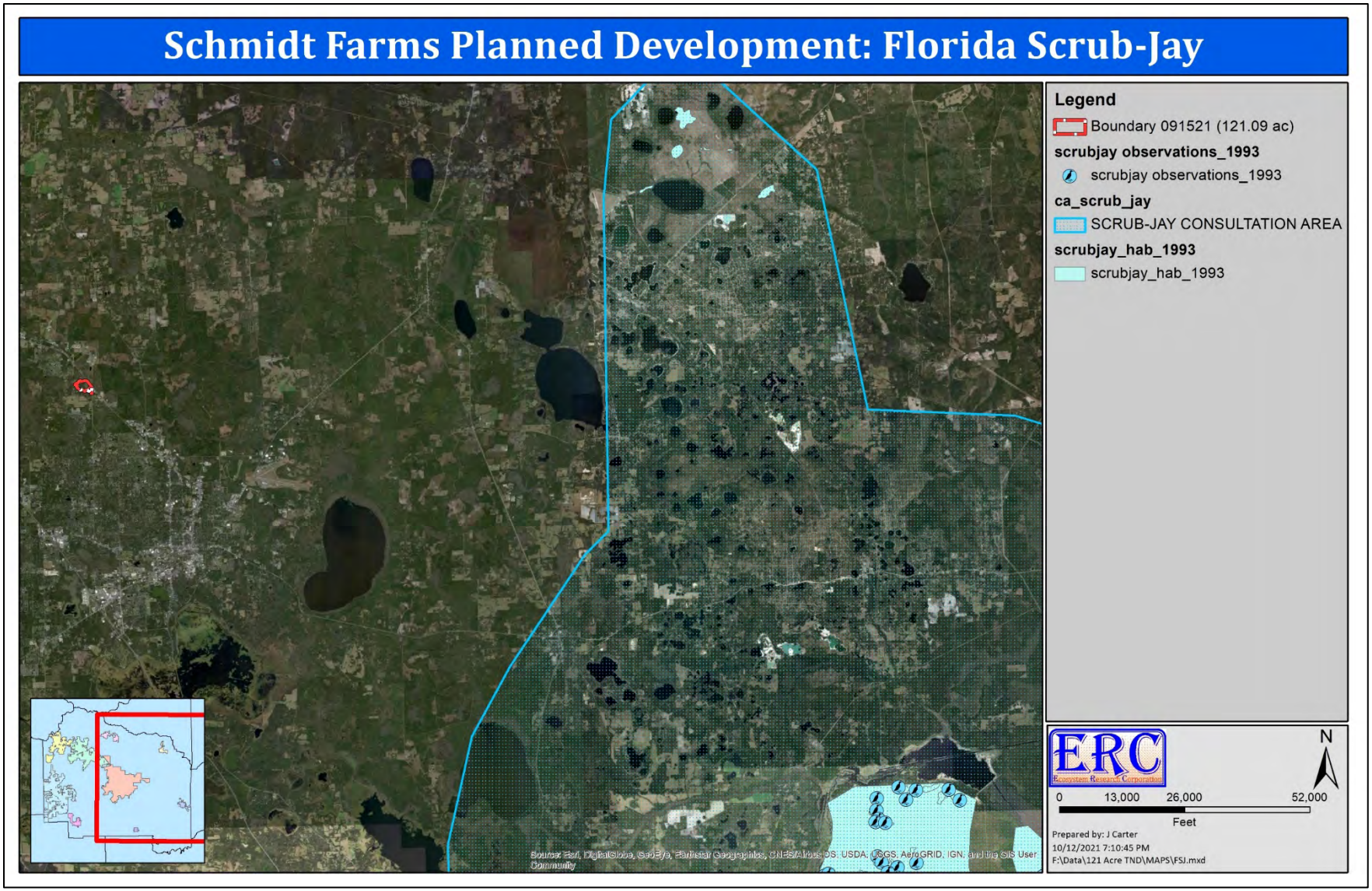


Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area.



Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area.



Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area.

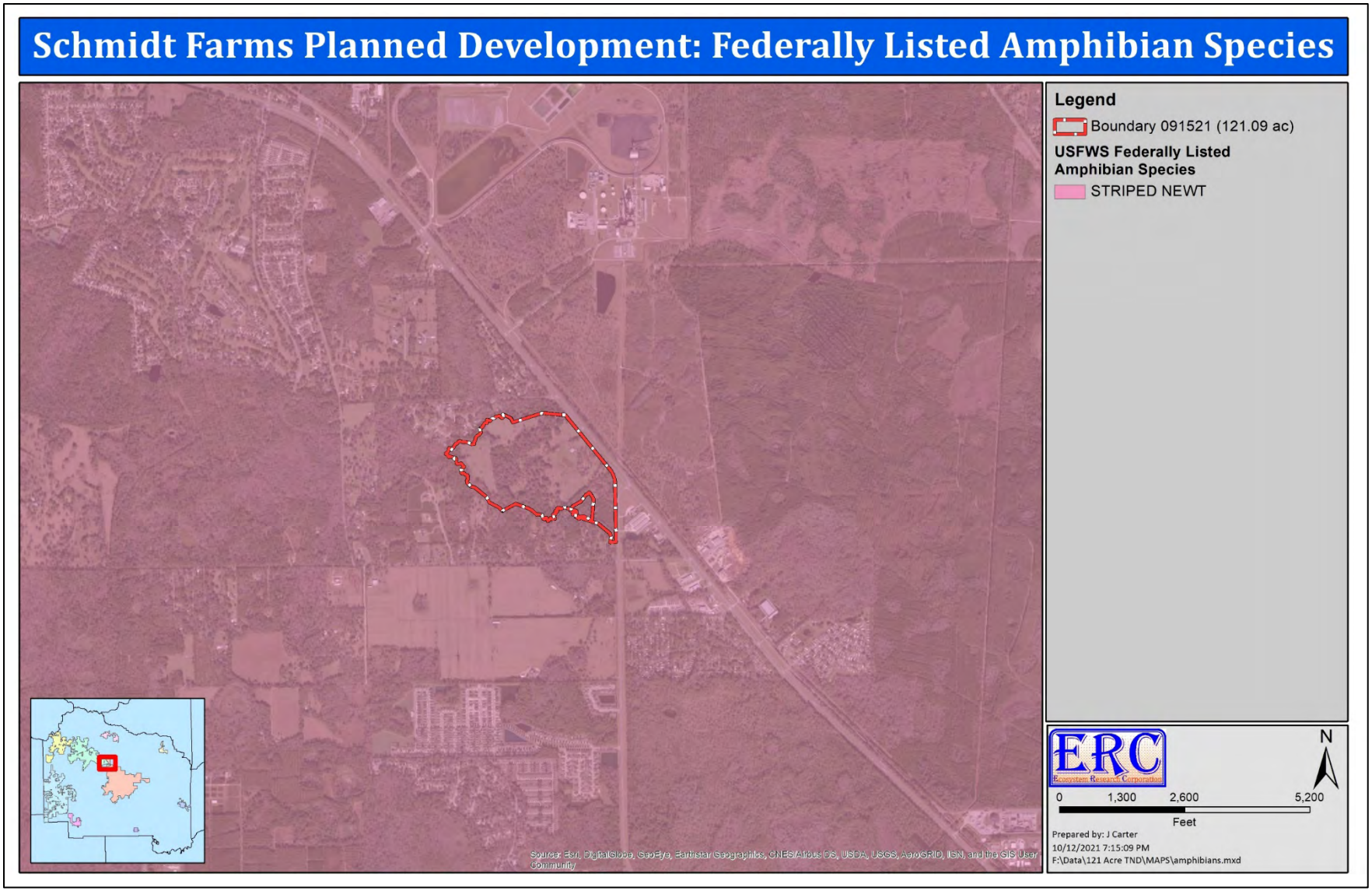


Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area.



Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area.

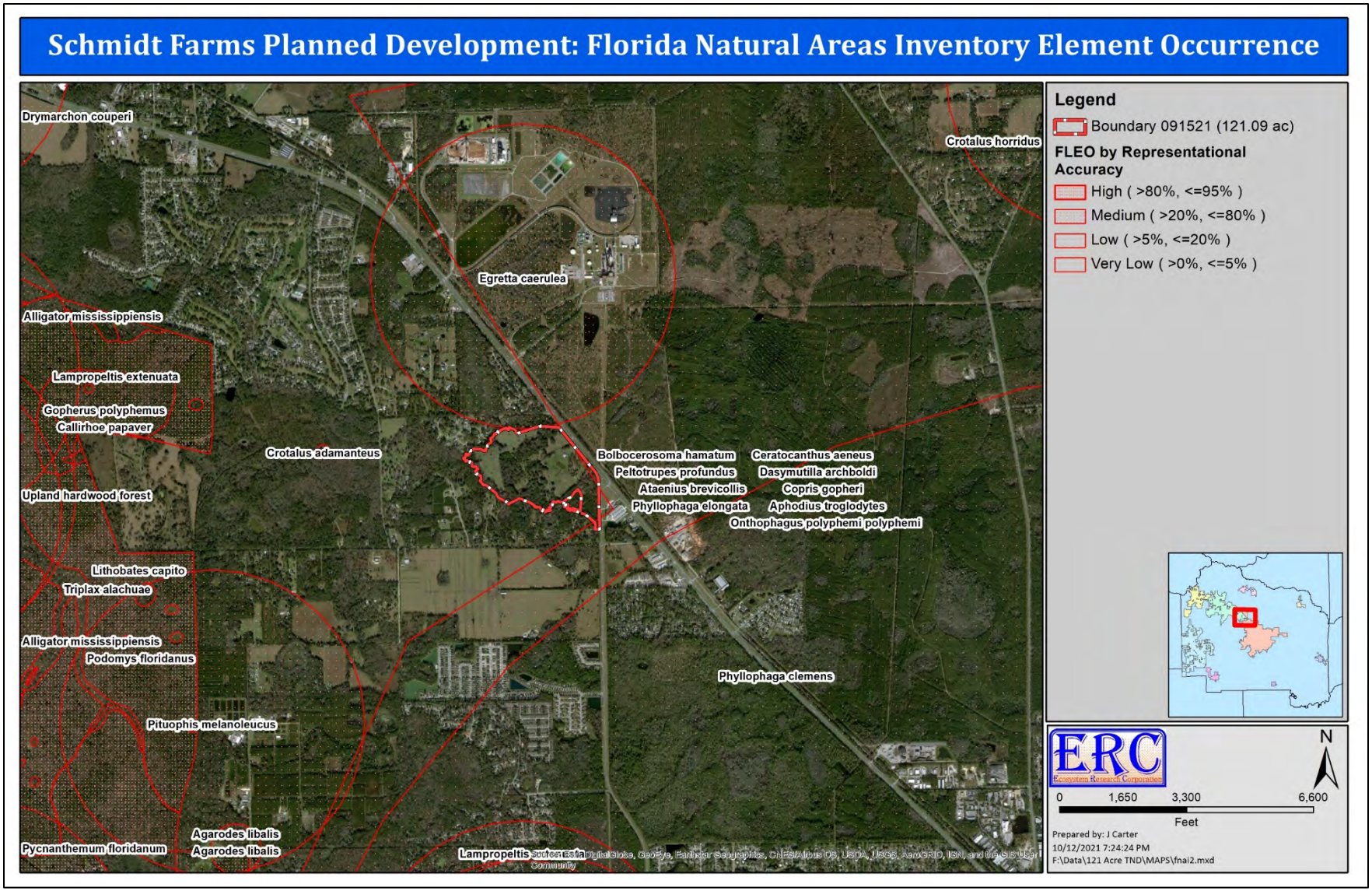


Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas.

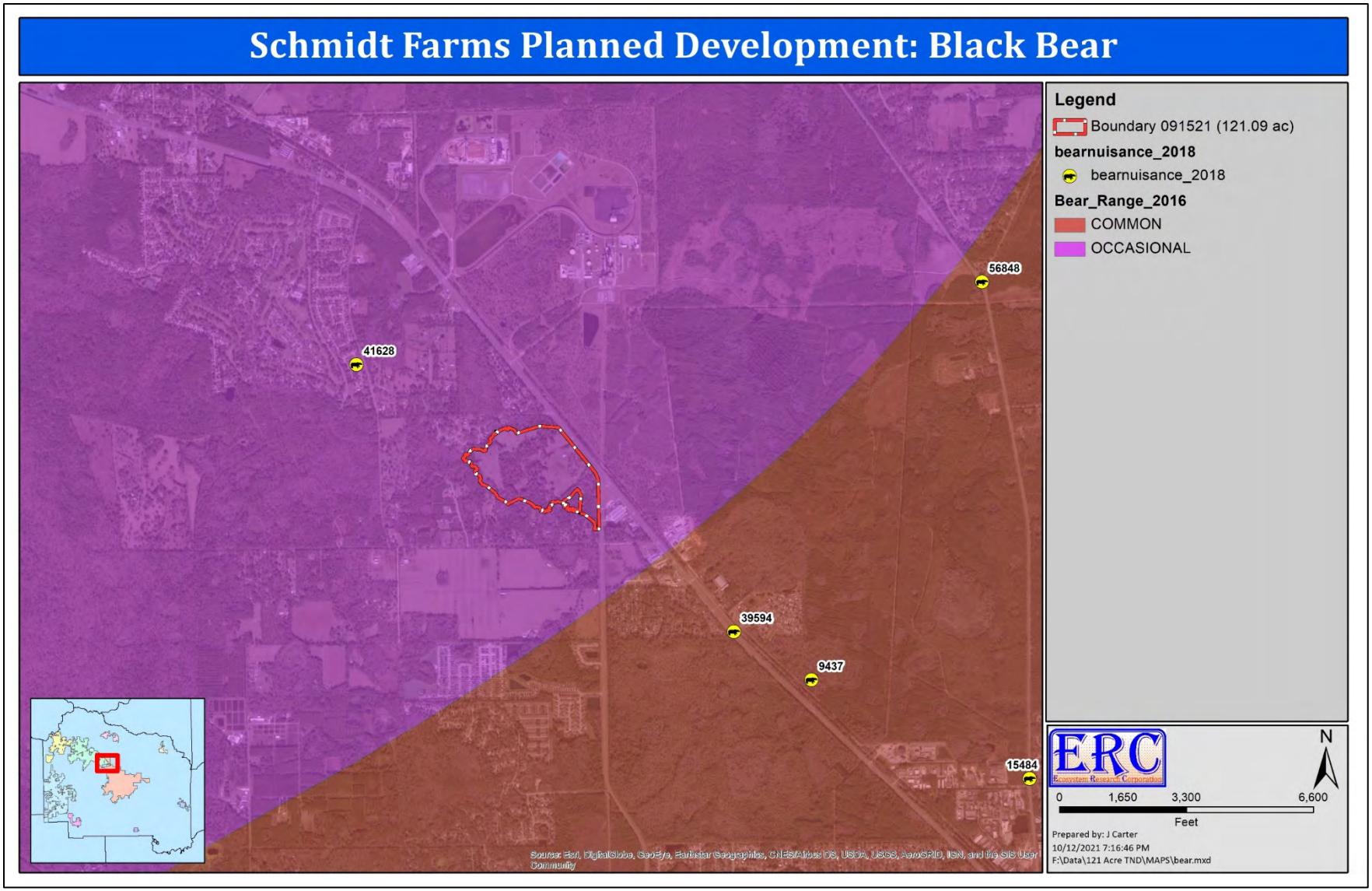


Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area.

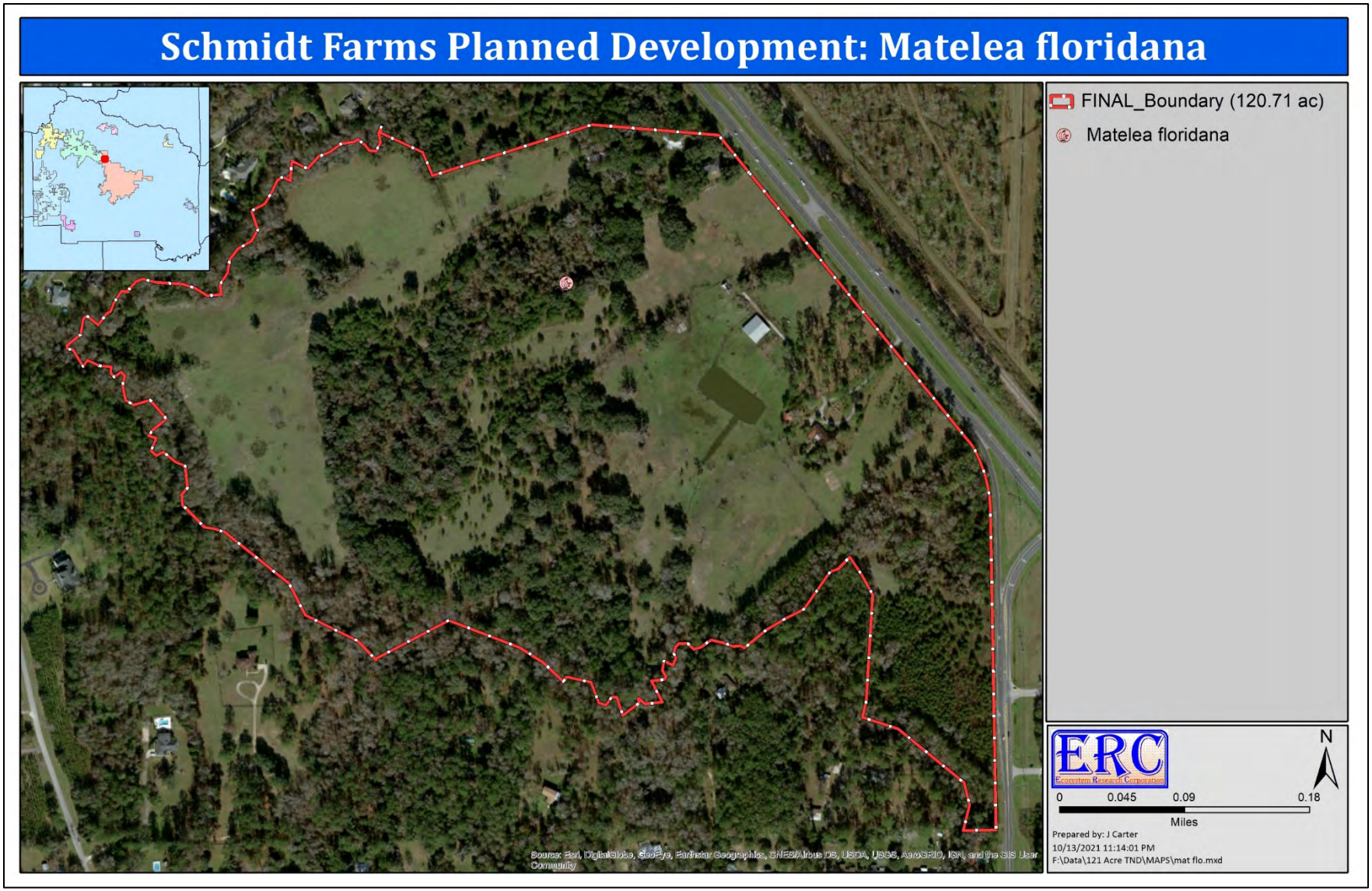


Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel.

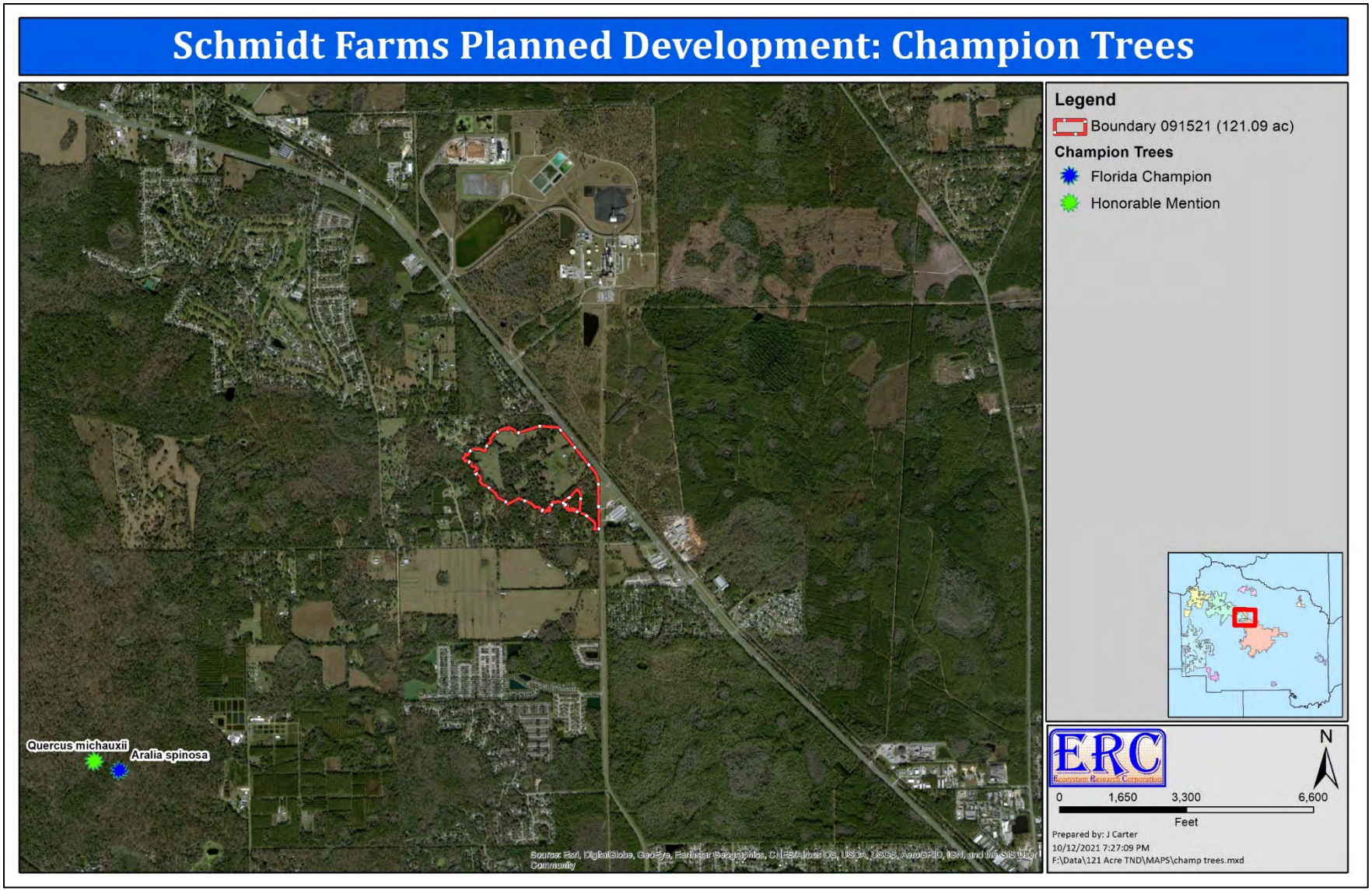


Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area.

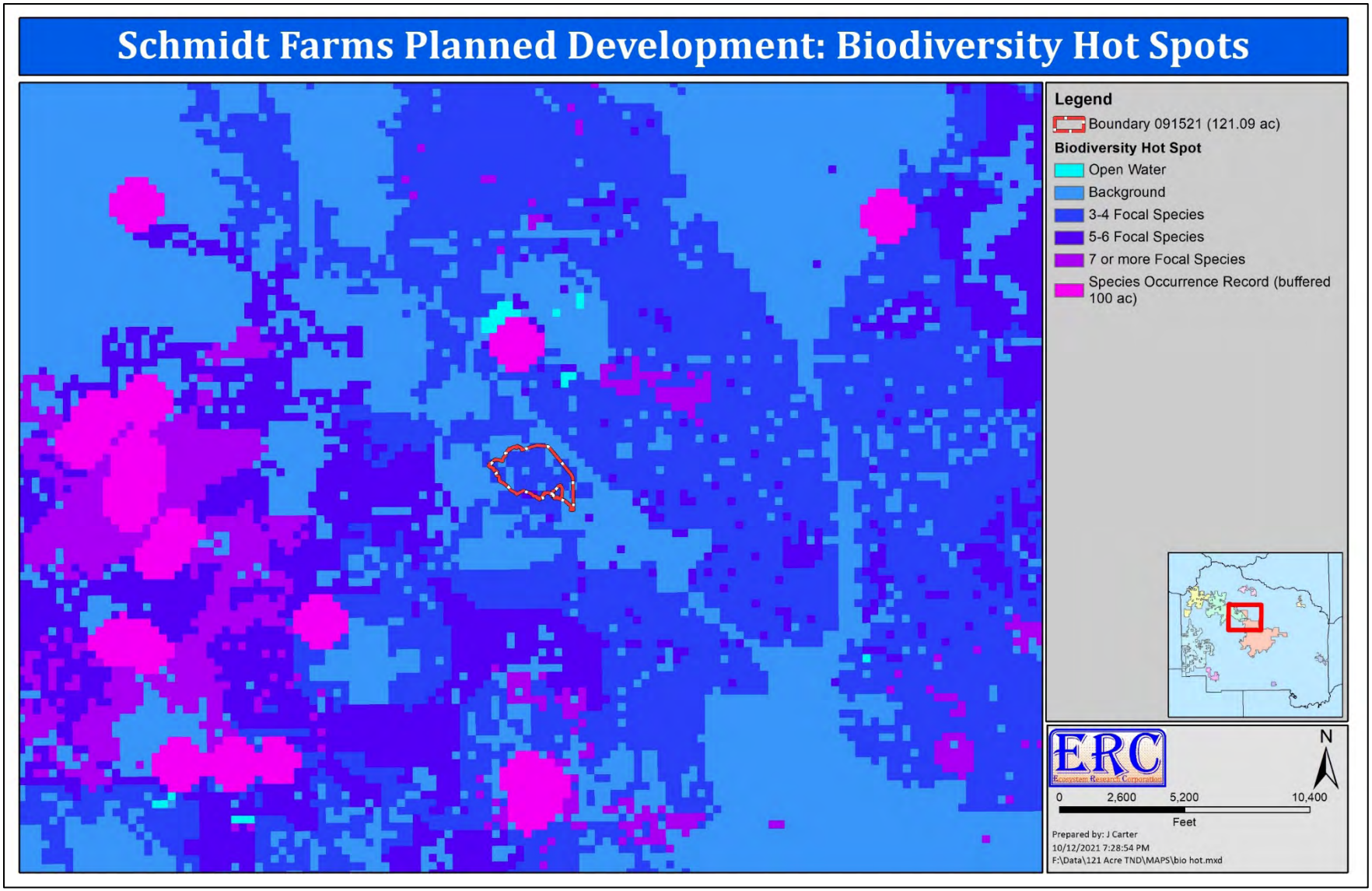


Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area.

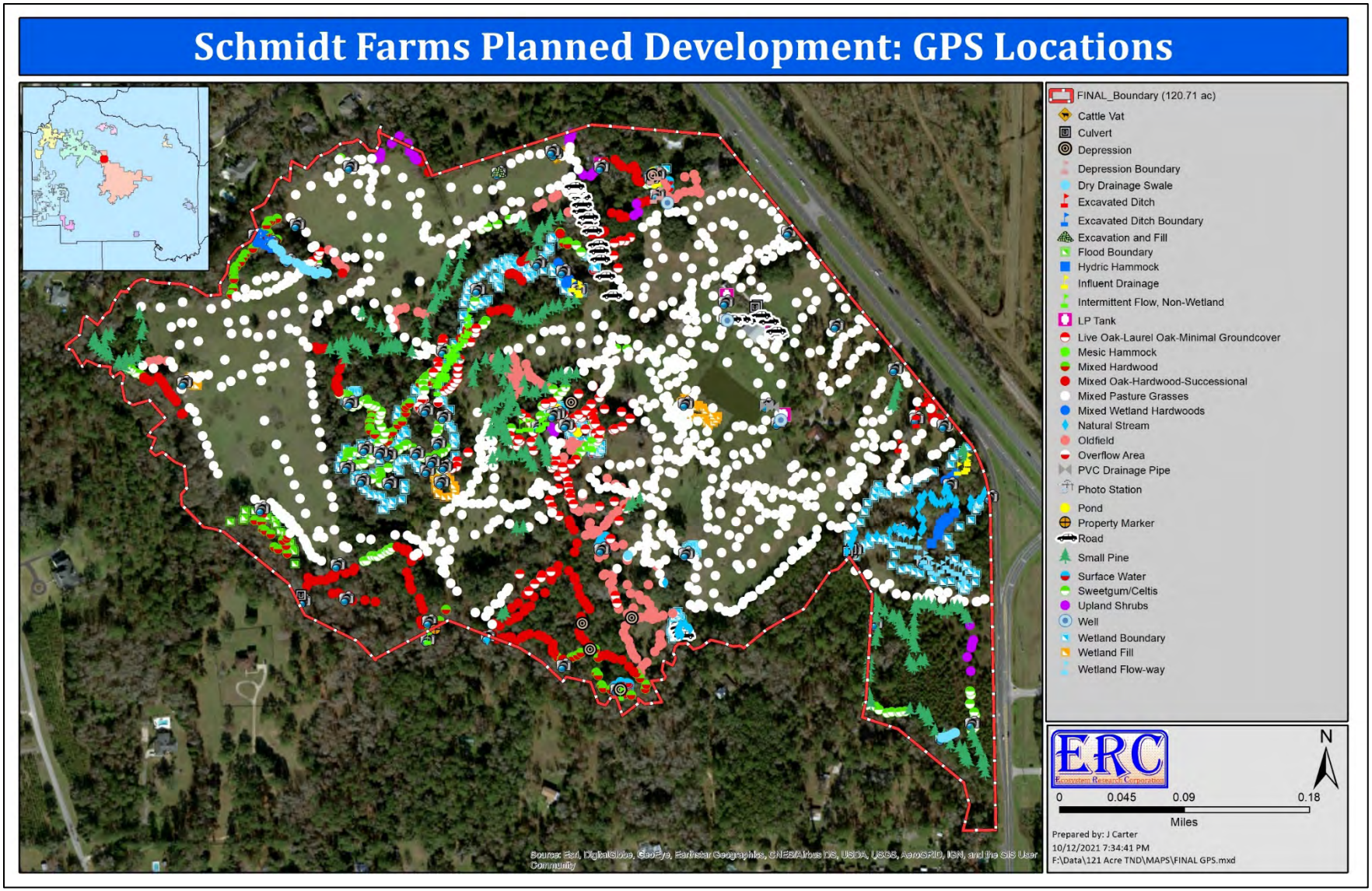


Figure 53. GPS locations where site-specific data were collected within the Planning Parcel.

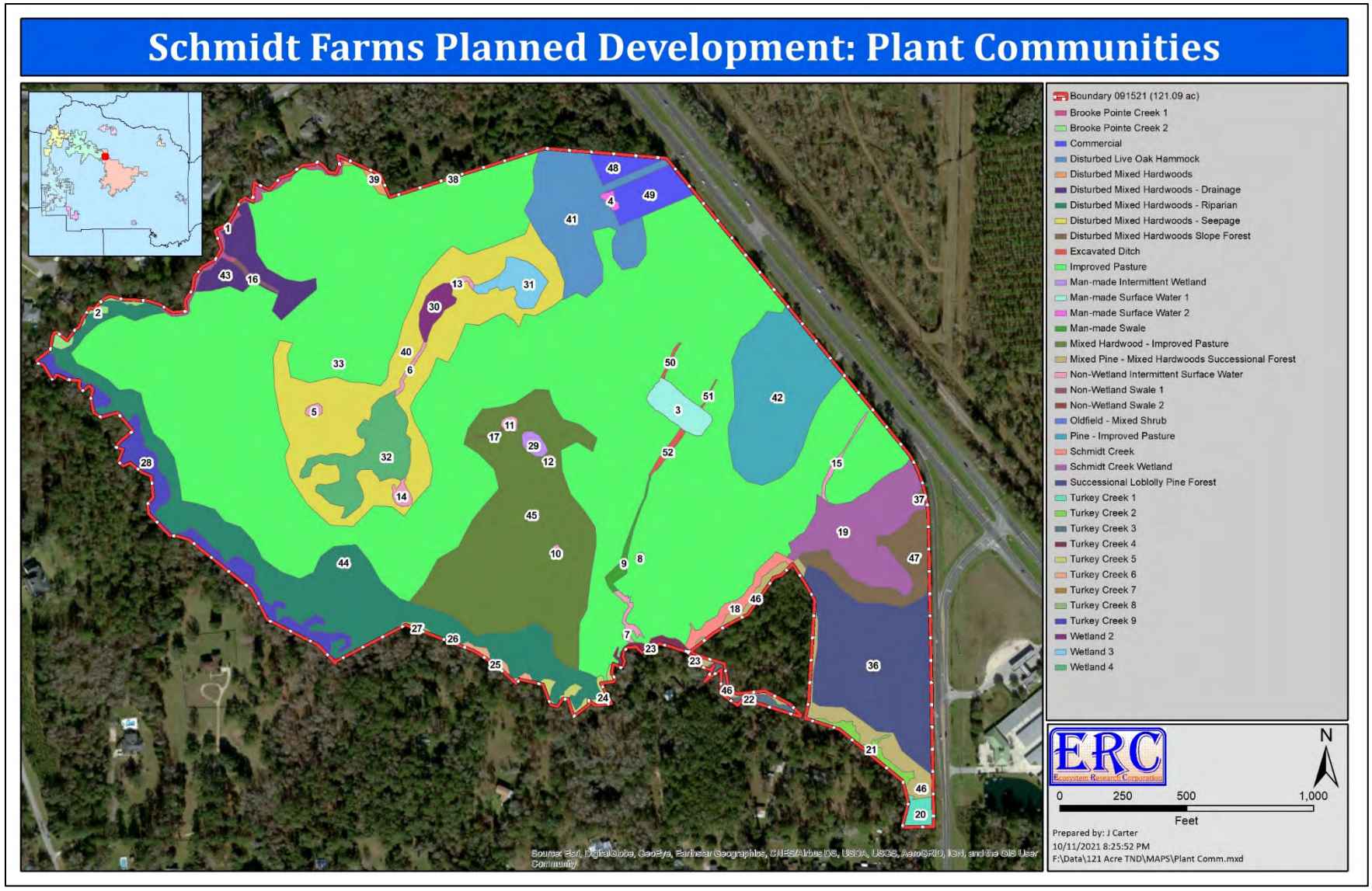


Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages).

Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52)

Polygon	Description	Acres
1	Brooke Pointe Creek 1	0.51
2	Brooke Pointe Creek 2	0.23
3	Man-made Surface Water 1	0.67
4	Man-made Surface Water 2	0.07
5	Non-Wetland Intermittent Surface Water	0.06
6	Non-Wetland Intermittent Surface Water	0.08
7	Non-Wetland Intermittent Surface Water	0.14
8	Non-Wetland Intermittent Surface Water	0.02
9	Man-made Swale	0.21
10	Non-Wetland Intermittent Surface Water	0.04
11	Non-Wetland Intermittent Surface Water	0.07
12	Non-Wetland Intermittent Surface Water	0.03
13	Non-Wetland Intermittent Surface Water	0.06
14	Non-Wetland Intermittent Surface Water	0.13
15	Non-Wetland Intermittent Surface Water	0.11
16	Non-Wetland Swale 1	0.08
17	Non-Wetland Swale 2	0.01
18	Schmidt Creek	0.50
19	Schmidt Creek Wetland	3.08
20	Turkey Creek 1	0.30
21	Turkey Creek 2	0.35
22	Turkey Creek 3	0.27
23	Turkey Creek 4	0.23
24	Turkey Creek 5	0.32
25	Turkey Creek 6	0.16
26	Turkey Creek 7	0.03
27	Turkey Creek 8	0.05
28	Turkey Creek 9	2.03
29	Man-made Intermittent Wetland	0.16

Polygon	Description	Acres
30	Wetland 2	0.39
31	Wetland 3	0.65
32	Wetland 4	1.92
33	Improved Pasture	61.97
36	Successional Loblolly Pine Forest	5.69
37	Disturbed Mixed Hardwoods Slope Forest	0.06
38	Oldfield - Mixed Shrub	0.04
39	Disturbed Mixed Hardwoods	0.14
40	Disturbed Mixed Hardwoods - Seepage	8.10
41	Disturbed Live Oak Hammock	3.74
42	Pine - Improved Pasture	4.66
43	Disturbed Mixed Hardwoods - Drainage	1.49
44	Disturbed Mixed Hardwoods - Riparian	7.91
45	Mixed Hardwood - Improved Pasture	9.67
46	Mixed Pine - Mixed Hardwoods Successional Forest	1.52
47	Disturbed Mixed Hardwoods Slope Forest	1.56
48	Commercial	0.45
49	Commercial	0.96
50	Excavated Ditch	0.04
51	Excavated Ditch	0.02
52	Excavated Ditch	0.11
Total		**121.09**

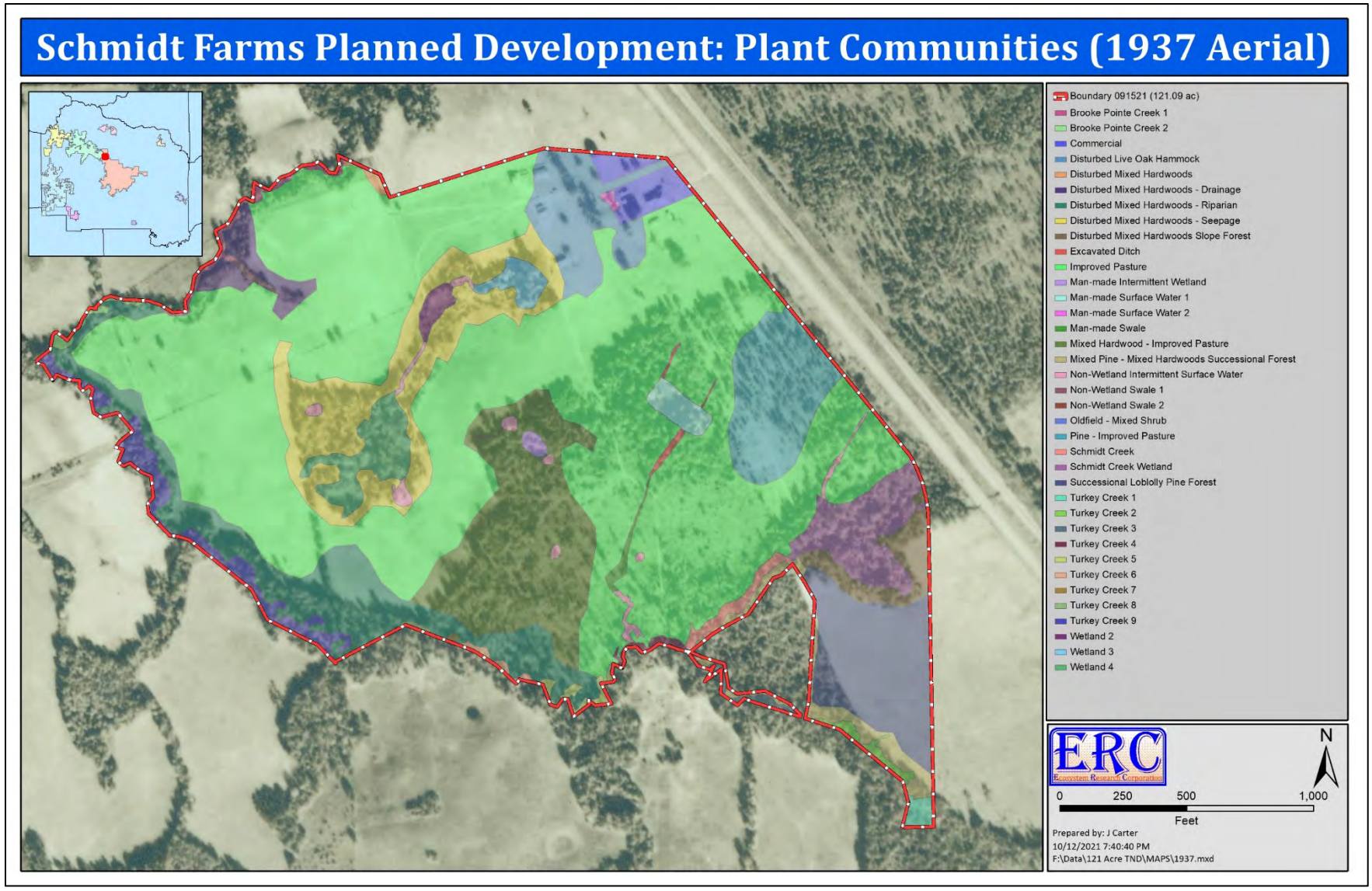


Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial.

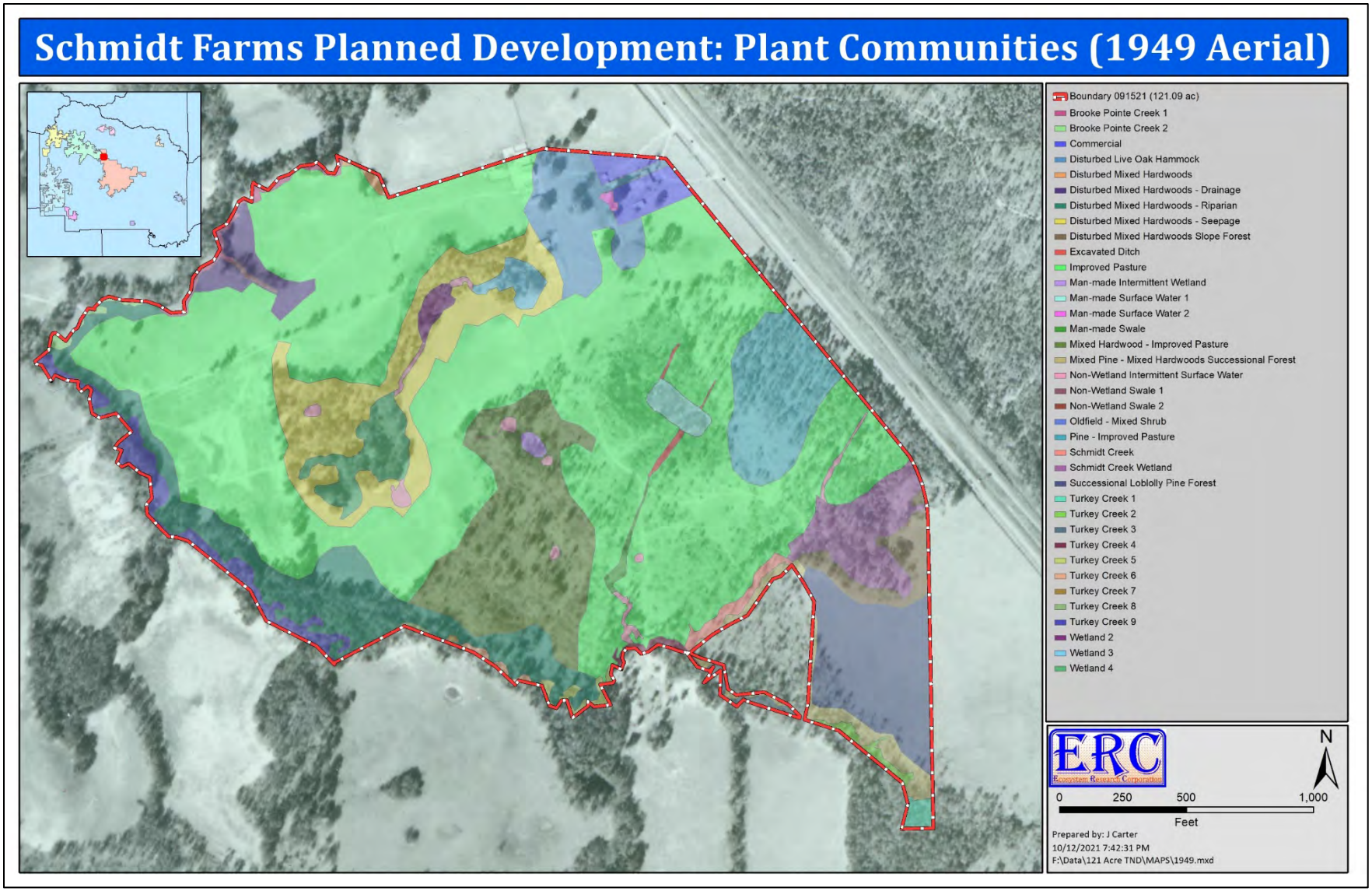


Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial.

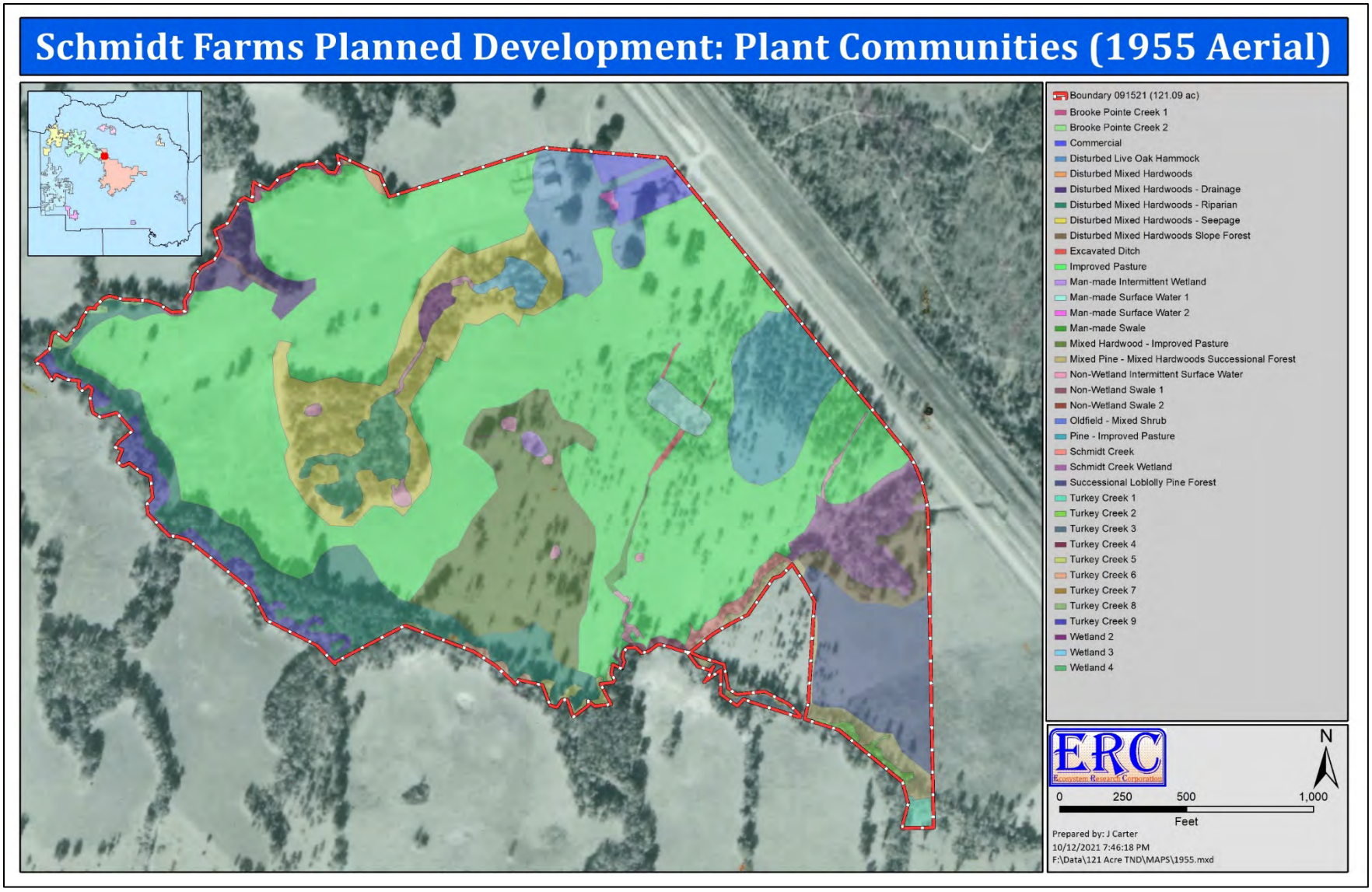


Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial.

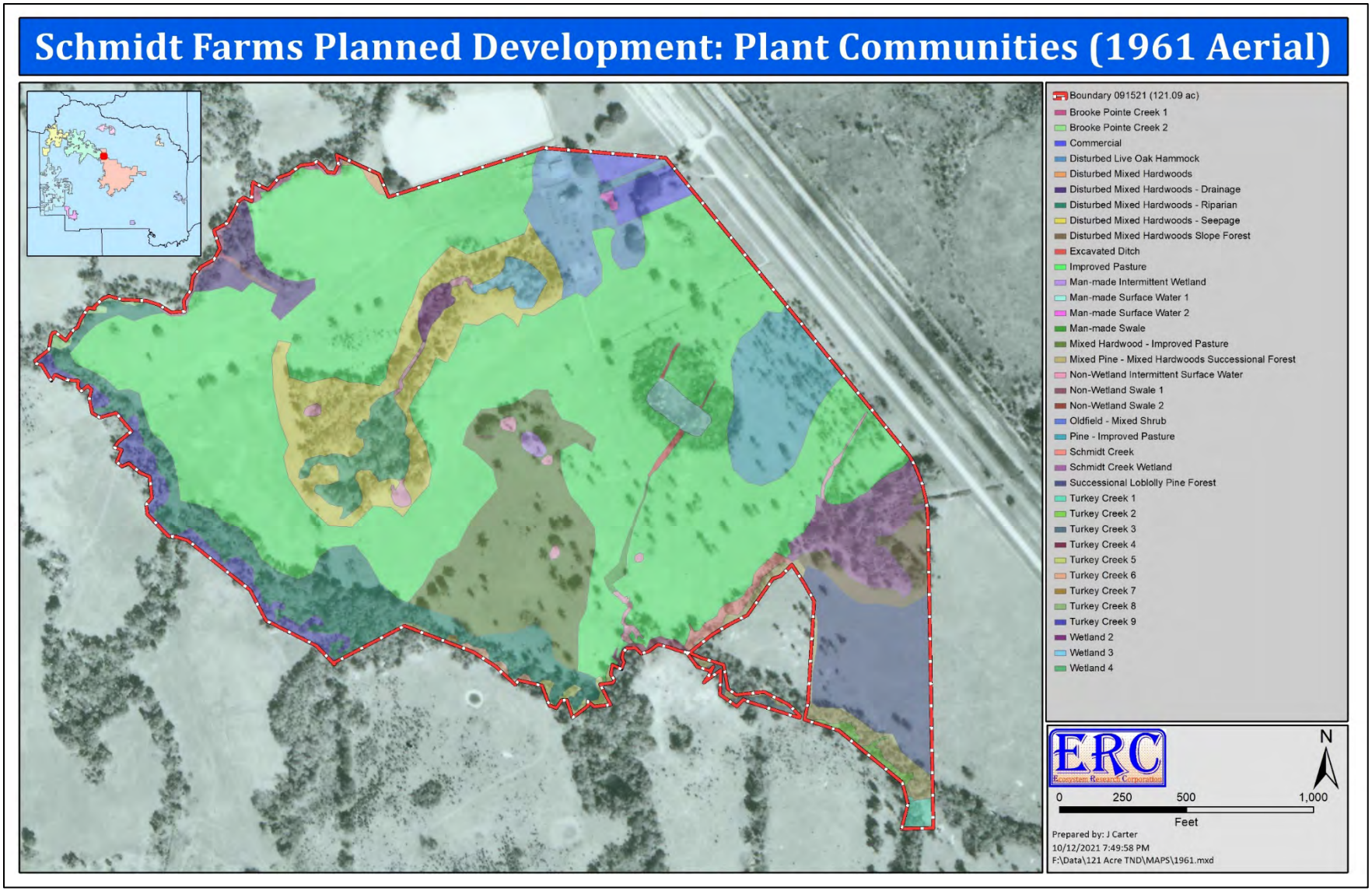


Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial.

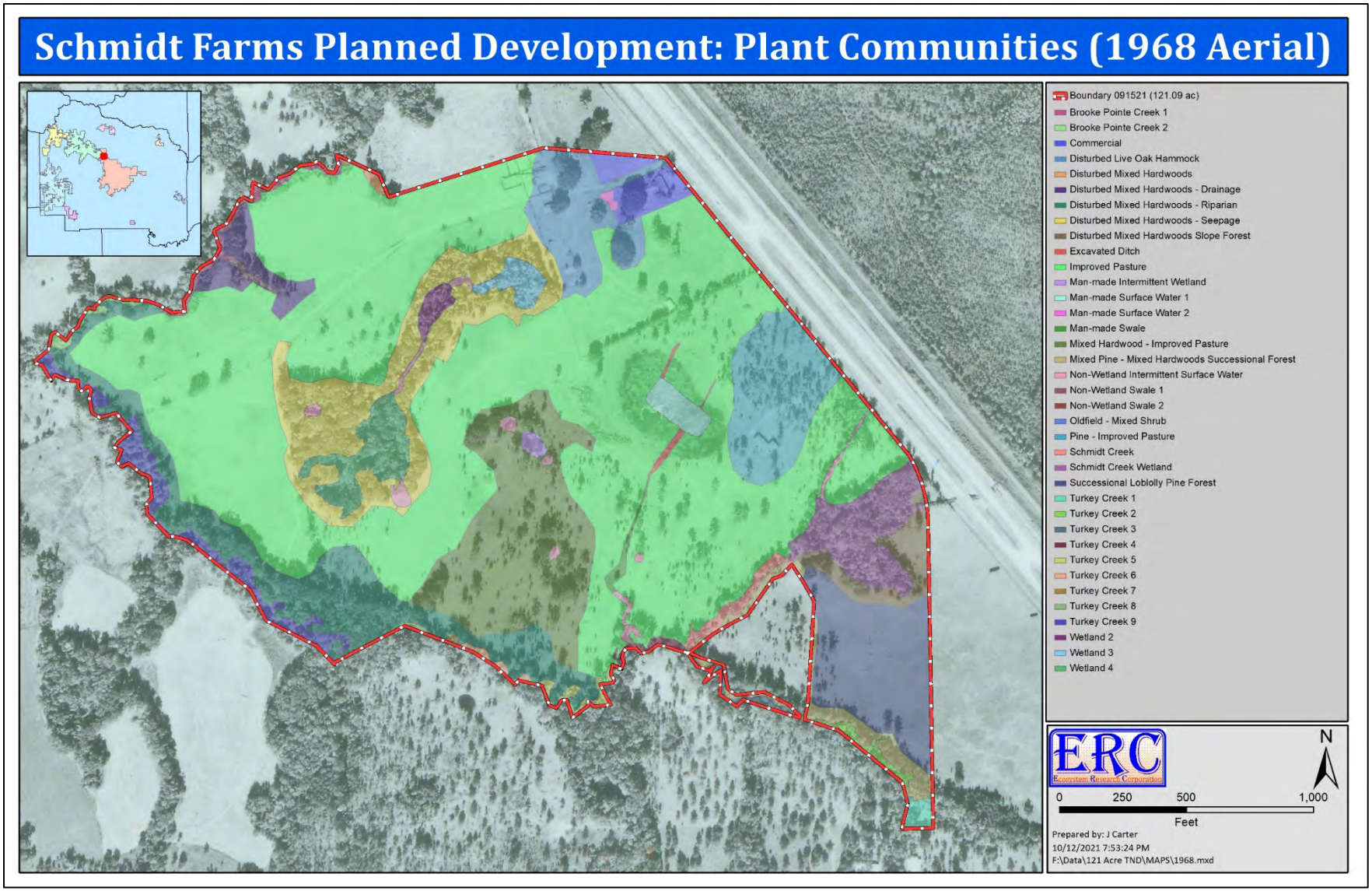


Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial.

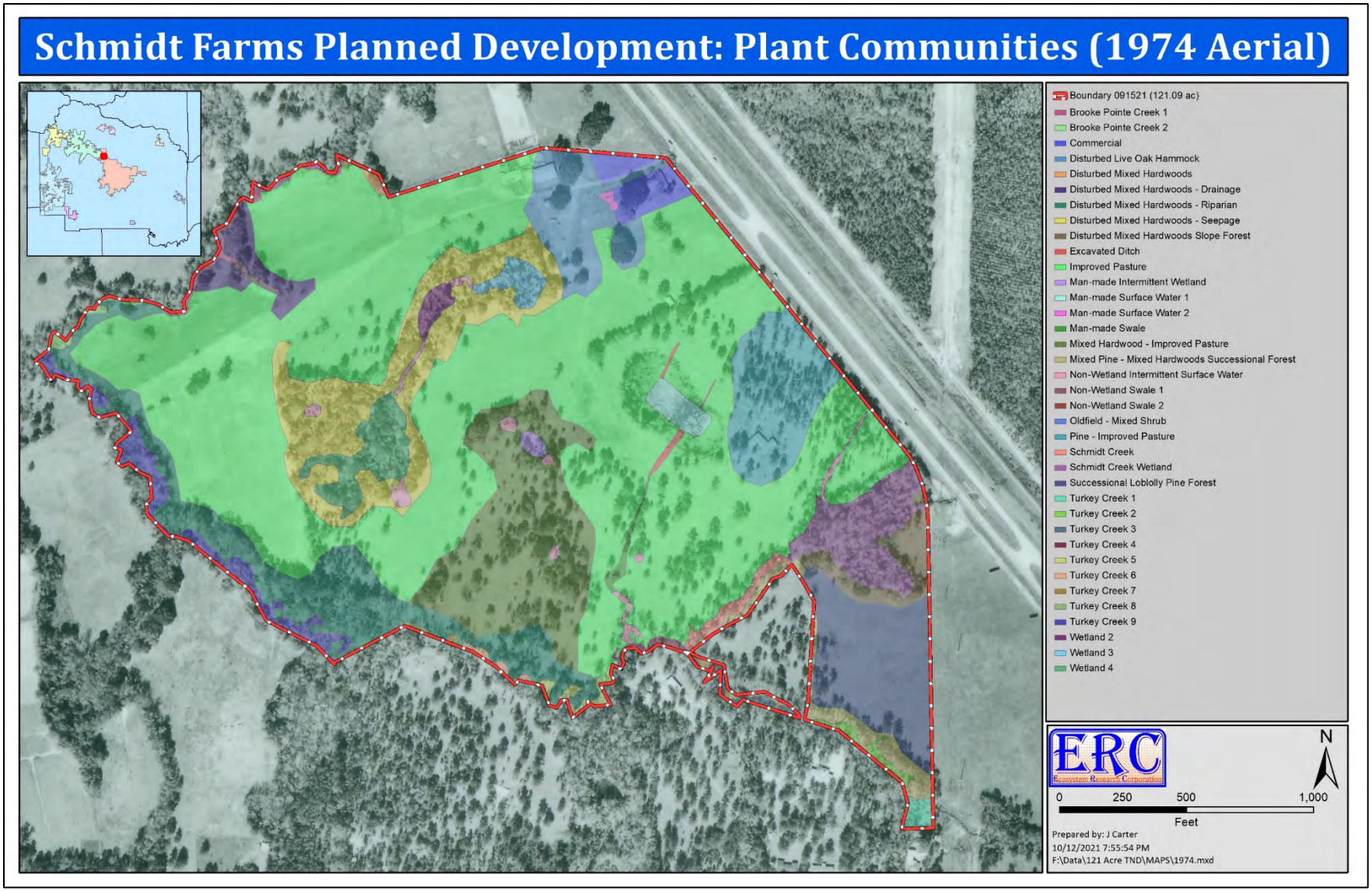


Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial.

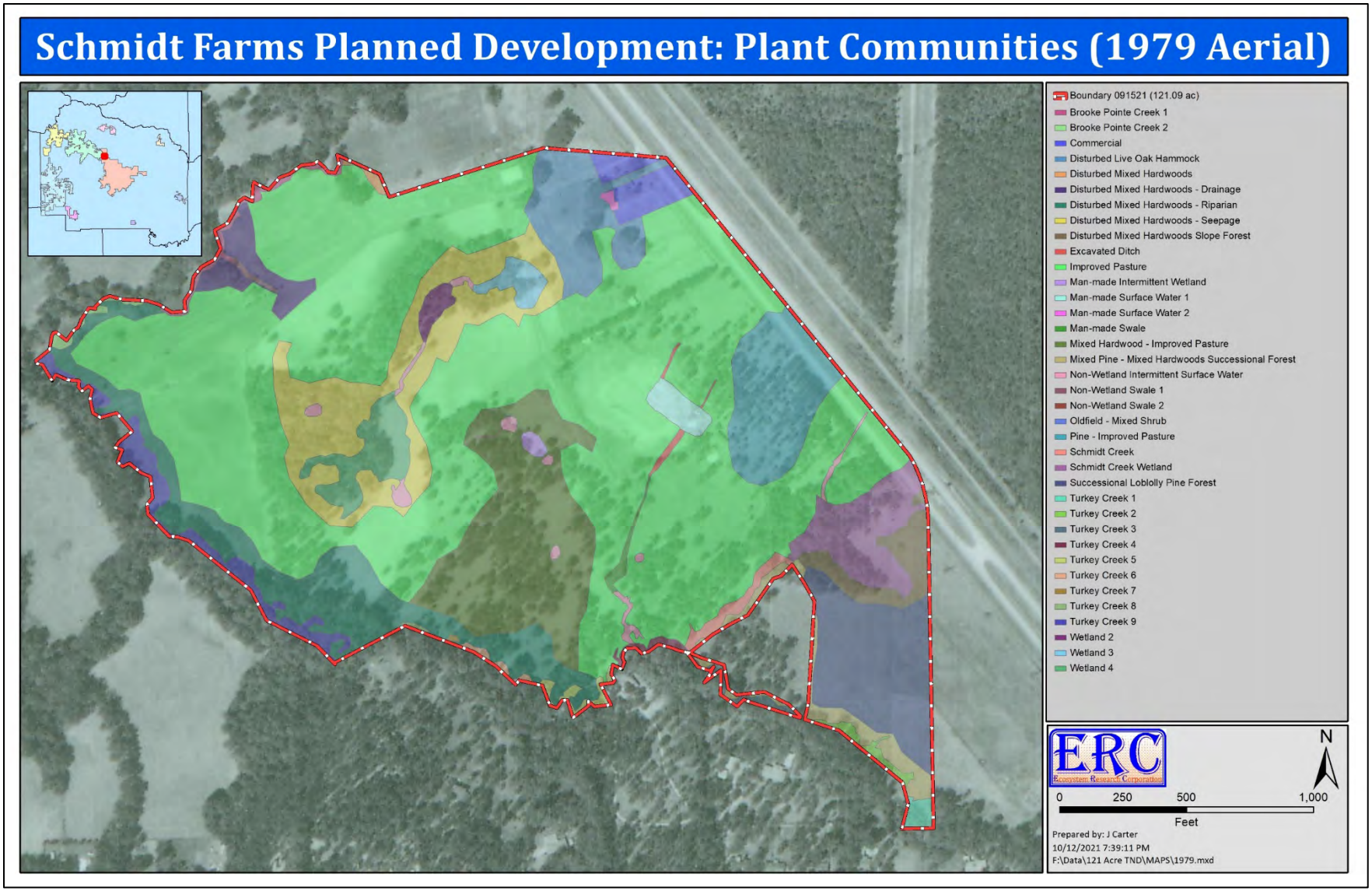


Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial.

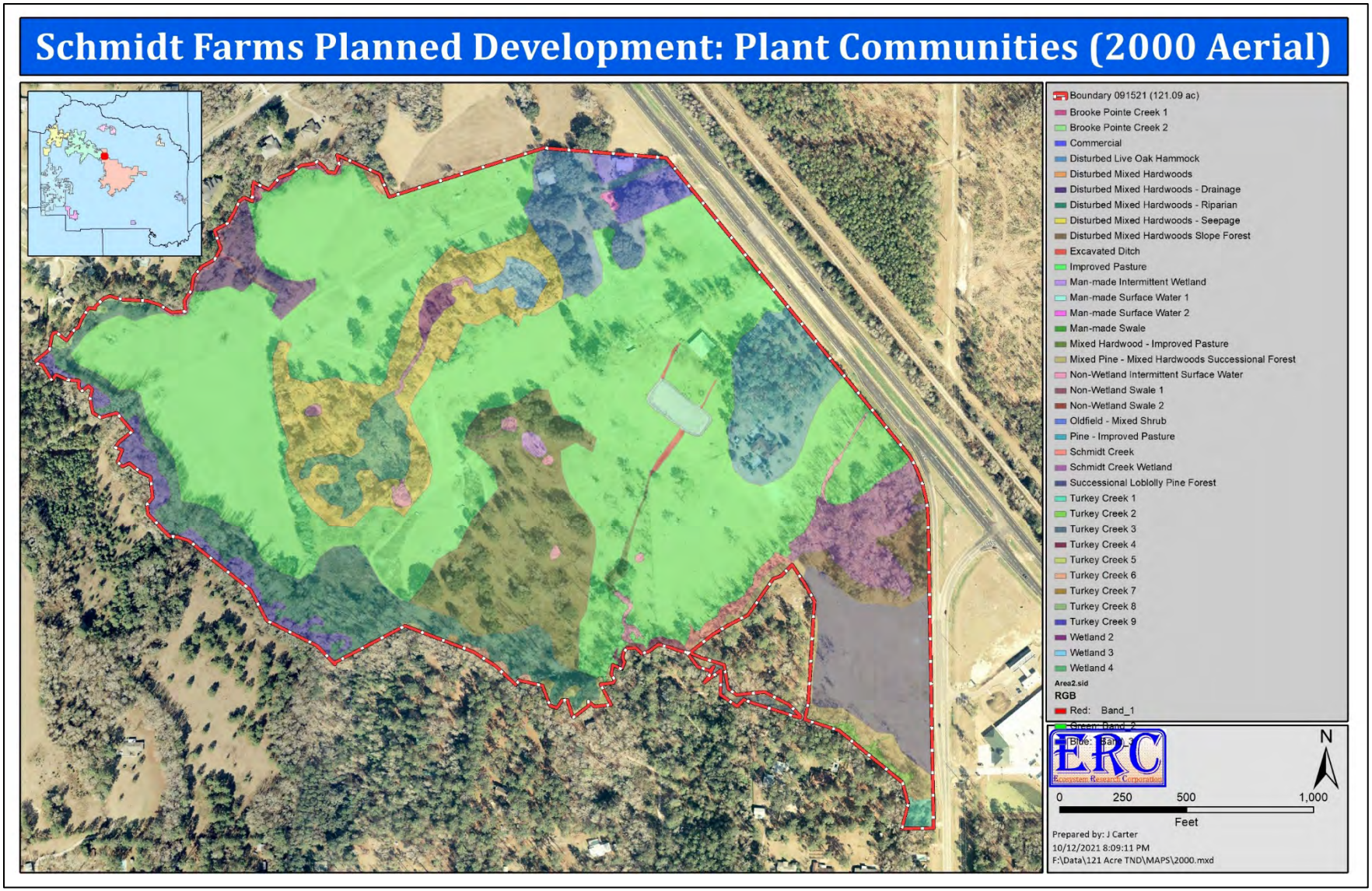


Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial.

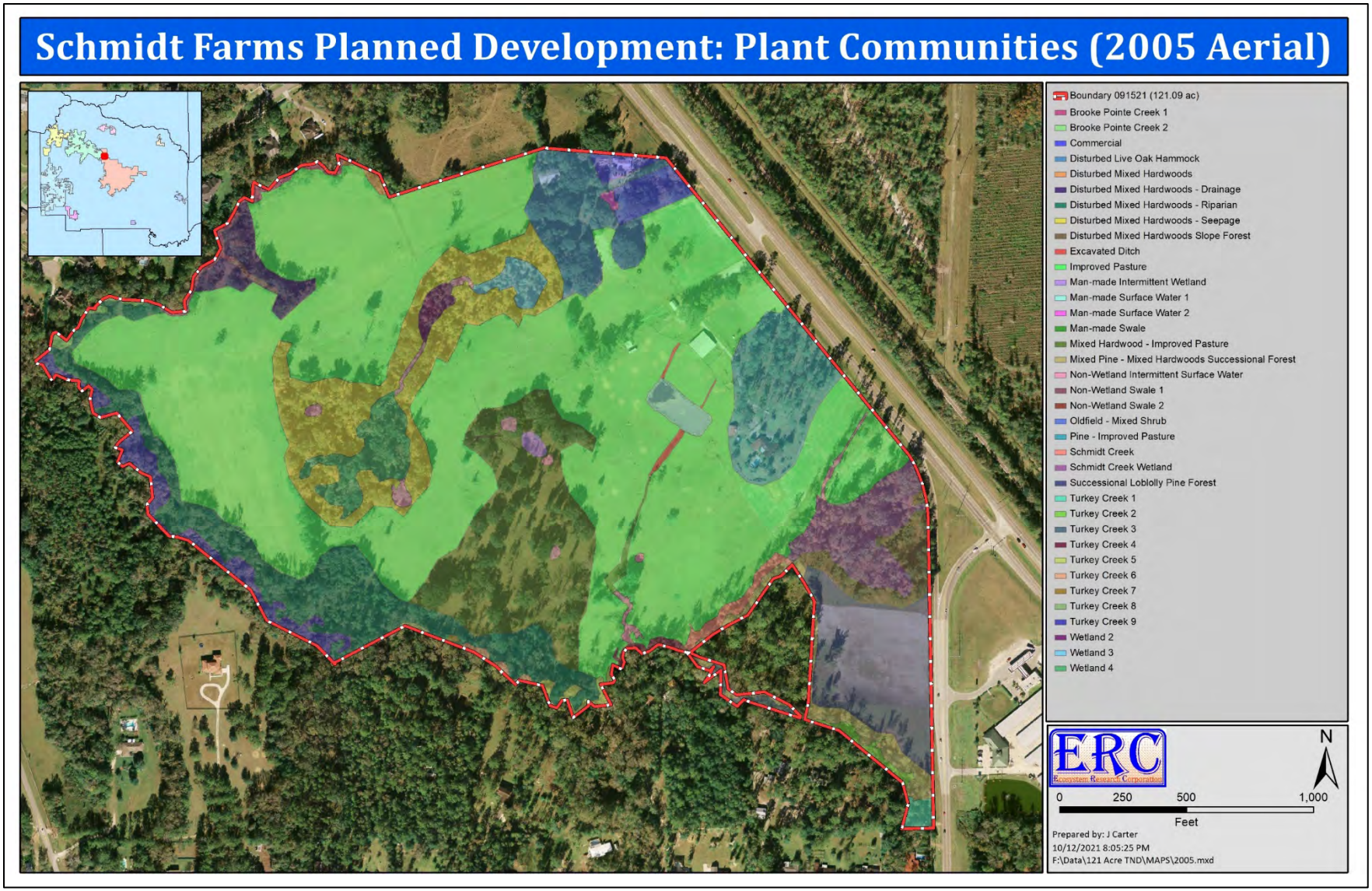


Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial.

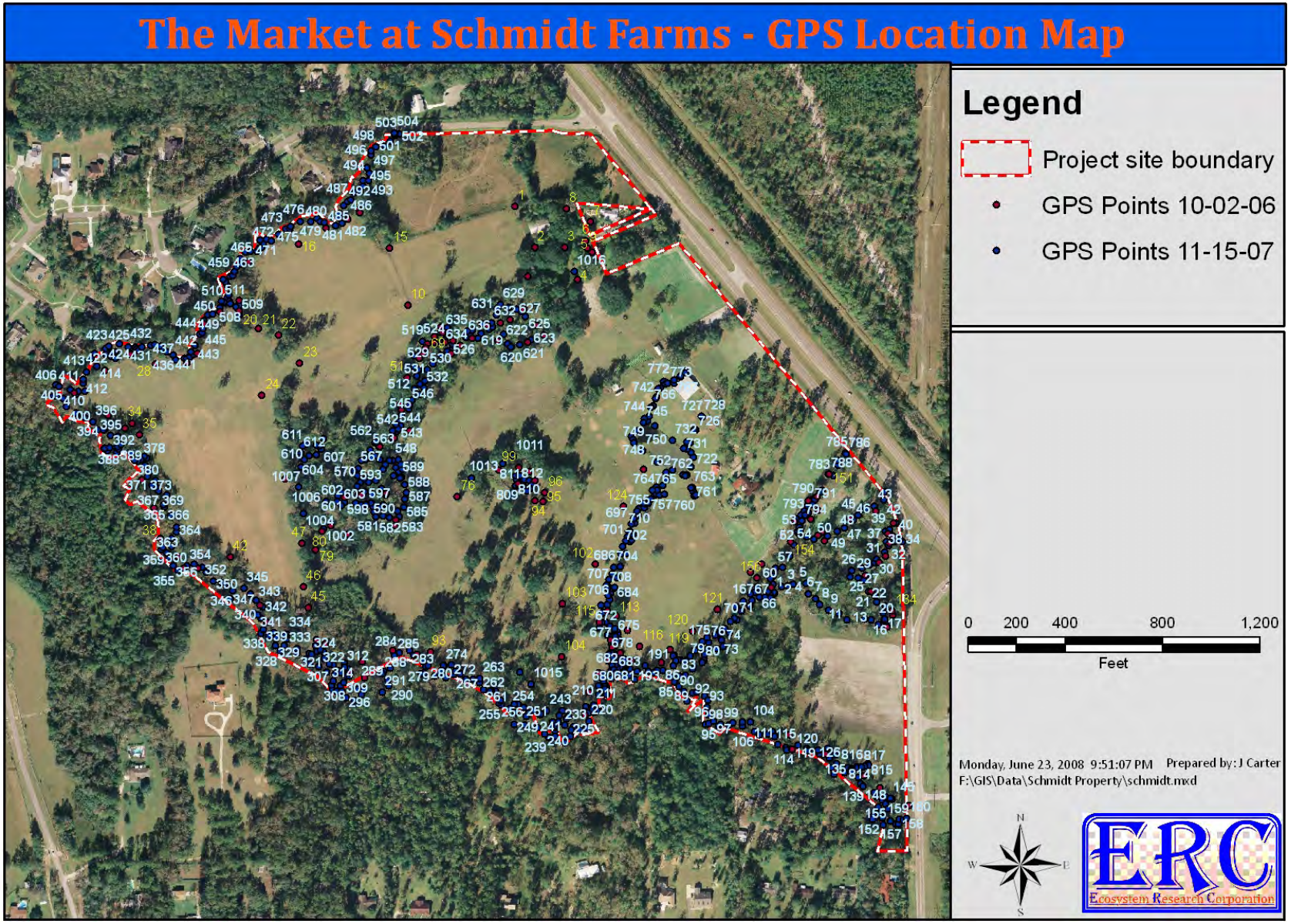


Figure 64. Location of jurisdiction flags from the 2008 survey.

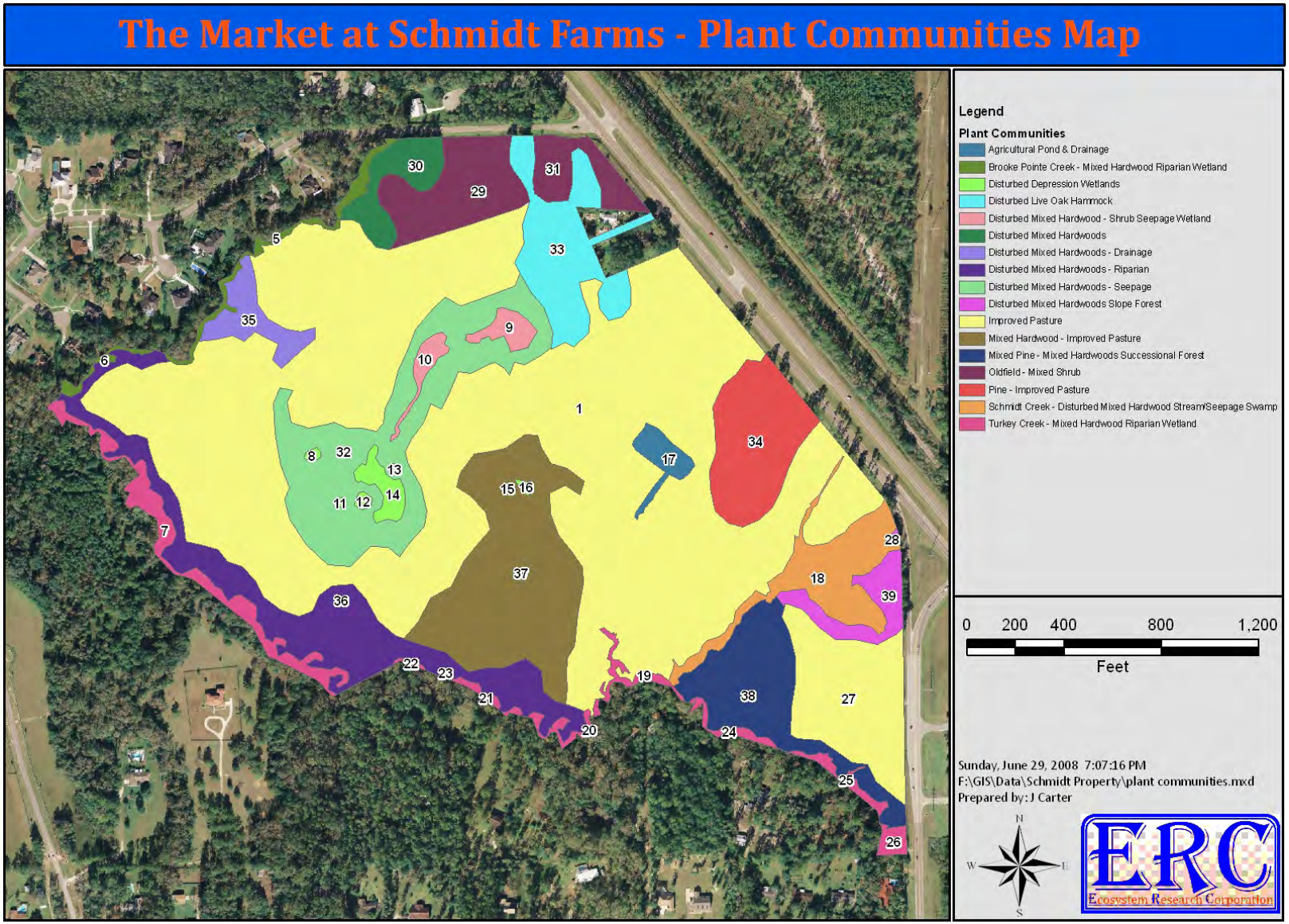


Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages).

Table 5. Wetland and surface water acreages shown for each polygon on Figure 65.

Description	Polygon	Acres
Agricultural Pond & Drainage	17	0.78
Agricultural Pond & Drainage Total		**0.78**
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	5	0.82
	6	0.23
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland Total		**1.05**
Disturbed Depression Wetlands	8	0.06
	11	0.03
	12	0.09
	13	0.03
	14	0.67
	15	0.00
	16	0.06
Disturbed Depression Wetlands Total		**0.94**
Disturbed Live Oak Hammock	33	4.83
Disturbed Live Oak Hammock Total		**4.83**
Disturbed Mixed Hardwood - Shrub Seepage Wetland	9	0.59
	10	0.47
Disturbed Mixed Hardwood - Shrub Seepage Wetland Total		**1.06**
Disturbed Mixed Hardwoods	30	1.85
Disturbed Mixed Hardwoods Total		**1.85**
Disturbed Mixed Hardwoods - Drainage	35	1.57
Disturbed Mixed Hardwoods - Drainage Total		**1.57**
Disturbed Mixed Hardwoods - Riparian	36	7.91
Disturbed Mixed Hardwoods - Riparian Total		**7.91**
Disturbed Mixed Hardwoods - Seepage	32	9.45
Disturbed Mixed Hardwoods - Seepage Total		**9.45**
Disturbed Mixed Hardwoods Slope Forest	28	0.06
	39	1.56
Disturbed Mixed Hardwoods Slope Forest Total		**1.62**
Improved Pasture	1	62.26
	27	5.70
Improved Pasture Total		**67.97**
Mixed Hardwood - Improved Pasture	37	9.93
Mixed Hardwood - Improved Pasture Total		**9.93**
Mixed Pine - Mixed Hardwoods Successional Forest	38	4.98
Mixed Pine - Mixed Hardwoods Successional Forest Total		**4.98**
Oldfield - Mixed Shrub	29	3.74
	31	1.70
Oldfield - Mixed Shrub Total		**5.44**

Description	Polygon	Acres
Pine - Improved Pasture	34	4.66
Pine - Improved Pasture Total		**4.66**
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	18	3.69
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp Total		**3.69**
Turkey Creek - Mixed Hardwood Riparian Wetland	7	2.03
	19	0.38
	20	0.32
	21	0.16
	22	0.05
	23	0.03
	24	0.27
	25	0.35
	26	0.30
Turkey Creek - Mixed Hardwood Riparian Wetland Total		**3.88**
Grand Total		**131.61**

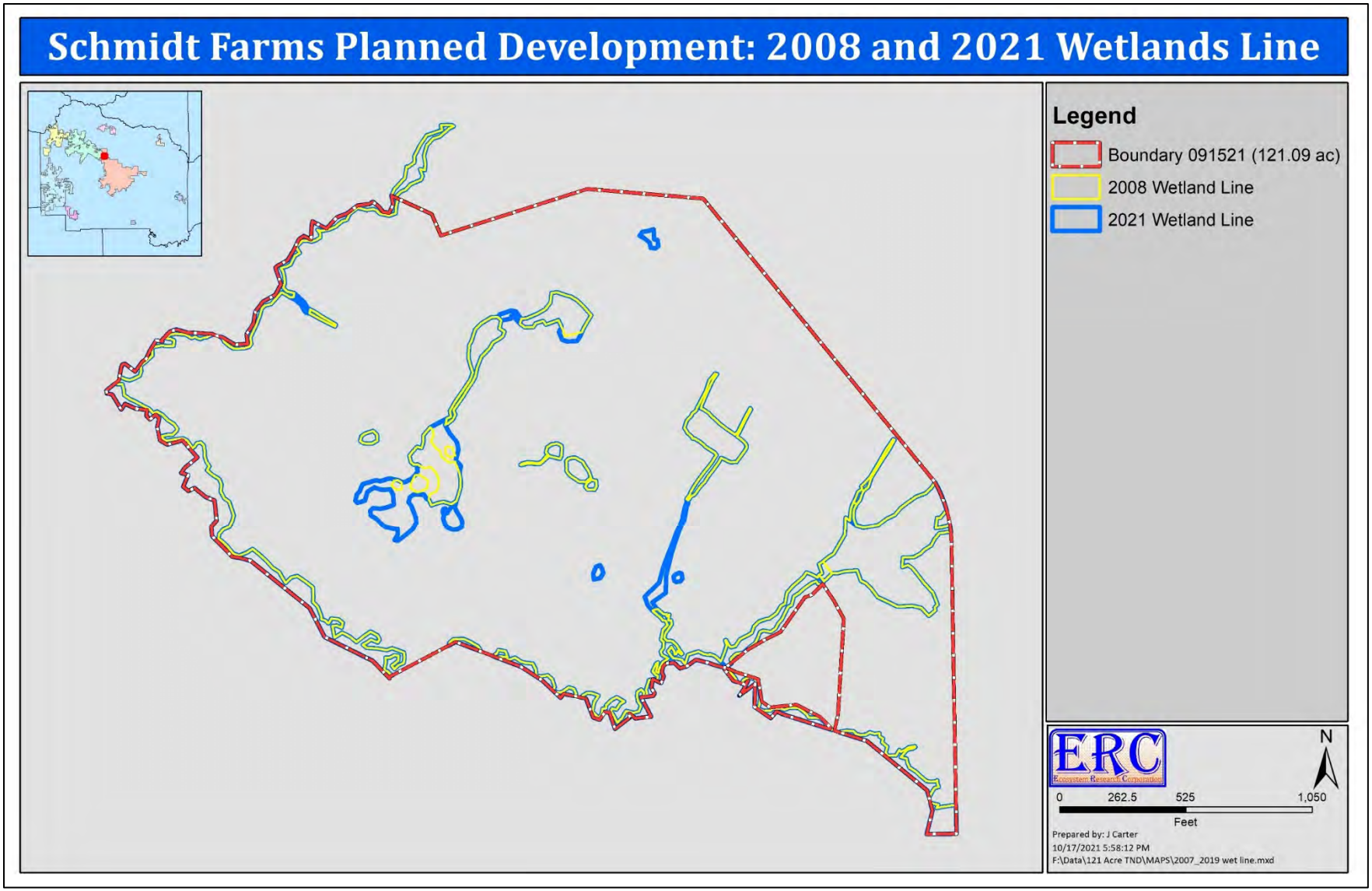


Figure 66. Comparison of 2008 and 2021 jurisdiction lines.

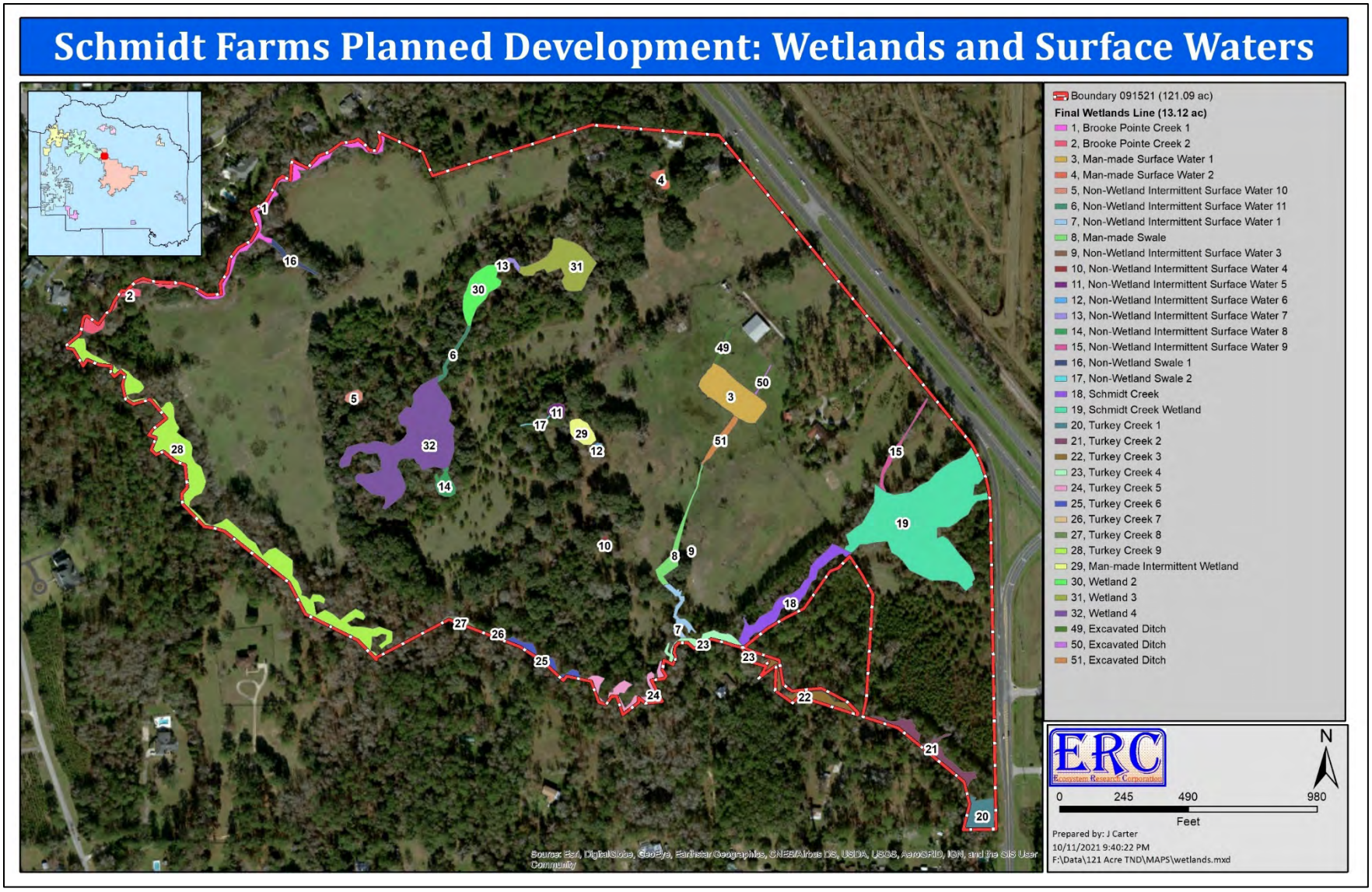


Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages).

Table 6. Wetland and surface water acreages shown for each polygon on Figure 67.

Type	Description	Polygon	Acres
Brooke Pointe Creek: Disturbed Mixed Hardwood Riparian Surface Water	Brooke Pointe Creek 1	1	0.51
	Brooke Pointe Creek 2	2	0.23
	TOTAL		**0.74**
Man-made Surface Water	Excavated Ditch	49	0.11
		50	0.02
		51	0.04
	Man-made Surface Water 1	3	0.67
	Man-made Surface Water 2	4	0.07
	TOTAL		**0.90**
Non-Wetland Intermittent Surface Water	Non-Wetland Surface Water 10	5	0.06
	Non-Wetland Surface Water 11	6	0.08
	Non-Wetland Surface Water 1	7	0.14
	Non-Wetland Surface Water 3	9	0.02
	Non-Wetland Surface Water 4	10	0.04
	Non-Wetland Surface Water 5	11	0.07
	Non-Wetland Surface Water 6	12	0.03
	Non-Wetland Surface Water 7	13	0.06
	Non-Wetland Surface Water 8	14	0.13
	Non-Wetland Surface Water 9	15	0.11
	TOTAL		**0.75**
Non-Wetland Swale: Drainage Features	Man-made Swale	8	0.21
	Non-Wetland Swale 1	16	0.08
	Non-Wetland Swale 2	17	0.01
	TOTAL		**0.30**
Schmidt Creek: Disturbed Mixed Hardwood Riparian Surface Water	Schmidt Creek	18	0.50
	TOTAL		**0.50**
Schmidt Creek Wetland: Disturbed Mixed Hardwood Seepage Wetland	Schmidt Creek Wetland	19	3.08
	TOTAL		**3.08**
Turkey Creek: Disturbed Mixed Hardwood Riparian Surface Water	Turkey Creek 1	20	0.30
	Turkey Creek 2	21	0.35
	Turkey Creek 4	23	0.21
	Turkey Creek 5	24	0.32
	Turkey Creek 6	25	0.16
	Turkey Creek 7	26	0.03
	Turkey Creek 8	27	0.05
	Turkey Creek 9	28	2.03
	TOTAL		**3.45**
Man-made Intermittent Surface Water	Man-made Intermittent Pond	29	0.16
	TOTAL		**0.16**

Type	Description	Polygon	Acres
Isolated Mixed Hardwood Seepage Wetland	Wetland 2	30	0.39
	Wetland 3	31	0.65
	TOTAL		**1.04**
Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters	Wetland 4	32	1.92
	TOTAL		**1.92**
GRAND TOTAL			**12.83**

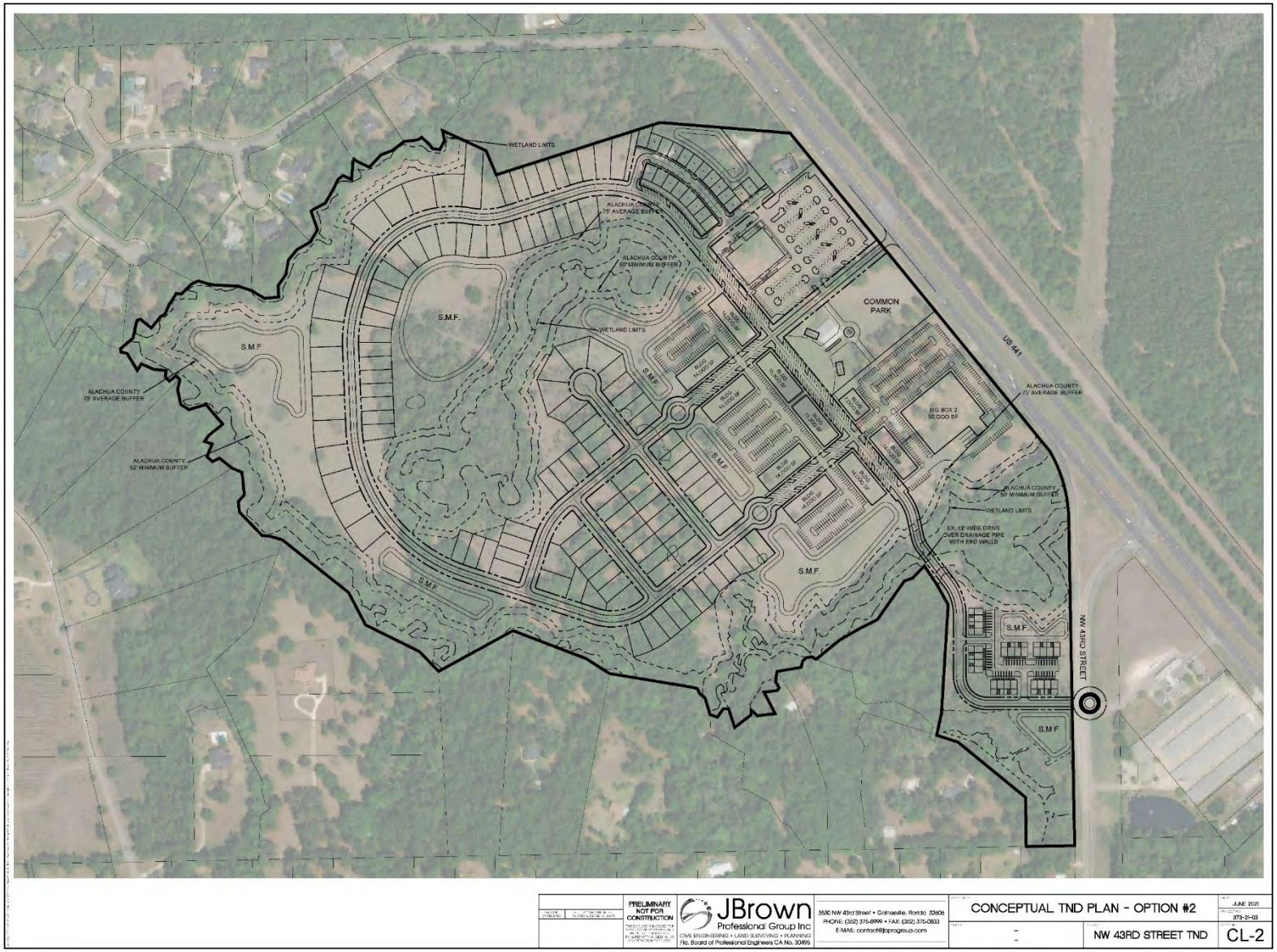


Figure 68. Preliminary site development plan.

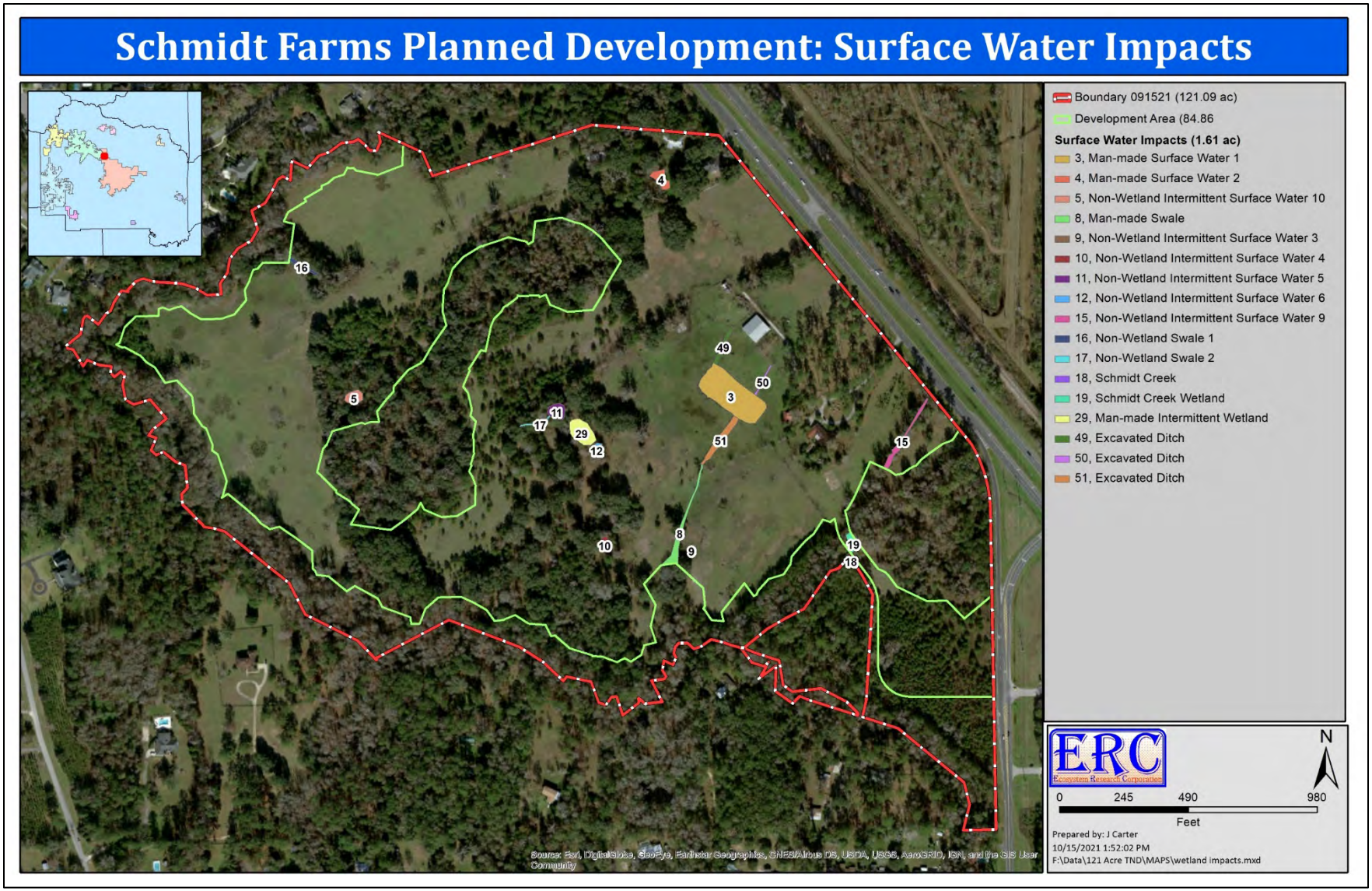


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69.

Type	Description	Polygon	Acres
Man-made Surface Water	Excavated Ditch	49	0.038
		50	0.016
		51	0.109
	Man-made Surface Water 1 (Ag Pond)	3	0.668
	Man-made Surface Water 2 (Fishpond)	4	0.069
	TOTAL		**0.901**
Non-Wetland Intermittent Surface Water	Non-Wetland Intermittent Surface Water 3	9	0.024
	Non-Wetland Intermittent Surface Water 4	10	0.039
	Non-Wetland Intermittent Surface Water 5	11	0.071
	Non-Wetland Intermittent Surface Water 6	12	0.033
	Non-Wetland Intermittent Surface Water 9	15	0.082
	TOTAL		**0.249**
Non-Wetland Swale	Man-made Swale	8	0.135
	Non-Wetland Swale 1	16	0.036
	Non-Wetland Swale 2	17	0.014
	TOTAL		**0.185**
Schmidt Creek	Schmidt Creek Surface Water	18	0.000
	Schmidt Creek Surface Water	19	0.053
	TOTAL		**0.053**
Man-made Landscape Depression	Man-made Intermittent Surface Water	29	0.163
	TOTAL		**0.163**
TOTAL WETLAND IMPACTS			**1.551**

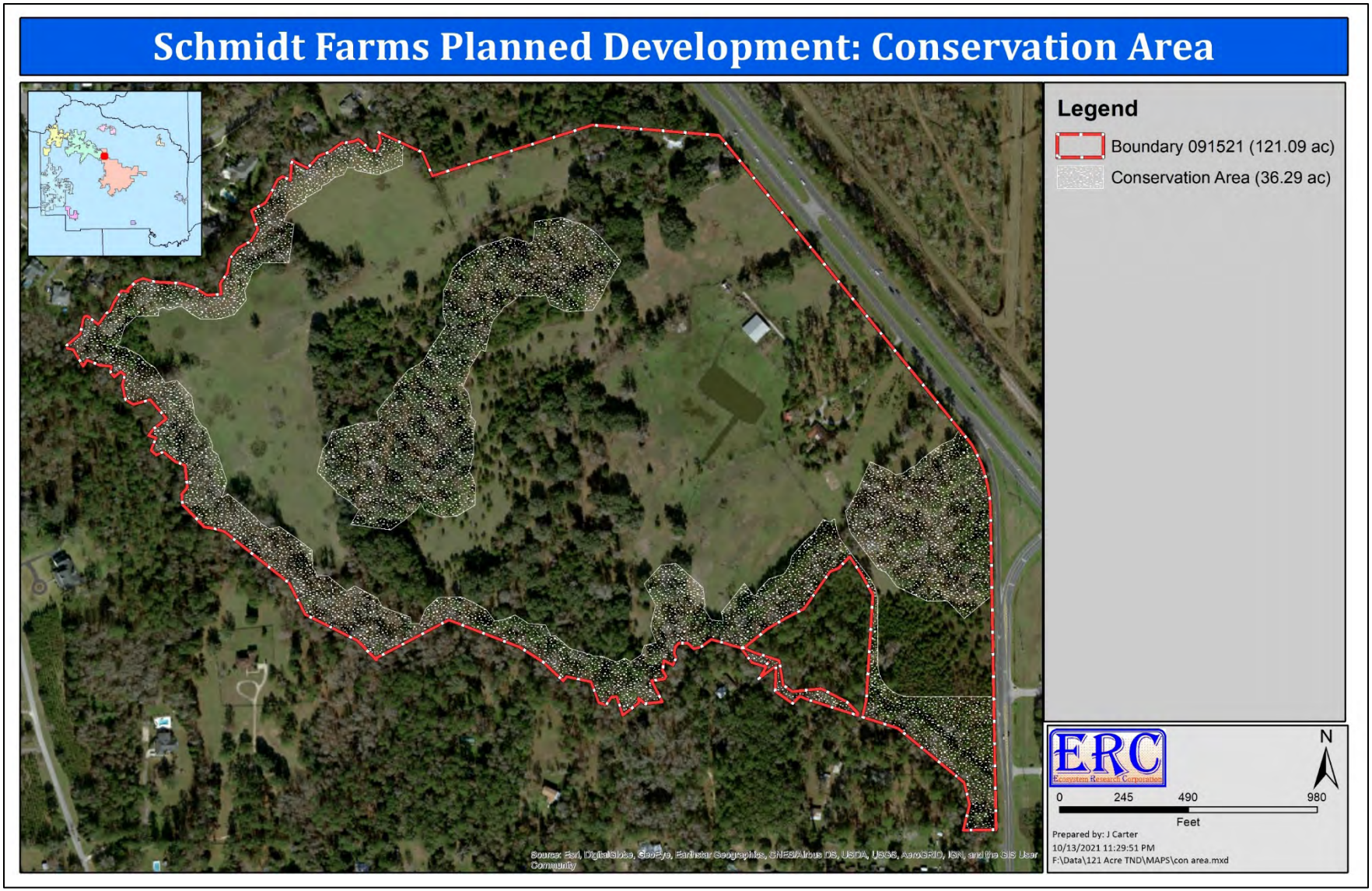


Figure 70. Proposed conservation easement.

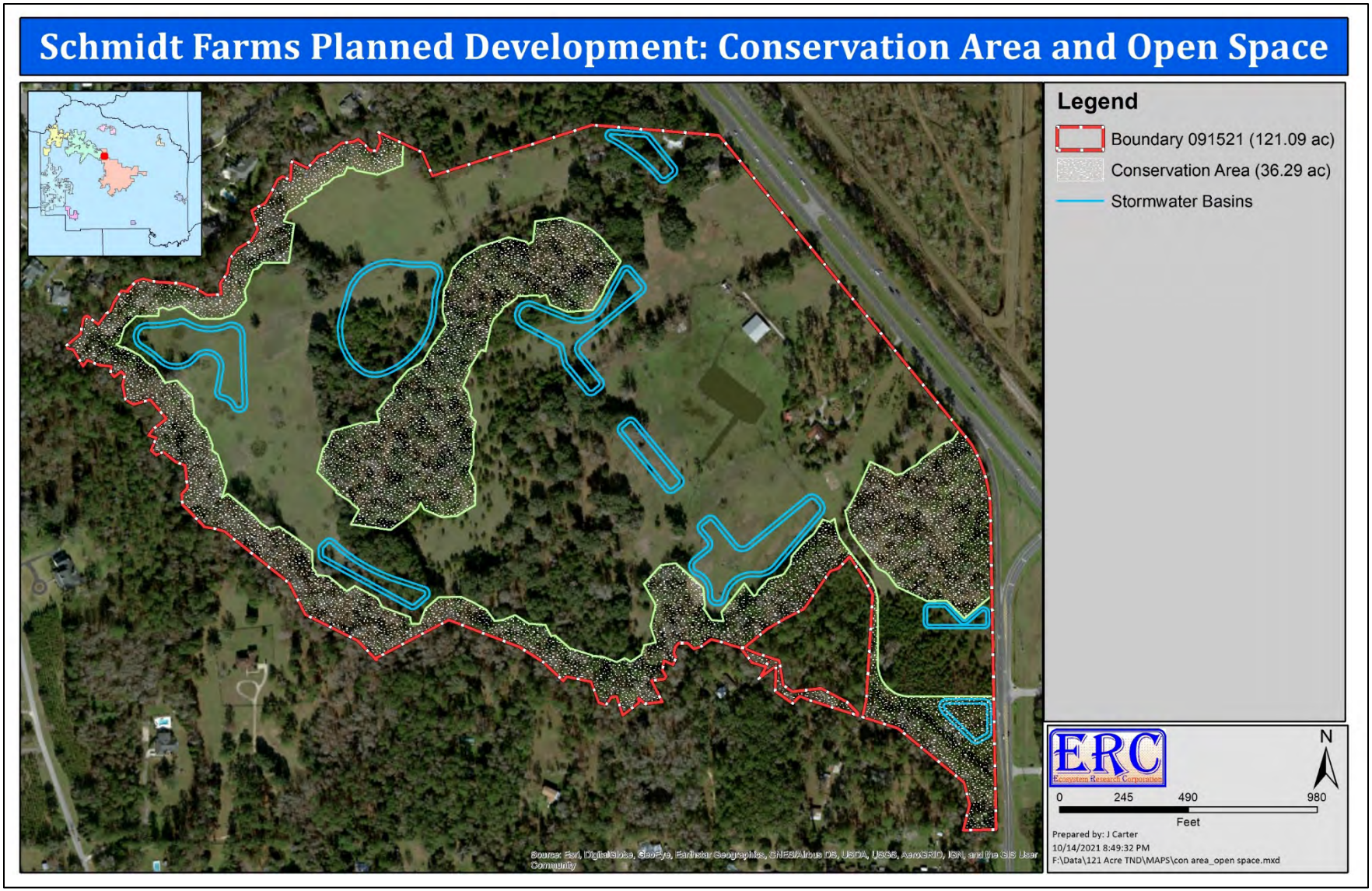


Figure 71. Conservation easement and surface waters to be created on the Planning Parcel.

ATTACHMENT 1: Public Notice Issued 26 January 2009

City of Alachua

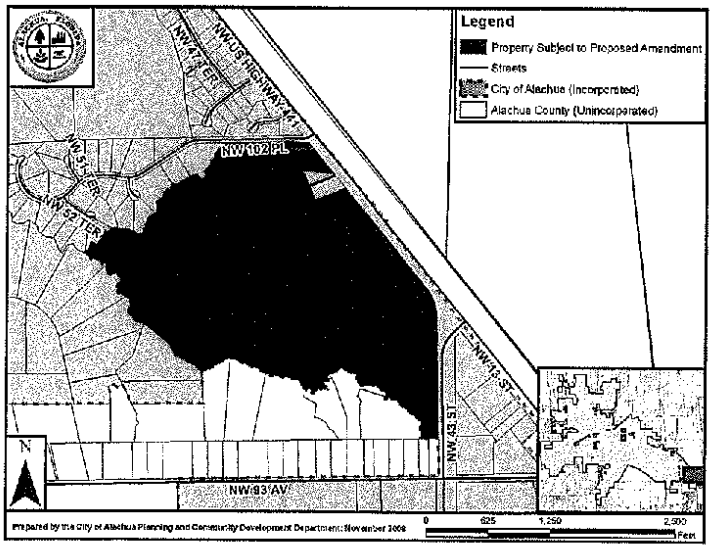
PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on January 26, 2009 at 7:00 p.m. The hearing will be held in the Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 09 12

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, 2015; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES) ON FIVE PARCELS OF LAND THAT TOTAL ±131.6 ACRES; LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA, WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 43RD STREET AND THE DEERHAVEN POWER PLANT. TAX PARCEL NUMBERS 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.



P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

City of Alachua

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department or at the Office of the City Clerk, 15100 NW 142nd Terrace, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

B. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 11: A REQUEST BY C. DAVID COFFEY, P.A., AGENT FOR 441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM ALACHUA COUNTY RURAL CLUSTER TO CITY OF ALACHUA COMMUNITY COMMERCIAL (±17.65 ACRES) AND RESIDENTIAL MODERATE DENSITY (±21.63 ACRES). THE ±39.28 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 441 AND THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACTS AND WEST OF THE INTERSECTION OF TURKEY CREEK BOULEVARD AND U.S. HWY 441, ALACHUA, FLORIDA. EXISTING FLUM: ALACHUA COUNTY RURAL CLUSTER; ZONING: ALACHUA COUNTY HIGHWAY ORIENTED BUSINESS (BH); A PORTION OF TAX PARCEL NO. 05898-000-000. (THIS IS A LEGISLATIVE HEARING)

i. FIRST READING. ORDINANCE 09 11; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

C. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE

FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

E. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 14: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MEGAHEE ENTERPRISES, LTD., LLLP, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE AND COMMERCIAL TO COMMERCIAL (±90 ACRES), RESIDENTIAL MEDIUM DENSITY (±36.1 ACRES), RESIDENTIAL MODERATE DENSITY (±174.5 ACRES), CONSERVATION (±115 ACRES), AND RECREATION (±107 ACRES). THE ±523 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED NORTH OF U.S. HWY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HWY 75, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NO.S 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000 (THIS IS A LEGISLATIVE HEARING)**

i. FIRST READING, ORDINANCE 09 14; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

V. AGENDA ITEMS

NONE SCHEDULED

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Mr. Stubbs confirms for Vice-Mayor Burgess that a wetland pond is located on the subject property, but there are no springs. Mr. Stubbs notes there are protection standards in the Comprehensive Plan and the Land Development Regulations. Miss Portal states the City of Alachua has excellent policies and a lot of opportunity for setback and environmental resource protection in the planning process.

Vice-Mayor Burgess moves to approve Ordinance 09 11 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to be consistent with the City of Alachua Comprehensive Plan and with a requirement that a text amendment concurrent with adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) threshold would be necessary, and authorize staff to transmit the proposed LSCPA to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

C. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).**

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 12 by title only for public record by City Attorney Rush.

City Planner Justin Tabor gives a brief overview of the above-referenced item noting the subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas. Mr. Tabor reviews maps showing the adjacent properties and their land use. The Planning and Zoning Board held a public hearing on

this item on December 16, 2008 and voted 5-0 for approval and transmittal to the City Commission with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development (DRI) thresholds would be necessary. Mr. Tabor notes that the concerns of the citizens in attendance at the Planning and Zoning Board meeting are summarized and in the Agenda packets, staff report, and the minutes from the meeting.

Gerry Dedenbach, with Causseaux, Hewett, & Walpole, Inc., agent for the applicant, gives a Power Point presentation outlining what is being proposed for this property beginning with a timeline of the land use change process. He notes a neighborhood meeting was held on the proposed changes, as well as a subsequent meeting. By moving the commercial areas away from the residential areas and into the core, large conservation areas were created. He notes three main concerns: 1) Surface water flow; 2) Conservation area behind Brooke Point; and 3) NW 102nd Place access.

Mr. Tabor continues with the staff report reviewing site suitability, needs analysis, urban sprawl analysis, public facilities impacts, consistency with the Comprehensive Plan, and DRI related issues.

Commissioner Coerper comments on the drainage on the subject property.

Mayor Calderwood notes for the record that they have received William Burger's letter, respectfully submitted by the Brooke Pointe Home Owners Association, noting three (3) concerns.

William Burger states the Commission has effectively raised the major concerns that the homeowners have about the subject property, especially potential flooding and the entrance to Brooke Pointe. He commends Mr. Dedenbach for the neighborhood meetings.

Pam Connolly respectively requests that maximum consideration be given to the conservation area, light pollution, and noise abatement, as well as the setback from wetlands, buffering, and stormwater management.

Richard Beardsley presents a letter to the Commission and comments on what draws people to this part of Alachua County. He is against approval of this Ordinance.

Karen Arington presents a letter to the Commission. She states the proposed development should not be approved.

Rupert Murphy states he is opposed to this development; he sees their way of life being destroyed and he objects to it.

Amy Ellis comments she is glad to see the Commission is looking closely at the creek on the subject property; she would like to see where it goes.

Shanna Johnson presents a letter to the Commission and reads it aloud. She requests that the Commission consider other options that bring better benefits to this area.

Mr. Dedenbach addresses the concerns that were noted by the citizens.

Commissioner Coerper moves to extend the meeting tonight until it ends no matter what time that is; Vice-Mayor Burgess seconds the motion.

Passed by unanimous consent.

Pete Wallace comments on the wetlands on the subject property noting they had put every possible place in conservation and this will be allowed to naturally succeed.

Commissioner Hills moves to approve Ordinance 09 12 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and authorize staff to transmit the proposed amendment to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 13 by title only for public record by City Attorney Rush.

Planning Director Kathy Winburn gives a brief overview of the above-referenced item noting Objective 1.6 currently reads as follows: Recreation: the City of Alachua shall designate a Recreation land use category for all publicly owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category. The new language, underlined and in bold text, for the proposed Objective 1.6 is "...for all publicly **or privately** owned recreational lands...". Mrs. Winburn notes it is common in other local governments to allow privately owned recreational lands in a Recreation Future Land Use Map category and states the proposed amendment would bring the

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008)

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 23, 2008

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Conceptual Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

The Suwannee River Water Management District (District) proposes to issue Conceptual Environmental Resource Permit Number 08-0278 for your project located in Township 8 South, Range 19 East, Sections 34 and 35 26, in Alachua County. This proposed action is subject to final Governing Board approval at their regularly scheduled meeting on January 13, 2009.

Persons considered to be potentially affected by this proposed agency action may request an administrative hearing. The request must be in writing and must adhere to the guidelines set forth in Chapter 28-106, Florida Administrative Code. Please see the enclosed Notice of Rights. All requests for administrative hearings are required to be sent to the Suwannee River Water Management District, 9225 County Road 49, Live Oak, Florida 32060. Questions regarding the proposed action should be directed to the Department of Resource Management, 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

Enclosure
JD/rl
cc: Mark Lyman, Lochrane
Property Owners
Alachua County Board of Commissioners
Certified Mail Receipt #: 7006 2760 0004 8243 4050

RECYCLED PAPER

Water for Nature, Water for People
9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

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Gainesville, Florida

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Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

January 13, 2009

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

Enclosed is your permit for the above referenced project. This permit was issued for a period of five years. Please pay close attention to the conditions of your permit.

Substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57 (1), Florida Statutes (F.S.), and Chapter 28, Florida Administrative Code, if they object to the Suwannee River Water Management District's (District) actions. Failure to request a hearing within 21 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit. This permit does not alleviate you from having to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

If you wish, we will visit with you on site to discuss the terms of the permit, review existing pre-construction conditions, and answer any questions you may have prior to beginning work. To schedule a pre-construction meeting, please contact me.

If you have any questions regarding this, please call me at 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

JD/rl
Enclosures
cc: Mark Lyman, Lochrane
Property Owners
Certified Mail Receipt #: 7008 1300 0001 7731 8156

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SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

CONCEPTUAL PERMIT

PERMITTEE:
MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

PERMIT NUMBER: ERP08-0278
DATE ISSUED: 01/13/2009
DATE EXPIRES: 01/13/2014
COUNTY: ALACHUA
TRS: S34/T8S/R19E, S35/T8S/R19E

PROJECT: THE MARKET AT SCHMIDT FARMS

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource conceptual permit is in effect for the permitted activity description below:

This permit authorizes a 0.882-acre wetland creation area, and 36.38 acres of wetlands and upland buffers to be placed in a conservation easement as mitigation for 0.88 acres of wetland impacts. The project will be completed in a manner consistent with the application package completed on December 3, 2008, by Myers Sand Realty, LLC, and satisfying the criteria in Chapters 40B-4 and 40B-400, Florida Administrative Code.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to enclosed notice of rights.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400,

F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.

2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.

3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other

than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 4 of 7

15. Notwithstanding any reference herein made, no construction is authorized by this conceptual plan permit.

16. Each phase shall require a general environmental resource permit.

Special limiting conditions made part of this permit are as follows:

17. Prior to issuance of future environmental resource permits for construction, the proposed conservation easement shall be accepted by the District Governing Board and recorded with the Alachua County Clerk of Courts.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by Lori Martin District Staff Date Approved 1-13-09

Clerk David Still Executive Director

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 5 of 7

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 6 of 7

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

At 4:00 p.m. this 15 day of JAN, 2021.

Jon M. Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 7 of 7

386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs no. 11 and 12, or for Commission review as described in paragraph no. 13, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

At 4:00 p.m. this 23 day of December, 2008

Jon Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

STAFF REPORT
CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: **December 23, 2008**

PROJECT: **The Market at Schmidt Farms**

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

Corporate Officers of Myers Sand Realty, LLC

Registered Agent	NRAI Services, Inc
Manager	David N. Eskenazi
Manager	Jay Stein

Corporate Officers of NRAI Services, Inc

Registered Agent	GEC Group, LLC
President/Director	Dennis Howarth
Vice President /Treasurer/Director	Dennis Tarzian
Vice President/Secretary/Director	Charles Baclet
Assistant Secretary	Eileen Ash
Vice President/Director	Kent Rockwell
Vice President/Director	Robert Rowell

Corporate Officers for GEC Group, Inc.

Registered Agent	Karen L. Redman
Manager	Karen L. Redman

Recommended Agency Action

Staff recommends issuance of a conceptual permit with sixteen standard conditions and one special limiting condition. A draft permit containing the conditions is attached to this staff report.

SRWMD Project Review Staff

Louis Mantini, P.W.S, Environmental Specialist; and Tim Sagul, P.E., Assistant Director, Resource Management, reviewed the project application.

Approved By: _____
Jon Dinges, P.E., Director, Resource Management

Project Location

The project is located at the intersection of US 441 and NW 43rd Street in Township 8 South, Range 19 East, Sections 34 and 35, in Alachua County

Project Description

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

Interagency Coordination

Staff notified the following: Alachua County Board of Commissioners, the United States Army Corps of Engineers, and the Florida Fish and Wildlife Conservation Commission, and the Florida Department of State – Historical Resources.

Review of Resource Impacts and District Permitting Criteria

Will the project increase flood hazards outside the project area?
[ref. 40B-4.2030(2)(a) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project increase flood hazards that may affect the health, safety and general welfare of persons residing within the project area?
[ref. 40B-4.2030(2)(b) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project create excessive drainage of surfacewaters or permanent dewatering of surficial aquifers?
[ref. 40B-4.2030(2)(a)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will erosion be controlled to avoid sedimentation, which would render the proposed system unserviceable; or to avoid sedimentation that would degrade receiving waters?
[ref. 40B-4.2030(2)(d)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the waters discharged or percolated from the surfacewater management system receive at least the minimum level of stormwater treatment necessary to comply with state water quality standards?
[ref. 40B-4.2030(2)(e) and 40B-4.2030(7)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the system have adverse environmental impacts including impacts to fish, wildlife, wetlands, and other natural resources?
[ref. 40B-4.2030(2)(f)]

No. In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetland buffers, the latter to be placed in a conservation easement to the benefit of the district. The conservation easement will be brought to the Governing Board at a later time for consideration, and is proposed in concept only at this time.

Will the new surfacewater management system convert wetlands to uplands through drainage, filling, or other means? (If yes, describe mitigation for loss of storage, wetland mitigation, and effects on aquifer recharge.)
[ref. 40B-4.2030(3)]

Yes. The applicant proposes 0.777 acres of direct impacts to a livestock pond and associated overland drainage ditches; 0.040 acres of streamside wetlands associated with a proposed road crossing; and 0.065 acres of impacts to two isolated wetlands.

In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement to the District.

The proposed conservation easement will preserve 36.38 acres of wetlands and upland buffers currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

Monitoring will not be required for the created wetland, since mitigation will be satisfied by the proposed conservation easement.

Will the new surfacewater management system result in development within a work of the district that has the potential for reducing floodway conveyance?
[ref. 40B-4.2030(4) and 40B-4.2030(6)]

The project is not in a Work of the District.

Who is the authorized Operation and Maintenance Entity?

Myers Sand Realty, LLC, is the proposed operation and maintenance entity.

WETLAND MITIGATION STAFF REPORT

CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: December 23, 2008

PROJECT: The Market at Schmidt Farms

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual planned development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

The Uniform Mitigation Assessment Method (UMAM) in 62-345, Florida Administrative Code, was used to determine the amount of wetland function lost by the 0.88 acres of wetland impacts. The functional loss associated with the 0.88 acres of wetland impacts is 0.4724 functional loss units. The applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement. The wetland buffers will be an average of 75 feet and minimum of 50 feet from the jurisdictional wetland boundary. The proposed conservation easement will preserve 36.38 acres of upland and wetland areas currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

A total of 0.4724 functional loss units will be offset by 0.3440 and 2.110 units of functional gain associated with wetland creation and conservation easement, respectively. Monitoring will not be required for the creation wetland, since mitigation will be completely satisfied by the easement.

Prepared By: Louis Mantini
Louis Mantini, P.W.S., Environmental Specialist

Approved By:
Jon Diriges, P.E., Director, Resource Management

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008)

CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT

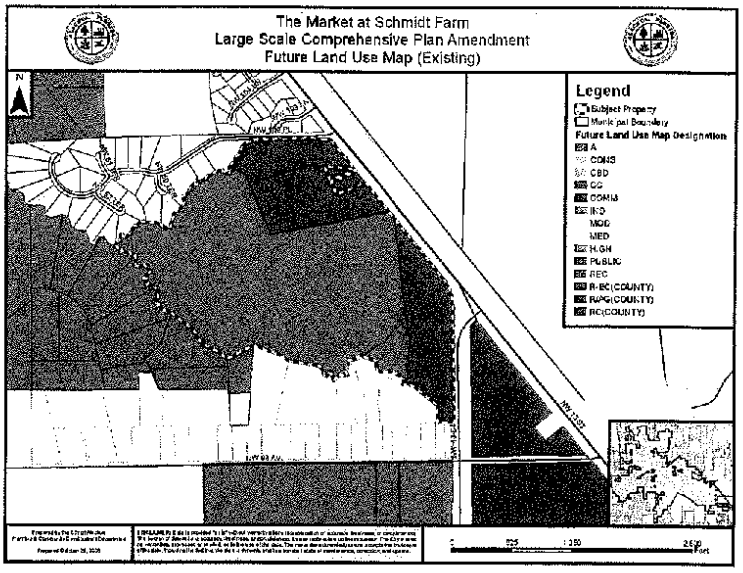
MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

December 16, 2008

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The ***Commercial Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

> 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 could 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

The ***Moderate Density Residential Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The ***Conservation Future Land Use Map (FLUM) Designation*** is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

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In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

> Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	"Residential" FLUM Designations[1]
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	**249,206 square feet**	**156 dwelling units**

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

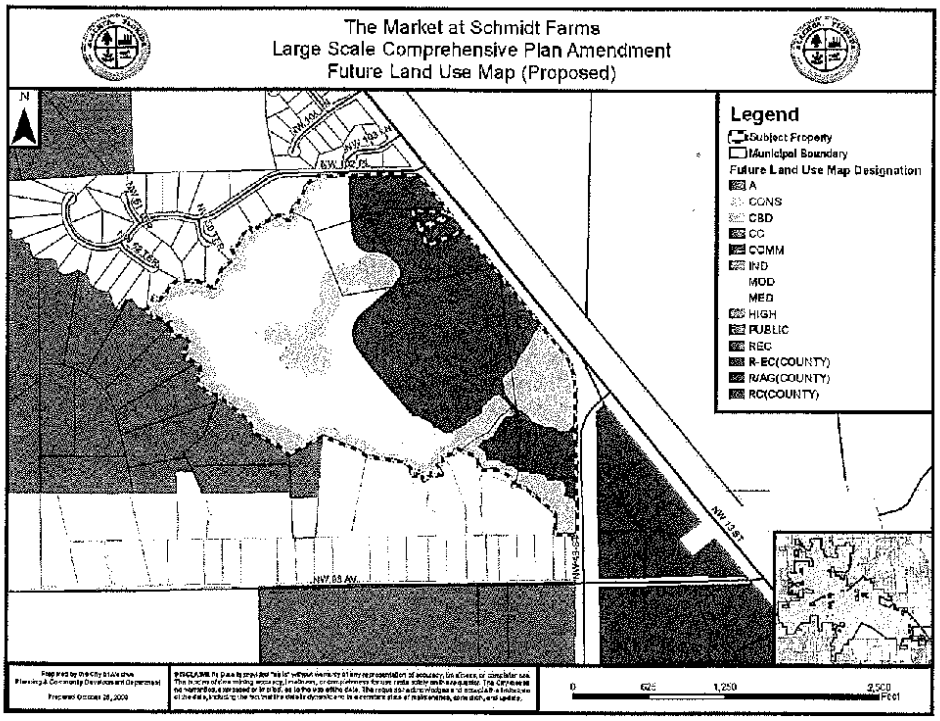
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family – 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family – 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods – Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

Evaluation: Given the information above, no issues relating to strategic ecosystems have been identified with the proposed amendment.

Regulated Plant & Animal Species

The Environmental Resource Assessment (ERA) submitted by the applicant and prepared by Environmental Resource Corporation (ERC) indicates that surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to these field surveys, ERC searched several existing databases to investigate the documented and imperiled species that may be located in and around the project site.

There was one (1) listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously in hardwood areas adjacent to creek systems. The plant is either *Matelea floridana*, which is listed as endangered by the State of Florida, or *Matelea gonocarpus*, which is listed as threatened by the State of Florida. The ERA indicates that the precise species could be determined without the presence of flowers, which were not seen during observation. The ERA indicates that these species are common in Alachua County mesic hammock areas, and that the habitat for both species on-site is located within the proposed Conservation Future Land Use Map (FLUM) Designation areas. Therefore, the proposed amendment should have no adverse affect on existing populations, and in fact, may be more protected due to the removal of cattle.

If any development occurs on-site, the applicant must adhere to the provisions of the Tree Ordinance found in the Land Development Regulations (LDRs) if any alterations to the existing vegetation are proposed (i.e. tree removal). Further, should any other regulated plant or animal species be identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Evaluation: The Environmental Resource Assessment submitted by the applicant has provided an analysis of the potential for occurrence of threatened and endangered species. One (1) listed plant species was found on-site, however, the habitat for this species is located within areas with a Conservation Future Land Use Map (FLUM) Designation proposed. If any other threatened or endangered species are found to exist on-site, the applicant must adhere to the protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs), as well as the regulations of other agencies, including but not limited to, the United States Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection (FDEP), and Alachua County Environmental Protection Department (EPD). Given the information above, no issues related to regulated plant and animal species have been identified with the proposed amendment.

Soil Survey

Each soil type found on the subject property has been identified below, as well as a discussion of any limitations the soil type may pose. The hydrologic soil group for each soil type is also provided. Additional information regarding on-site soils is contained on pages 95 – 96 of the Environmental Resource Assessment (ERA).

The hydrologic soil group, as defined for each specific soil below, refers to soils grouped 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 groups: A, B, C, and D. Group A soils have a high infiltration rate when thoroughly wet and have a low runoff potential. Group D soils, at the other extreme, are soils having very low infiltration rates and thus a high runoff potential.

There are six (6) soil types found on the subject property:

(1) Kanapaha Sand (0% - 5% slopes)

This soil has severe limitation for urban uses, including absorptiou fields and for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and sandy texture are the major problems. A good drainage system is needed to remove the excess water during we periods and to adequately control the water table.

Hydrologic Soil Group: B/D

(2) Floridana Sand Depressional

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and the sandy texture are major problems. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: D

(3) Millhopper Sand (0% - 5% slopes)

This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.

Hydrologic Soil Group: A

(4) Mulat Sand

This soil has severe limitations for all urban uses. Wetness is the major limitation. A good drainage system is necessary to remove the excess water during wet periods and to adequately control the water table. This soil has severe limitations for recreational uses.

Hydrologic Soil Group: D

(5) Pelham Sand

This soil has severe limitations for urban uses including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is a major limitation. A good drainage system is needed to remove the excess water during wet period and to adequately control the water table.

Hydrologic Soil Group: B/D

(6) Pomona Sand

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is the major problem. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: B/D

Evaluation: The applicant has submitted information regarding each soil type present on-site. While some soils pose limitations for development, a Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the results of the exploration indicate that, with proper site preparation as recommended by Ardaman & Associates, Inc., the existing soils are suitable for supporting anticipated development. Given the information above, no issues relating to soils types have been identified with the proposed amendment.

Flood Potential

According to Panel 0285D of the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) series, the subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). Map 3 indicates areas of special flood hazard.

Evaluation: The applicant has acknowledged that portions of the subject property are located in areas of special flood hazard, and that the location of areas of special flood hazard must be considered through site development and incorporated into the overall development. At this time, the applicant has adequately addressed any concerns related to flood potential. If portions of the floodplain are utilized as building area, the applicant will be subject to the standards of Section 6.9.4, *Flood Prone Area Standards*, of the Land Development Regulations (LDRs). Given the information above, no issues related to flood potential have been identified with the proposed amendment.

Karst Sensitive Features

Karst sensitive areas include geology of irregular limestone formation in which erosion has produced fissures, sinkholes, underground streams, and caverns. Materials submitted by the applicant indicate that the subject property is not located within a karst sensitive area. The Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the subject property is located over Ocala limestone ranging from twenty (20) feet to seventy-five (75) feet below ground surface. A typical soil profile consists of organic matter from ground surface to one and a half (1 ½) feet below ground surface, and very loose to loose fine sand containing varying amounts of silt and/or clay at depths from three (3) to five (5) feet. Drainage through such soils creates a natural filtering process for percolation into the Floridan Aquifer. The applicant has also indicated that the subject property is located in an area having low-medium aquifer recharge potential. The applicant has indicated that special consideration for stormwater management will be taken at the development stage, thus reducing the likelihood for groundwater contamination.

Evaluation: Given the information above, there are no concerns in this regard. It will be important that the applicant respond appropriately to any significant geologic features that may be identified during development and that stormwater facilities are designed and located with the same level of consideration, subject to approval by the Suwannee River Water Management District (SRWMD).

Wellfield Protection Zone

The subject property is not located within a City of Alachua Wellhead Protection Zone.

Evaluation: Given the information above, no issues have been identified in this regard.

B. Needs Analysis. Pursuant to Rule 9J-5, F.A.C., Future Land Use Map (FLUM) Amendments, in addition to being supported by sufficient data and analysis, must include a discussion that properly justifies the need for the land use change. This analysis should provide data based on an examination of population projections and market conditions within the planning horizon of the Comprehensive Plan, and should indicate that an increase in a certain Future Land Use Map Designation can be justified by this data.

The Needs Analysis should effectively demonstrate the need for an increase in the proposed Future Land Use Map Designation. The applicant is requesting a FLUM Designation of Commercial and Moderate Density Residential; therefore, the Needs Analysis must demonstrate a need for an increased amount of land with a Commercial and Moderate Density Residential FLUM Designations in the City.

The applicant has submitted a Market and Impact Study prepared by Dr. Greg Smersh, Professor of Real Estate at Florida State University. The study provides an evaluation of the urban economic area surrounding the subject property and analyzes the current and potential demand for various property types, including retail, office, and residential. The study was based upon the applicant's proposed development scenario, which consists of up to 400,000 square feet of commercial floor area, up to 80,000 square feet of office space, and up to 175 dwelling units.

The Market and Impact Study defines two (2) market areas: a primary market area and a secondary market area. The primary market area consists of a three (3) mile radial area surrounding the subject property, while the secondary market area consists of a five (5) mile radial area surrounding the subject property.

The Market and Impact Study states that land use and location theory indicate that the demand for real estate is ultimately driven by the local population. To estimate the current populations within each market area, the applicant utilized data obtained from the Alachua County Property Appraiser in June 2008. The number of residential dwelling units in each market area was determined, then a multiplier was applied based on the estimated number of persons per household (2.6 persons per household); vacancy rates were also applied. Based upon this methodology, the Market and Impact Study estimates that 12,941 persons are located within the three (3) mile market area, and 48,023 persons are located within the five (5) mile market area.

The Market and Impact Study provides an estimation of the supply and demand for commercial real estate. This analysis has also been calculated using data obtained from the Alachua County Property Appraiser in June 2008. Using a Geographic Information System (GIS) analysis, the study calculates the total square footage (supply) of retail, restaurant, and office space within the two (2) market areas by selecting properties based on their location. For an initial comparative analysis, the study calculates square feet per person ratios for the City of Alachua, Alachua County, and the City of Gainesville. Upon calculating the demand of retail, restaurant, and office space within the three (3) and five (5) mile market areas, the study subtracts the current demand from the supply to determine the gap between supply and demand. This is referred to as a GAP Analysis. The GAP Analysis provided in the study indicates that there currently is a gap of 442,284 square feet of commercial, 40,753 square feet of restaurant, and 195,830 square feet of office space within the three (3) mile market area. Within the five (5) mile market area, the GAP Analysis indicates that there is a gap of 1,159,358 square feet of commercial and 104,514 square feet of restaurant space. According to the Analysis, office space is currently in oversupply in the five (5) mile market area by 38,430 square feet of floor area.

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The study continues by providing a discussion regarding the regional economy and future population growth. The study defines Basic Employment as activities that produce goods and services for consumption ***outside*** the community. These employers primarily demand industrial and office space. Basic employees demand goods and services, which in turn creates Non-Basic Employment (activities that produce goods and services ***for*** the local economy). The study continues by utilizing data regarding employment figures for Alachua County for numerous basic employment sectors. These figures were obtained from the Bureau of Economic Analysis, and indicate that the total number of basic employment in Alachua County consists of 59,799 jobs. The total number of employment is 153,434. Dividing the total number of employment by the number of basic jobs yields an economic base multiplier. For Alachua County, the resulting economic base multiplier is 2.57, indicating that for each basic job created, an additional 1.57 jobs is created.

This information can be utilized to assist in estimating population growth. The study indicates that new employment in the area could exceed 1,000 basic jobs. Assuming 1,000 basic jobs are created, utilizing the economic base multiplier discussed above, the total number of jobs created would be 2,570 jobs. Based upon the population-to-employment ratio of 2.05, published by the Bureau of Labor Statistics, this would result in an increase of 5,628 persons.

The study continues by utilizing this estimated increase of population to estimate future demand for commercial space. Based upon an estimated increase in population of 5,000 persons, in addition to the existing 48,000 persons which reside in the five (5) mile market area, the additional demand (gap) for commercial space would be as follows: 1,383,550 square feet of retail; 121,068 square feet of restaurant; and 137,766 square feet of office space.

Evaluation: The Market and Impact Study submitted by the applicant uses several methodologies to show the demand/need for additional commercial and residential uses within the market area. The Study also provides the following information: an inventory of the local retail base, market impacts of potential large-scale retail development, services and capital expenditures required to serve the site, and infrastructure impacts, among other topics. Please refer directly to the Market and Impact Study for specific information regarding these items.

C. **Urban Sprawl Analysis.** Urban sprawl is defined by Rule 9J-5.003, Florida Administrative Code (F.A.C.), as "urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or

large expanses of predominantly low-intensity, low-density, or single-use development." Further, Rule 9J-5.006, F.A.C., identifies thirteen primary indicators of urban sprawl, which states that each of the indicators shall consist of an analysis of the plan amendment within the context of the features and characteristics unique to each locality. Each of the thirteen indicators are listed below, with an analysis of the application's consistency with each primary indicator. The applicant's analysis of the primary indicators is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Comment: *The application proposes to amend the City of Alachua Future Land Use Map (FLUM) from Agriculture and Commercial to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an overal 131.6 acre subject property, located west of the intersection of US Highway 441 and NW 43rd Street. The Commercial FLUM Designation allows for a variety of commercial uses, such as retail sales and services, commercial shopping centers, office/business parks, and traditional mixed-use neighborhood planned developments, among other uses identified in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan. The Moderate Density Residential FLUM Designation allows for many uses, including single family dwelling units, duplexes, townhomes, residential planned developments, and supporting services, such as schools, houses of worship, parks, and community centers. The multiple land uses proposed for the subject property provides for a functional mix of inter-related uses. It should also be noted that the subject property* ***currently*** *has approximately 39.37 acres of area designated Commercial FLUM; therefore, the proposed amendment results in a net increase of commercial area of approximately 11.44 acres.*

Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Area. The intensity of uses is therefore supported by the subject property's proximity to US Highway 441. With respect to the demonstration of need, the applicant has submitted a Market and Impact Study in an effort to provide justification for the need for commercial and residential land uses.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Comment: *The subject property is located along US Highway 441, which is designated by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan as a Corporate Corridor Activity area. Urban uses, and densities and intensities associated with urban development, currently exist in proximity to the subject property. As mentioned, the subject property currently has a Commercial Future Land Use Map (FLUM) Designation on approximately 39.37 acres of the subject property. The*

proposed amendment would only result in an increase of 11.44 acres of commercial area. Lands adjacent to the subject property along US Highway 441 are developed, therefore, the proposed amendment would not leap over undeveloped lands.

Based on the location of the subject property relative to existing surrounding development, the proposed amendment would not promote, allow, or designated significant amounts of urban development to occur in rural areas while leaping over undeveloped land which are available and suitable for development.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Comment: *The subject property is located along US Highway 441 between developed lands. US Highway 441 is a roadway defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan. Commercial uses are located in proximity of the subject property along US Highway 441. Based upon properties surrounding the subject property, the proposed amendment would not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

Comment: *The applicant has submitted an Environmental Resource Assessment (ERA) conducted by Environmental Resource Corporation (ERC) which analyzes natural resources, including wetlands, floodplains, native vegetation, environmentally sensitive area, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems. The subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). The subject property contains wetland areas which have been delineated and flagged as part of the ERA. The subject property is bordered and/or traversed by a total of three (3) streams. With the exception of a small agricultural (man-made) pond, there are no lakes located on-site. The subject property does not contain any sinkholes, champion trees, Alachua County Forever Lands, Strategic Ecosystems, or pits and spoil area. In order to protect the most significant environmental features, the applicant has proposed to designate approximately 37.06 acres of land as Conservation on the Future Land Use Map (FLUM). For a detailed assessment of environmental features, please refer to Section A above and the ERA.*

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Comment: *The subject property is located proximate to existing urban uses. No active*

silvicultural operations occur within the immediate proximity of the subject property. The subject property is located adjacent to properties designated for commercial and residential uses. While there are lands designated as Agriculture on the Future Land Use Map (FLUM) located near the subject property, much of this land is part of a subdivision (Morgan Manor). Therefore, the proposed amendment does not fail to adequately protect any adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Comment: *The subject property is located along US Highway 441 and NW 43rd Street. Any development which may occur on-site will be able to access both roadways. The subject property is located outside of the City's urban services area, however, the applicant has indicated that any development which occurs on-site will connect to City water and wastewater services by extending existing infrastructure to the subject property. Any costs in upgrading and extending public facilities will be borne by the applicant.*

7. Fails to maximize use of future public facilities and services.

Comment: *If any development occurs on the subject property, the applicant has proposed to connect to City water and wastewater service, and has indicated that any cost associated with upgrading or extending infrastructure to the subject property will be borne by the applicant.*

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Comment: *The subject property is located near existing urban uses and land use patterns. While public facilities, including potable water and sanitary sewer, must be extended to service the subject property, the applicant has indicated that any cost associated with any upgrade and extension of infrastructure will be borne by the applicant. While located near the City of Alachua's City limits, the subject property is located in relative proximity to urban uses along US Highway 441. In addition, urban areas of the City of Gainesville are located near the subject property, which renders this location for urban development.*

9. Fails to provide a clear separation between rural and urban uses.

Comment: *The subject property is located in an urbanizing area along US Highway 441 and is in proximity to urban uses, including commercial and residential uses, including residential uses which carry a Moderate Density Residential Future Land Use Map (FLUM) Designation. The application proposes land use designations which can be found adjacent to the subject property, including Commercial and Moderate Density Residential FLUM Designations. As such, the proposed amendment does not fail to provide a clear separation between rural and urban uses.*

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10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Comment: *While located near the edge of the City of Alachua's corporate limits, the subject property is located in proximity and between to residential and commercial uses of urban densities and intensities. Therefore, the amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

11. Fails to encourage an attractive and functional mix of uses.

Comment: *The Commercial Future Land Use Map (FLUM) Designation permits various commercial uses. In addition, the Moderate Density Residential FLUM Designation permits various residential uses. The combination of these land uses, through proper design and planning, can create an attractive and functional mix of uses. Therefore, the amendment does not fail to encourage an attractive and functional mix of uses.*

12. Results in poor accessibility among linked or related land uses.

Comment: *The subject property has direct access to US Highway 441 and NW 43rd Street. Any development which may occur on the subject property could potentially connect to US Highway 441, NW 43rd Street, or both roadways. The applicant has indicated that internal connection points will provide greater accessibility between the proposed land uses and adjacent property. Therefore, the proposed amendment will not result in poor accessibility among linked or related land uses.*

13. Results in the loss of significant amounts of functional open space.

Comment: *The subject property is located along US Highway 441, which is defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan and as a Corporate Corridor Activity Area by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan. The applicant has proposed to designate approximately 37.06 acres of the subject property as Conservation on the Future Land Use Map (FLUM), in natural areas including creeks, wetlands, and buffer areas to protect these features. Therefore, the applicant has provided protection of the most significant environmental features, and as a result, the proposed amendment should not result in the loss of significant amounts of functional open space.*

D. Consistency with City of Alachua Comprehensive Plan. The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein. Staff has provided

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an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 – 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. ***The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.*** The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the ***net increase*** of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in **green** and any additional information in **blue.**

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street,, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater than 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 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

1 *Source: ITE Trip Generation, 7th Edition.*

2 *Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.85 Ln(x) + 2.55 (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GME Engineers & Planners, Inc.*

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

1 *Source: ITE Trip Generation, 7th Edition.*

2 Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.65 Ln(x) + 5.83 (50% entering/50% exiting); AM Peak Hour –1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Residential Condominimum/Townhome (ITE Code 230)[1]	929	77	86
Shopping Center (ITE Code 820)[2]	30,720	1,154	2,972
Total	**31,649**	**1,231**	**3,058**

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Proposed Maximum Development Scenario[1]	31,649	1,231	3,058
Existing Maximum Development Scenario[2]	25,784	897	2,500
Net 'New' Trips	**5,865**	**334**	**558**

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Average Daily Trips				
Maximum Service Volume[2]	34,200	30,600	34,200	34,200
Existing Traffic[3]	19,450	22,000	18,400	18,400
Reserved Trips[4]	7,366	4,632	4,623	4,587
Available Capacity[4]	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment[5]	506	236	862	2,522
Residual Capacity after Proposed Amendment[6]	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Peak Hour Trips				
Maximum Service Volume[2]	3,290	2,940	3,290	3,290
Existing Traffic[3]	1,887	2,123	1,776	1,776
Reserved Trips[4]	28	158	0	0
Available Capacity[4]	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment[5]	48	22	40	118
Residual Capacity after Proposed Amendment[6]	1,337	637	1,474	1,396

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

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Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[1]	CR 2054 West Segment[1]
Average Daily Trips				
Maximum Service Volume[2]	15,500	15,500	13,600	13,600
Existing Traffic[3]	9,900	6,367	2,775	1,639
Reserved Trips[4]	2,559	409	1,066	0
Available Capacity[4]	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment[5]	50	184	16	13
Residual Capacity after Proposed Amendment[6]	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[7]	CR 2054 West Segment[7]
Peak Hour Trips				
Maximum Service Volume[2]	1,490	1,490	1,300	1,300
Existing Traffic[3]	955	614		
Reserved Trips[4]	68	48	12	0
Available Capacity[4]	467	828		
Net Increase in Peak Hour Trip Generation from Amendment[5]	4	18	2	2
Residual Capacity after Proposed Amendment[6]	463	810		

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

7 Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:

Table 12. Net Increase in Projected Sanitary Sewer Impact

Analysis of Current Conditions	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	937,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Current Available Capacity	**255,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Current Residual Capacity after Proposed Amendment[5]	**179,308**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Spring 2009)[1]	563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009)[1]	1,500,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Spring 2009)	**818,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Spring 2009)[5]	**742,308**
Analysis of Post Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Post Spring 2009)[3]	1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009)[3]	3,000,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Post Spring 2009)	**2,318,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)[5]	**2,242,308**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.e of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Current Available Capacity	**529,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**448,768**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Added Capacity FY CIP Program (2009)	1,900,000
Capacity Post Expansion[1]	4,200,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Anticipated Available Capacity (Spring 2009)[3]	**2,429,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**2,348,768**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element; City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project[2]	841.9 tons/year
New River Solid Waste Facility Capacity[3]	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year).

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:

Table 15. Net Increase in Projected Recreation Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	123.00
Acreage Required to Serve Existing Population[1]	37.00
Projected Impacts from Recent Development Orders[1]	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment[2]	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:

Table 16. Net Increase in Projected Public School Impact

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe[4]	1,001	1,230	64	22	-315
Student population from proposed Project[2]	-	-	-	**66**	-

1. *Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.*
2. *"Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. **Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).***
3. *Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.*
4. *Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).*

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project[2]	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on ***all*** affected Comprehensive Plan roadway segments to accommodate the ***net increase*** in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 – 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

Vision Element

Goal One 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 US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

Future Land Use Element

Policy 1.2.a Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

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 could 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

Policy 1.3.d(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.

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Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Objective 1.7 Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Goal 5 Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1 Natural features: The City shall coordinate 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.c Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established.

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The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. 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. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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.

Traffic Element

GOAL 1 PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM, WHICH SERVES EXISTING AND FUTURE LAND USES.

Objective 1.1 The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Objective 1.2 The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Objective 1.5 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.c To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to

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another.

Policy 1.5.d To the extent feasible, the City shall only require new developments to connect with existing developments if the existing neighborhood desires such interconnectivity.

Housing Element

Policy 1.1.a The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j The City shall provide incentives for mixed-use development that includes housing for extremely low, very low and low-income residents within the Affordable Housing Incentive Program. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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.

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 he deemed available if:

1. A gravity water system exists within 100 feet of the property line of any residential subdivision lot or a single family residence and wastewater 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.
2. A gravity wastewater system exists within 500 feet of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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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 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 1.2.c The City shall prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available within ¼-mile.

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.

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.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development 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.

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

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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.

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 100 feet of any residential subdivision lot or a single family residence 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.
2. A water main exists within 500 feet of any residential subdivision consisting of 5 units or less and the water service can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
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.

Objective 4.2 Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Conservation & Open Space Element

Policy 1.1.a The City shall create a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Objective 1.2 Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.l The City shall protect regulated, heritage, and champion trees. The City shall continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

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 1.5.b The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5 and 6.'

Policy 1.5.c The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during

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development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective 1.10 Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

Policy 1.10.g The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Objective 1.11 Open and Green Space

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.12.d The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Policy 1.12.e The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Recreation Element

Policy 1.2.b The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C, Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C., Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			**132%**

VII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on an the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

VIII. RECOMMENDATION

To transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of **APPROVAL**, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)*

Environmental Resource Assessment

Large-Scale Comprehensive Plan Amendment
City of Alachua, Alachua County, Florida

2008

The Market at Schmidt Farms



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7/7/2008

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Section 1. Environmental Resource Assessment Checklist-Signed

The purpose of this report is to provide an inventory of the natural resources that occur on the proposed **The Market at Schmidt Farms** project site and adjacent properties located within the limits of the City of Alachua, Florida. In this context, this report has been prepared with reference to the Environmental Resource Assessment Checklist required for development review by Alachua County. The City of Alachua, at this time, does not have a standard format for reporting requirements for Environmental Assessment for Development Review or Land Use Change Applications; therefore, the format for Alachua County Environmental Resource Assessment has been used for this report. The report contains a set of figures, tables, and photos that document the existing condition of the proposed project site and to assess, in general terms, the effects of the project on the existing resources. The report format consists of a section addressing each checklist item followed by the respective figures, tables, and photos for that section.

This document has been prepared by

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The project developer is

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Indianapolis, IN 46208

Natural Resources Checklist: The Environmental Resource Assessment checklist items addressed in this report are, as follows (items marked "yes" specifically apply to this project site; all items are addressed in this report):

Yes	X	N/A	□	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	X	N/A	□	Wetlands
Yes	X	N/A	□	Surface Water or Wetland Buffers
Yes	X	N/A	□	Floodplains (100-year)
Yes	□	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	□	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	X	N/A	□	Significant Habitat (biologically diverse natural areas)
Yes	X	N/A	□	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	□	N/A	X	Recreation/Conservation/Preservation Lands
Yes	X	N/A	□	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A	□	High Aquifer Recharge Areas
Yes	□	N/A	X	Wellfield Protection Areas
Yes	X	N/A	□	Wells
Yes	X	N/A	□	Soils
Yes	□	N/A	X	Mineral Resource Areas
Yes	X	N/A	□	Topography/Steep Slopes
Yes	X	N/A	□	Historical and Paleontological Resources
Yes	X	N/A	□	Hazardous Materials Storage Facilities
Yes	X	N/A	□	Contamination (soil, surface water, ground water)

SIGNED: Peter M. Wallace **PROJECT #** _____ **DATE:** 1 July 2008

Section 2. Project Description/Assessment of Environmental Indicators

Project Description

Mesa-Sand Realty, LLC is making an application to the City of Alachua, Florida, for a large-scale comprehensive plan amendment for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is shown in **Figure 5**.

Figure 1. **Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.**

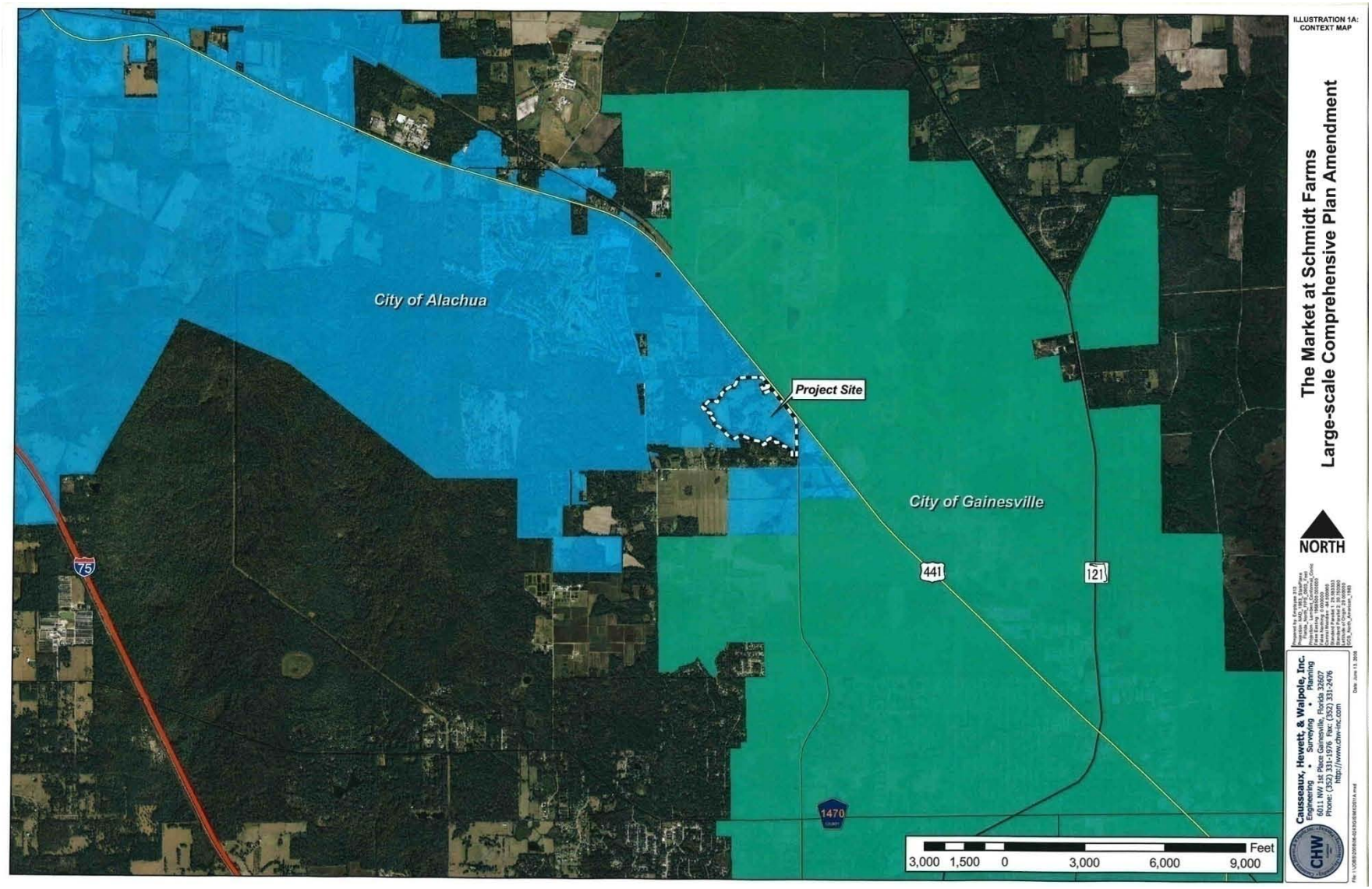


Figure 2. **Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.**

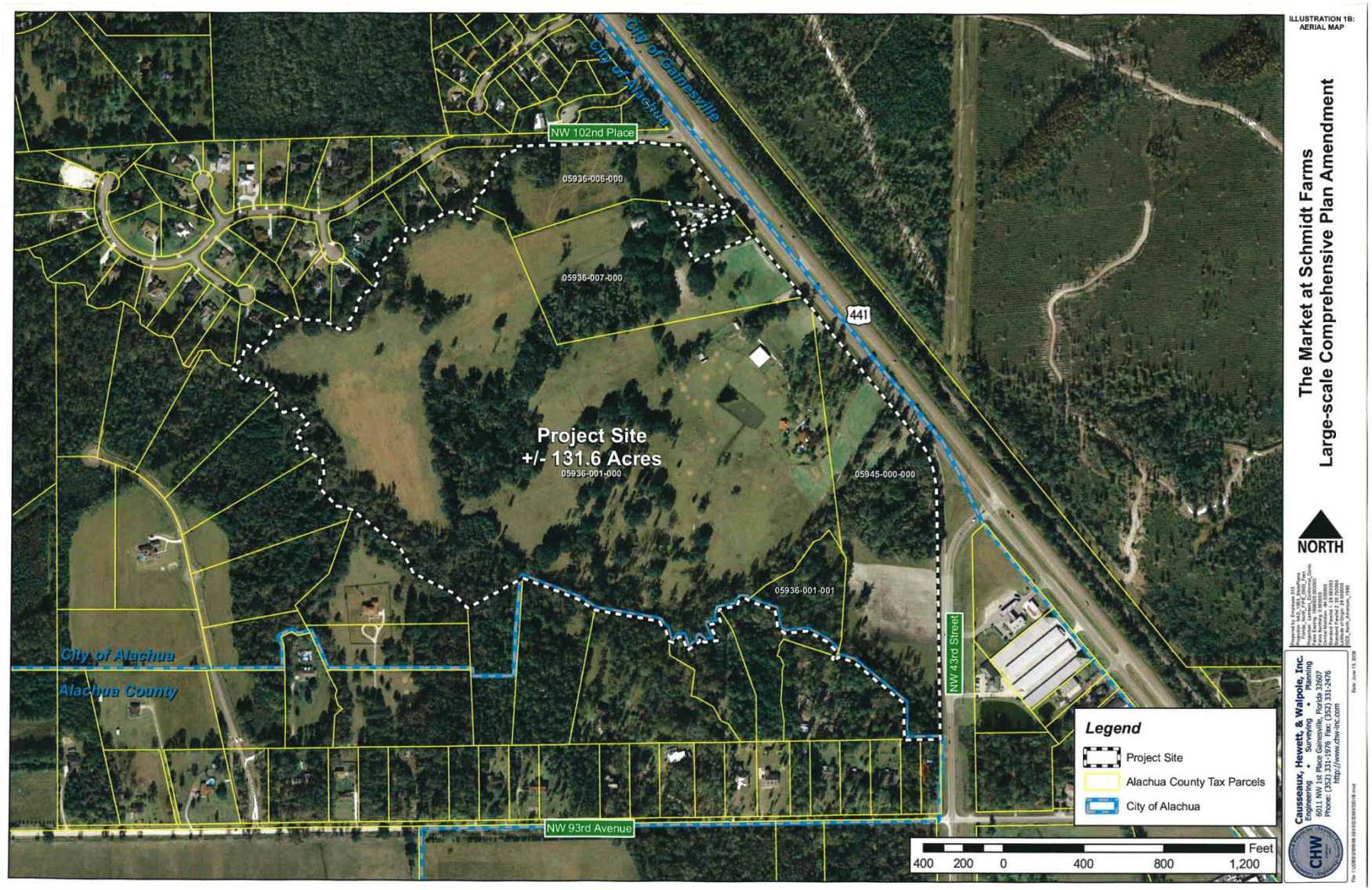


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

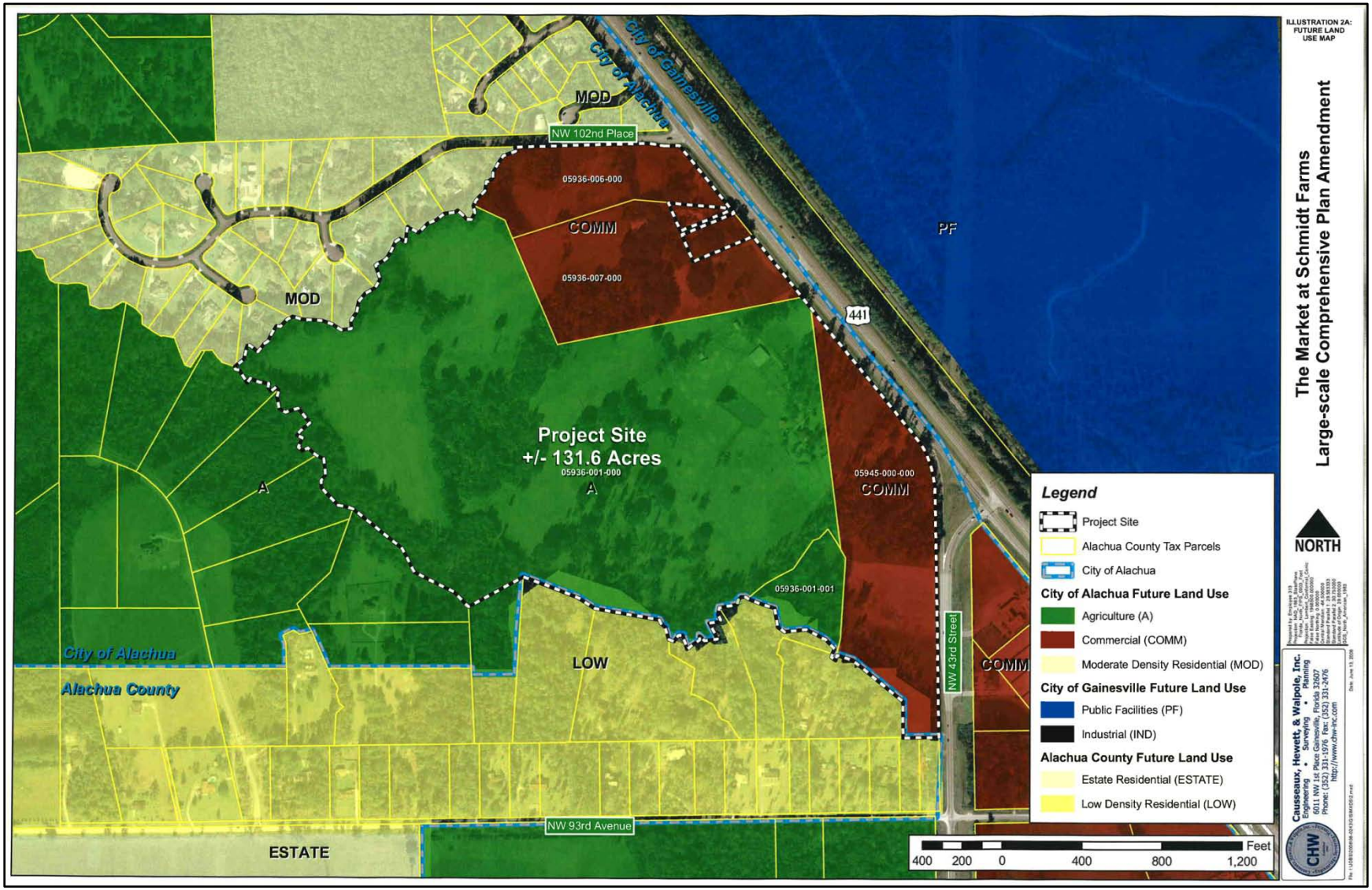


Figure 4. Proposed amendment to the Future Land Use map.

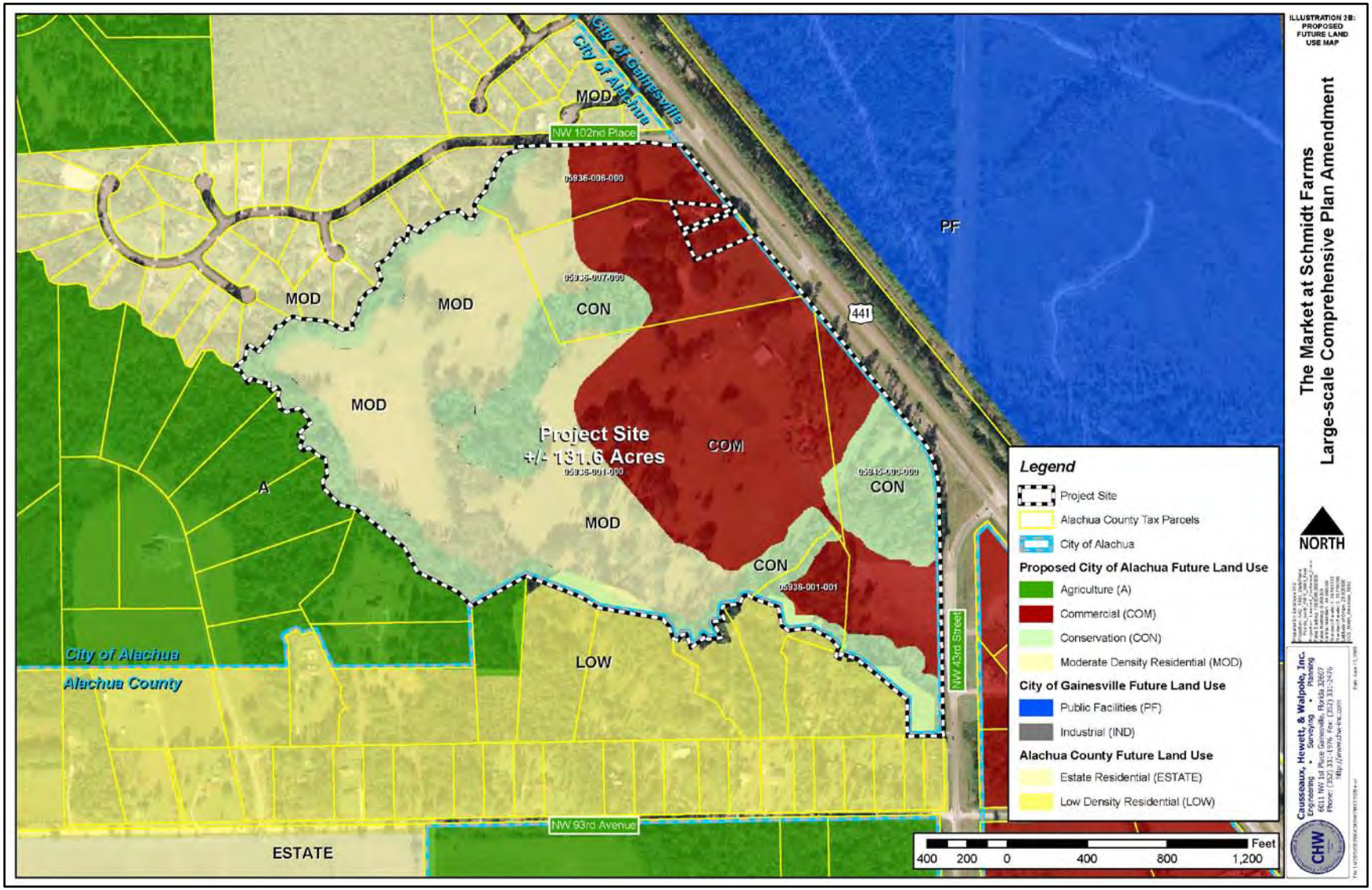
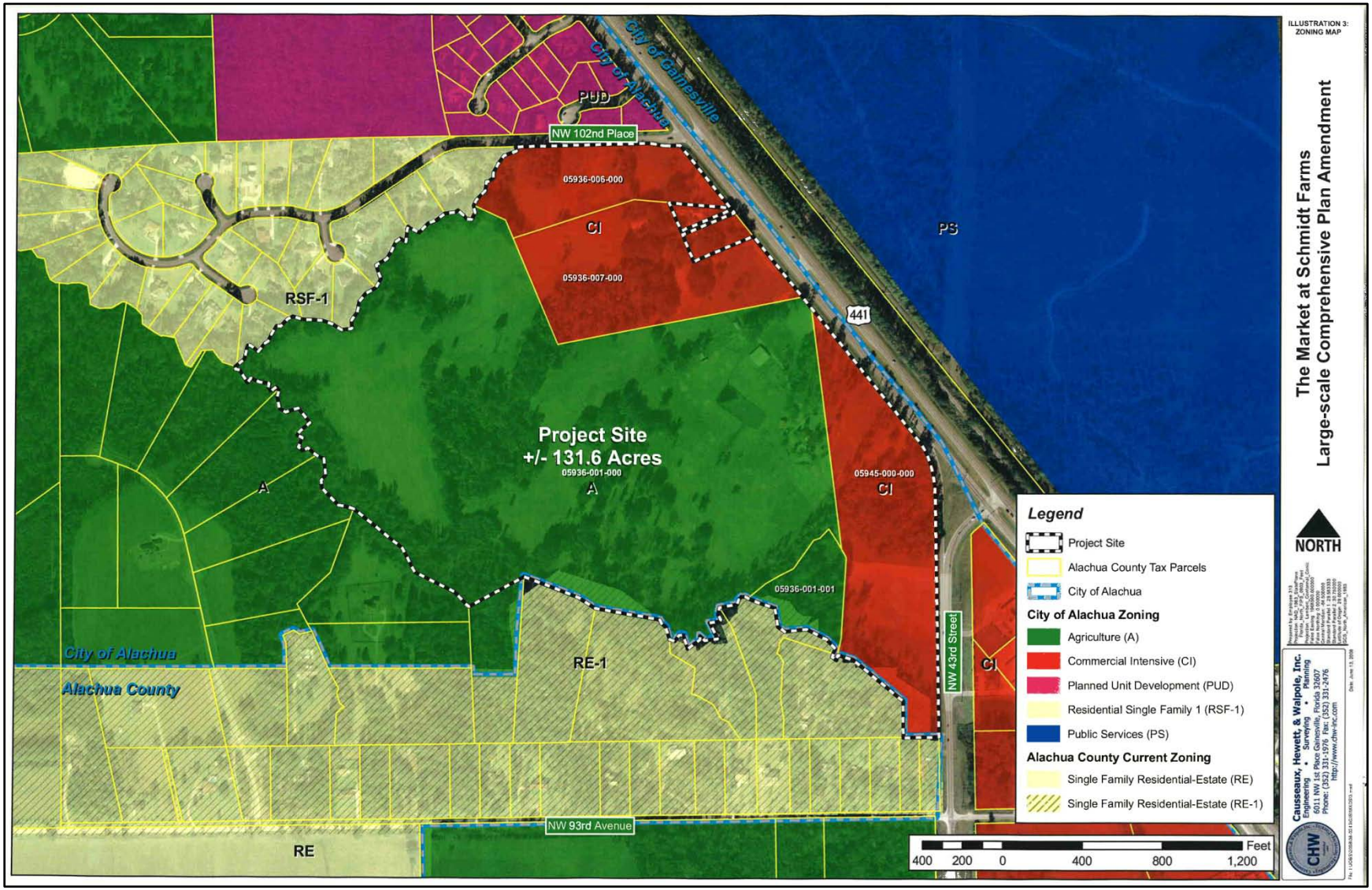


Table 2. **Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.**

	Land Use Area (Acres)			
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Moderate Density	0.00	43.73	43.73	100.00
Commercial	39.37	50.81	11.44	29.06
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	37.06	37.06	100.00
TOTAL	**131.60**	**131.60**		

Figure 5. **Existing zoning for The Market at Schmidt Farms project site and surrounding area.**



Assessment of Existing Environmental Conditions

To assess the general environmental integrity of the project site, extensive pedestrian surveys of the site were performed by Peter M. Wallace, MS, PWS, and Robert A. Garren, MS, PWS, of Ecosystem Research Corporation. Field surveys were performed in September 2006, November 2007, and May 2008. During the field surveys, site specific data were collected to document the plants and plant community types present. Data collection areas were marked with specific GPS points using a Garmin GPS Map 76CSx hand-held GPS to record position coordinates. GPS locations established during the survey are shown in **Figure 6**. At several locations, photographs were taken to document the existing conditions of the site. Photo stations are shown in **Figure 7** and **all photographs contained in this report are referred to the GPS locations shown in this figure**.

The project site is a rural residential farm site located in a relatively sparsely populated area along US Hwy 441. The site is located within the Turkey Creek drainage basin. The general extent of the Turkey Creek drainage on the project site and surrounding areas is shown on the USGS map in **Figure 8**. The headwaters of Turkey Creek originate on the City of Gainesville Deerhaven property. From the Deerhaven site, the creek is culverted under US Hwy 441 then traverses west across NW 43rd Street where two large circular culverts (**Photo 1**) route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the southern boundary of the property and extends from NW 43rd Street northwest to the intersection of a second creek that runs southwest along the east boundary of the Brooke Pointe Development. For the purposes of this report, this creek is named Brooke Pointe Creek (**Figure 9**). This creek drainage originates north of US Hwy 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2**), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located on the property drains water also from the City of Gainesville Deerhaven property through a culvert located under US Hwy 441 just west of the terminus of NW 43rd Street (**Photo 3**) at US Hwy 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a mixed hardwood swamp (**Photo 4**) that also receives substantial subsurface seepage from the adjacent uplands. The mixed hardwood swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5 and 6**), which was built prior to 1937. From this point, the creek width becomes substantially narrower (**Photo 7**) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001. A unique mosaic of intermittent seepage and depression wetlands forms a diffuse drainage system in the western third of the project site. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent stream drainage (**Photo 8**) to a series of small

Figure 6. **GPS location map of site specific survey points established 10/02/06 and 11/15/07.**

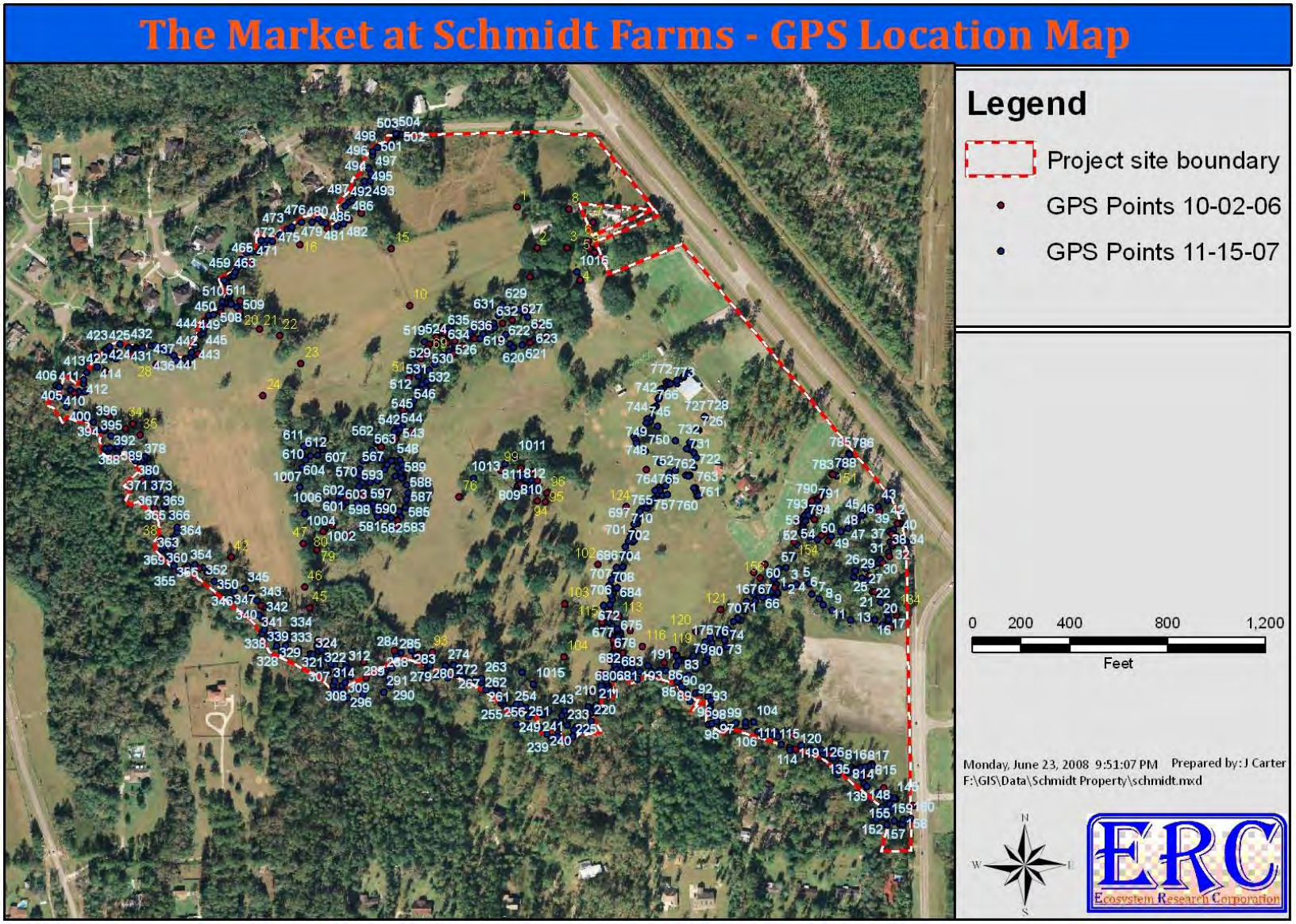


Figure 7. Photo station location map.

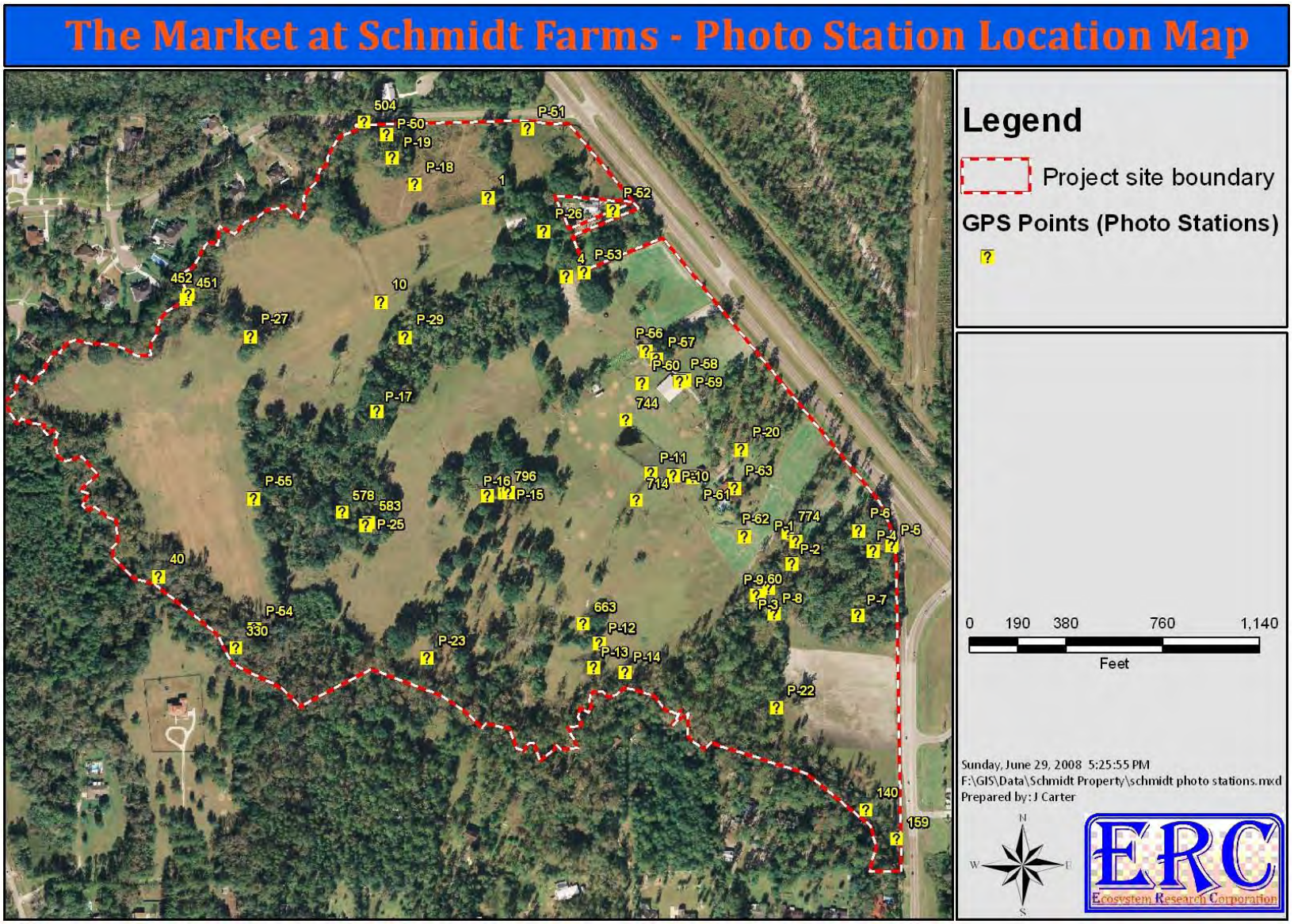


Figure 8. **USGS Quadrangle map showing the project site and surrounding area.**

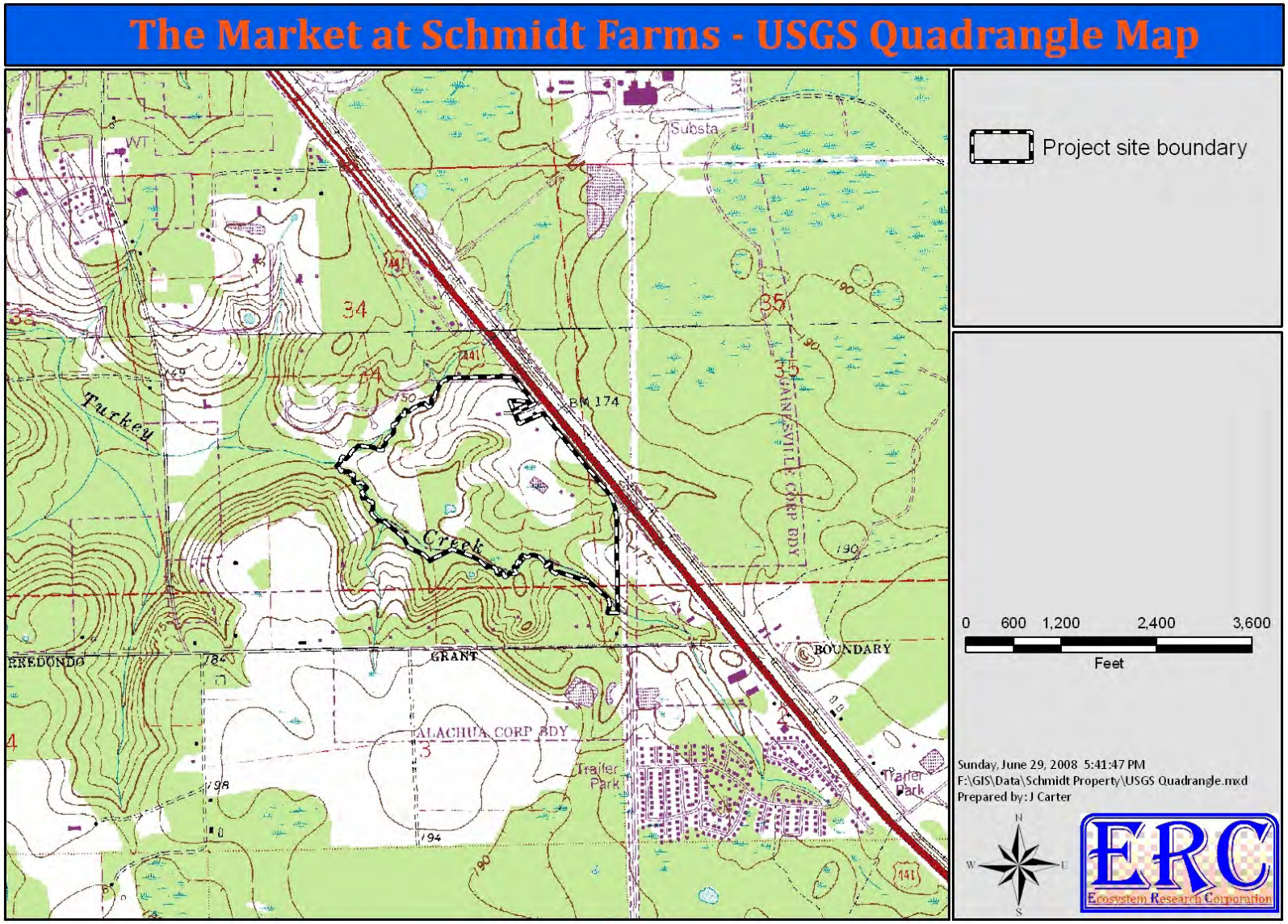


Photo 1. **View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.**



Figure 9. **General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.**

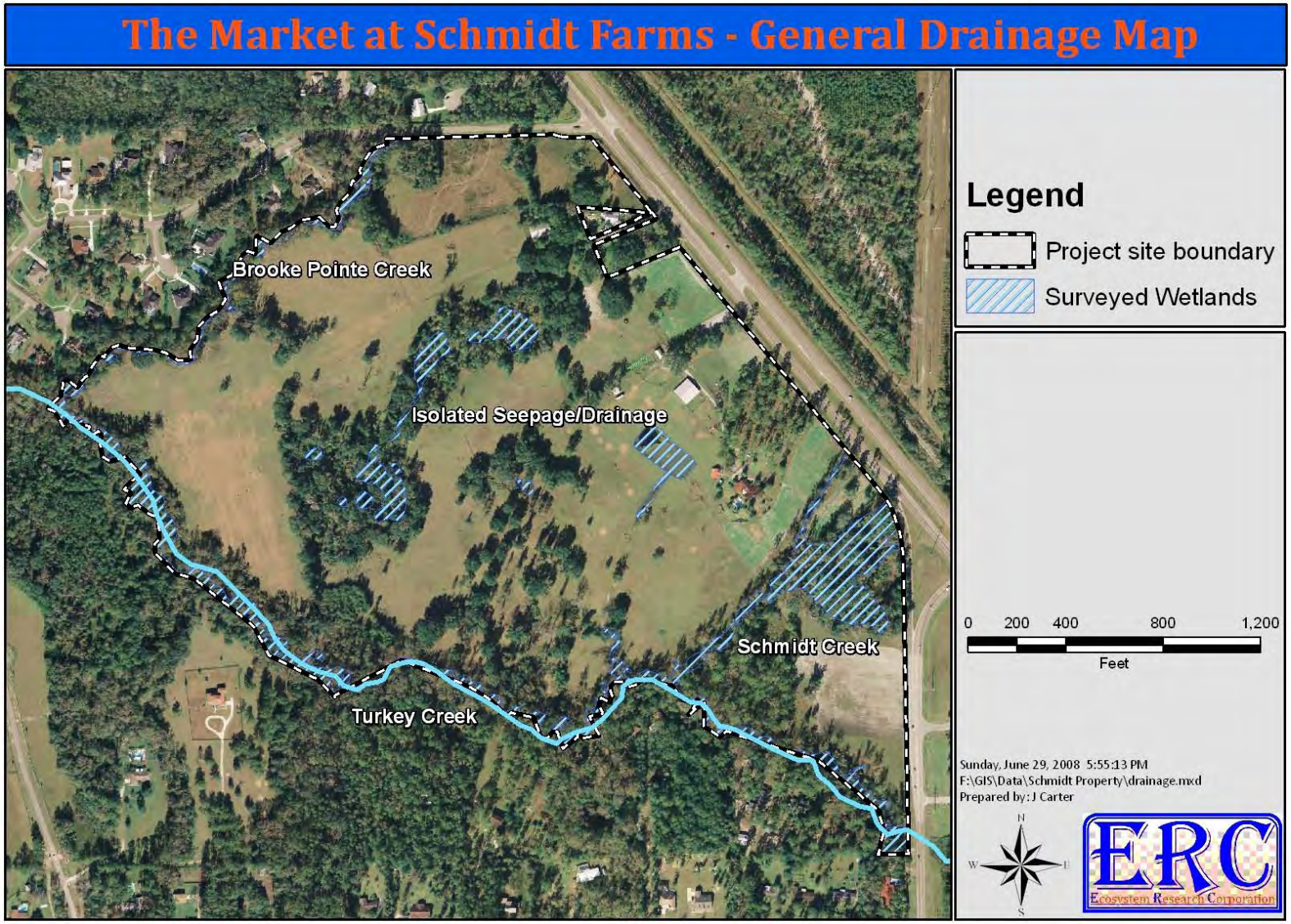


Photo 2. **Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.**



Photo 3. **View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.**



Photo 4. **Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.**

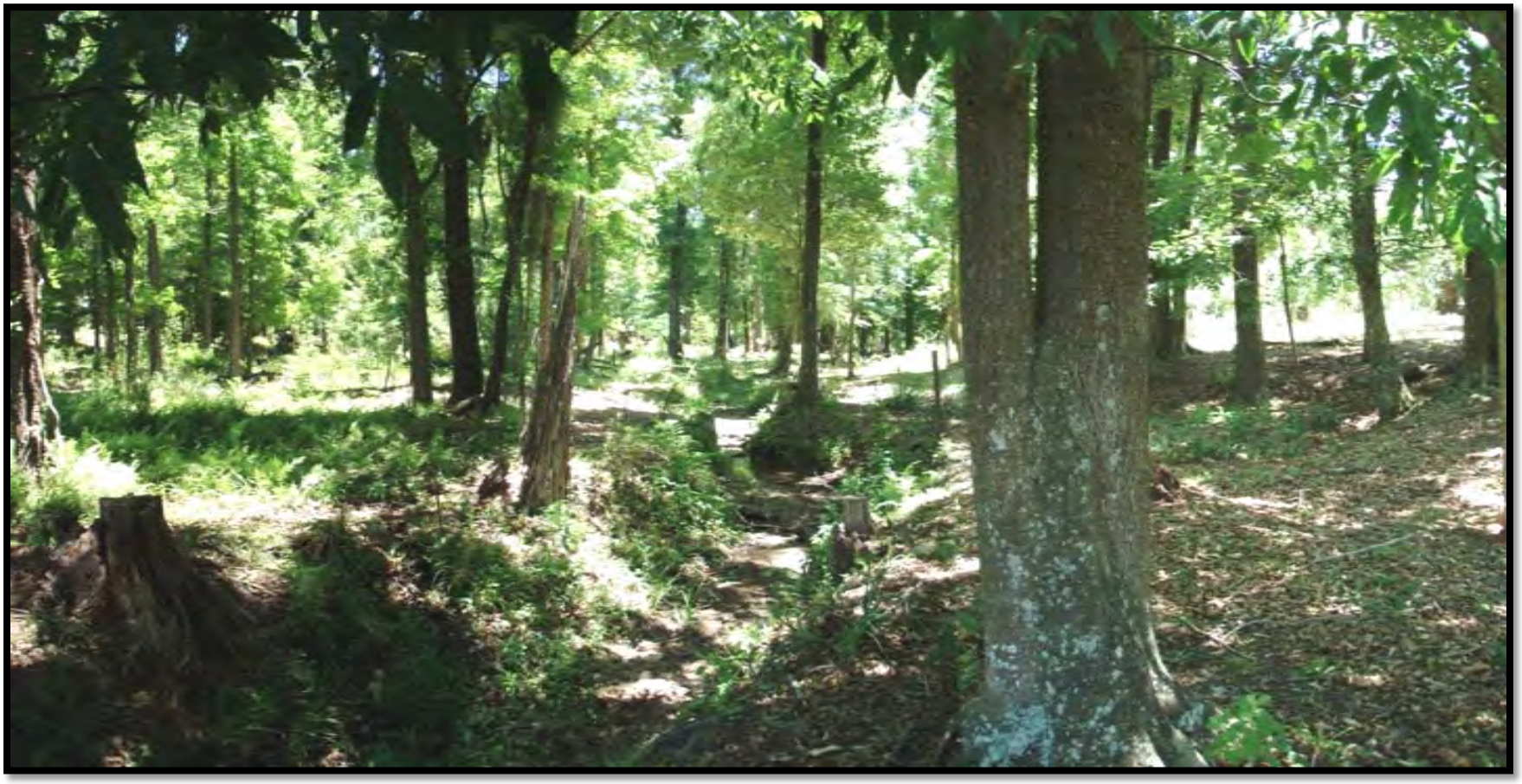


Photo 5. **Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.**



Photo 6. **Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.**



Photo 7. **Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.**



Photo 8. **Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.**



depressional wetlands that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-345 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters,** some of the depressions are upland while others were determined to be wetlands. During periods of excessive rainfall, this system may provide surface water discharge directly to Turkey Creek. There is a small drainage that routes water to Turkey Creek from the excavated agricultural pond located west of the Schmidt residence. This drainage is excavated for most of the distance extending from the pond to Turkey Creek; however, the drainage is natural, extending south from GPS location 672, south to Turkey Creek (Figure 6). The general appearance of this drainage is shown in **Photo 9**.

Photo 9. **Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.**



Plant Communities

The plant communities that presently occur on The Market at Schmidt Farms project site are shown in **Figure 10**. A total of seventeen (17) distinct plant community associations occur, all of which are disturbed or intensively managed community types. The total acreage associated with each community type is listed in **Table 3**. The common plant species found within the project site are summarized in **Table 4**. All plant communities occurring on the project site have been disturbed from many years of cattle foraging and related cattle ranching activities. A brief description of each community type is, as follows (all photos, tables and figures follow at the end of this section; all photos are referenced to photo stations shown in Figure 7.

Uplands & Agricultural Areas

Improved Pasture

Acreage: 67.965	**Polygons:** 1, 27	**FLUCCs Code:** 211

The Market at Schmidt Farms project site has been managed primarily as Improved Pasture since prior to 1937. Currently, this plant community is dominated by a host of well-maintained pasture grasses and herbs to include bahiagrass (*Paspalum notatum* Fluegge.), Bermudagrass (*Cynodon dactylon* [L.] Pers.), Asian coinleaf (*Centella asiatica* [L.] Urban.), marsh pennywort (*Hydrocotyle umbellata* L.), retrorse flatsedge (*Cyperus retrorsus* Chapm.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), Mexican tea (*Chenopodium ambrosioides* L.), Canada horseweed (*Conyza canadensis* [Torr. & Gray] Gray), and retrorse flatsedge (*Cyperus retror*sus Chapm.). In some areas, the invasive exotic tropical soda apple (*Solanum viarum* Dunal) is common and is generally distributed throughout the site. Representative views of the Improved Pasture communities found on the project site can be seen in **Photos 10 through 15**.

Oldfield – Mixed Shrub

Acreage: 5.441	**Polygons:** 29, 31	**FLUCCs Code:** 261

The Oldfield – Mixed Shrub area is an improved pasture community that is not currently used to graze cattle and has become invaded by a host of oldfield shrubs, herbs, and grasses to include broomsedge (*Andropogon virginicus* L.), eastern false-willow (*Baccharis halimifolia* L.), persimmon (*Diospryos virginiana* L.*),* sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Small oaks are in some areas; however, the groundcover is still dominated by bahiagrass (*Paspalum notatum* Fluegge.). The Oldfield – Mixed Shrub area can be seen in **Photos 16 and 17**.

Agricultural Pond & Drainage

Acreage: 0.777	**Polygons:** 17	**FLUCCs Code:** 535

There is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 18 through 22**.

Pine – Improved Pasture (Residential Yard)

Acreage: 4.659	**Polygons:** 34	**FLUCCs Code:** 265

The Pine – Improved Pasture community is the area that surrounds the Schmidt residence in which a canopy of large slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) exists and is underlain by a groundcover of yard and pasture grasses dominated by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). Part of this polygon is maintained as residential yard and part of this area is managed as improved pasture. The area is very well maintained and aesthetically pleasing (**Photo 23**).

Mixed Hardwood – Improved Pasture

Acreage: 9.925	**Polygons:** 37	**FLUCCs Code:** 266

The Mixed Hardwood – Improved Pasture community is a sparsely canopied pasture area with medium to large-size individuals of live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya* glabra [Mill.] Sweet), and sweetgum (*Liquidambar styraciflua* L.). The dominant groundcover is bahiagrass (*Paspalum notatum* Fluegge.) with Bermudagrass (*Cynodon dactylon* [L.] Pers.) being present. Shrub and ruderal herb species are scattered throughout the area and include common pokeweed (*Phytolacca americana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), tropical soda apple (*Solalum viarum* Dunal), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). This area is shown in **Photo 24**.

Mixed Pine – Mixed Hardwoods Successional Forest

Acreage: 4.982	**Polygons:** 38	**FLUCCs Code:** 414-1

This forested plant community borders the drainage referred to as Schmidt Creek as well as part of the Turkey Creek drainage. This is a mesic forest dominated by loblolly pine (*Pinus taeda* L.) with live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya glabra* [Mill.] Sweet), water oak (*Quercus nigra* L.), and slash pine (*Pinus elliottii* Engelm.) being present, but generally are much smaller in size. This pine-dominated community is a successional area where trees are becoming established due to the fencing out of cattle. The groundcover is dominated by bahiagrass (*Paspalum notatum* Fluegge.) but a host of ruderal species are present. The typical habitat of this community is shown in **Photo 25**.

Disturbed Mixed Hardwoods Slope Forest

Acreage: 1.615	**Polygons:** 28, 39	**FLUCCs Code:** 414-2

This community type surrounds the upper basin of the Schmidt Creek swamp area and occurs on the slopes that characterize this basin. The dominant trees are sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya* glabra [Mill.] Sweet), but many trees are diseased with branch death and significant fallen tree debris being present. Much of the area has been severely disturbed by cattle resulting in a damaged, trampled, highly fertilized understory. Common understory species include wax myrtle (*Myrica cerifera* L.), harsh vervain (*Verbena scabra* Vahl.), Florida elephant-foot (*Elephantopus elatus* Bertol.), muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), common pokeweed (*Phytolacca americana* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), American beautybush (*Callicarpa americana* L.), and bahiagrass (*Paspalum notatum* Fluegge.). Nuisance exotic species such as tropical soda apple (*Solanum viarum* Dunal) and popcorntree (*Sapium sebiferum* [L.] Roxb.) are locally abundant. Soils are disturbed in many areas and banks eroded due to cattle foraging. The habit of this community type is shown in **Photo 26**.

Disturbed Mixed Hardwoods – Riparian

Acreage: 7.910	**Polygons:** 36	**FLUCCs Code:** 438-1

This mesic community, which borders the Turkey Creek drainage, has been disturbed by past cattle and agricultural activities. Most of the area is covered by a dense tangle of small oak seedlings and saplings distributed throughout a dense tangle of saw greenbrier (*Smilax bona-nox* L.) and blackberry (*Rubus betulifolius* Small). There are areas where a remnant, mature creek bordering mesic community occurs composed of large sweetgum (*Liquidambar*

styraciflua L.), American basswood (*Tilia americana* L.), spruce pine (*Pinus glabra* Walt.), loblolly pine (*Pinus taeda* L.), live oak (*Quercus virginiana* Mill.), sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya glabra* [Mill.] Sweet). However, most of the area is a second growth, successional community composed of small individuals of these species that is slowly encroaching into the historically cleared pasture areas. This community type can be seen in **Photo 27**.

Disturbed Mixed Hardwoods – Seepage

Acreage: 9.445	**Polygons:** 32	**FLUCCs Code:** 438-2

The mesic hammock represented by polygon 32 is a very disturbed seepage community that surrounds a series of seepage wetlands and relic sinkhole depressions. The area has been significantly disturbed by cattle foraging and associated mechanical disturbance from agricultural equipment. Significant invasion by tropical soda apple (*Solanum viarum* Dunal), popcorntree (*Sapium sebiferum* [L.] Roxb.), tungoil tree (*Aleurites* fordii Hamsl.), Japanese honeysuckle (*Lonicera japonica* Thunb.), caesar weed (*Urena lobata* L.) as well as Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz) has occurred in the groundcover. The canopy is disturbed but has some large individuals of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), sugarberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), persimmon (*Diospryos virginiana* L.), and American elm (*Ulmus americana* L.). Other common species include muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), American beautybush (*Callicarpa americana* L.), saw palmetto (*Serenoa repens* [Bartr.] Small), elderberry (*Sambucus canadensis* L.), bastard indigobush (*Amorpha fruiticosa* L.), Virginia buttonweed (*Diodia virginiana* L.), beggarticks (*Bidens alba* [L.] DC.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Mechanical disturbance of the soil is widespread and invasion of bahiagrass (*Paspalum notatum* Fluegge.) from the adjacent pasture is common along the fringes of the hammock. Although very disturbed, this is a very unique hydrologic system and is characteristic of only very unique areas in the Alachua County landscape. This area can be seen in **Photos 28 through 30**.

Disturbed Mixed Hardwoods – Drainage

Acreage: 1.566	**Polygons:** 35	**FLUCCs Code:** 438-3

This community is an upland drainage landscape feature that routes runoff from the adjacent pasture into the Brooke Pointe stream system. There is a well-defined drainage channel; however, this area was found not to be a jurisdictional surface water as determined by Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The drainage is intermittent and flows only in response to high rainfall events. The groundcover vegetation is

disturbed by cattle and consists of sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), rice button aster (*Aster dumosus* L.), tropical soda apple (*Solanum viarum* Dunal), and maidencane (*Panicum hemitomon* Schult.). Canopy species include sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), and swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.). This area is shown in **Photo 31**.

Disturbed Mixed Hardwoods

Acreage: 1.855	**Polygons:** 30	**FLUCCs Code:** 438-4

The community represented by polygon 30 is a disturbed successional mixed hardwood forested area with a mixed canopy of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), swamp chestnut oak (*Quercus michauxii* Nutt.), sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), red maple (*Acer rubrum* L.), American basswood (*Tilia americana* L.), and sweetgum (*Liquidambar styraciflua* L.). Many trees are quite large; however, the majority are subcanopy in size ranging from 2 inches to 6 inches diameter at breast height (dbh). The groundcover has a mix of shrub, grass, and herb species to include devil's walkingstick (*Aralia spinosa* L.), buttonweed (*Diodia virginiana* L.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), saw greenbrier (*Smilax bona-nox* L.), woodsgrass (*Oslismenus hirtellus* [L.] P. Beauv.), trumpet creeper (*Campsis radicans* [L.] Seemann ex Bureau), and tall nutgrass (*Scleria triglomerata* Michx.). Nuisance exotic species present include Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), Japanese honeysuckle (*Lonicera japonica* Thunb.), Chinese privet (*Ligustrum sinense* Lour.), Chinaberrytree (*Melia azedarach* L.), and tungoil tree (*Aleurites fordii* Hemsl.). This area is presently a successional mesic community that has historically been affected by past agricultural management activities. This community type is shown in **Photos 32 & 33.**

Disturbed Live Oak Hammock

Acreage: 4.834	**Polygons:** 33	**FLUCCs Code:** 427-1

The Disturbed Live Oak Hammock community is an area that is dominated by a shaded canopy of specimen live oak (*Quercus virginiana* Mill.) trees. This area was historically used primarily for a cattle management area in which a dilapidated pole barn still remains (**Photo 34**). The area lies adjacent to the historic Schmidt residence, which is now Harmony Gardens. Today, the area is not used for cattle and is a successional community primarily used for deposition of unwanted junk. Common species found within the live oak canopy include sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), and loblolly pine (*Pinus taeda* L.). The groundcover is primarily a dense tangle of small saplings of the canopy species mixed with saw greenbrier (*Smilax bona-*

nox L.) and bahiagrass (*Paspalum notatum* Fluegge.). Exotic nuisance species such as Chinese privet (*Ligustrum sinense* Lour.) are present. The large live oak trees are the remarkable characteristic of this community type as shown in **Photo 35**.

Wetlands

Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp

Acreage: 3.689	**Polygons:** 18	**FLUCCs Code:** 617-1

Polygon 18 designated as Schmidt Creek is a Disturbed Mixed Hardwood Stream/Seepage Swamp with a canopy dominated by a mix of hardwood species to include live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), swamp laurel oak (*Quercus laurifolia* Michx.), water oak (*Quercus nigra* L.), American basswood (*Tilia americana* L.), sweetbay (*Magnolia virginiana* L.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), and slash pine (*Pinus elliottii* Engelm.). The wetland consists of several stream drainages consisting of clear, non-tannic water. The major flow originates from a drainage source located north of US Hwy 441 on the City of Gainesville Deerhaven properties. Seepage from adjacent uplands is also a significant hydrologic input. A surficial seepage spring originates along the southeast boundary of this polygon in an area represented by GPS location P-7 (Figure 7) and GPS location 21 (Figure 6). The seepage area, shown in **Photo 36** (Photo station P-7), is a wet, mucky herbaceous area dominated by lizard's tail (*Saururus cernuus* L.), golden canna (*Canna flaccida* Salisb.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Shrubs include dwarf palmetto (*Sabal minor* [Jacq.] Pers.), wax myrtle (*Myrica cerifera* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and Virginia willow (*Itea virginica* L.). The stream drainages are surrounded by a mosaic of higher elevation upland areas in which live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and pignut hickory (*Carya glabra* [Mill.] Sweet) are common. However, these fringing riparian upland areas all lie within the very well-defined basin in which this wetland occurs. The surrounding pasture and hammock communities are located along a very well-defined steep slope. Except for the stream drainage, the topography within the wetland is relatively flat. This entire system is very disturbed by cattle, resulting in an open, somewhat ruderal understory. Invasive exotic species such as wild taro (*Colocasia esculentum* [L.] Schott.), tropical soda apple (*Solanum viarum* Dunal), Japanese honeysuckle (*Lonicera japonica* Thunb.), Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), and Chinese privet (*Ligustrum sinense* Lour.) are present. These are mixed with a host of desirable wetland species to include royal fern (*Osmunda regalis** L.), Virginia chain fern (*Woodwardia virginica* [L.] Smith), and southern wood fern (*Dryopteris ludoviciana* [Kunze] Small). There is a listed plant species (member of the genus *Matelea*) located along the stream bank. The species is either angularfruit milkvine (*Matelea gonocarpos* [Walter] Shinners) or Florida milkweed (*Matelea floridana**‡ [Vail]

Woodson), but it is not possible to distinguish between these two species when not in flower. To date, no flowers have been seen. The typical habitat of this wetland system is shown in **Photos 36 through 43**.

Turkey Creek – Mixed Hardwood Riparian Wetland

Acreage: 3.884	**Polygons:** 7, 19, 20, 21, 22, 23, 24, 25, 26	**FLUCCs Code:** 615-1

The Turkey Creek system is a highly variable plant community that extends from southeast to northwest along the entire south perimeter of the property. The upland boundary of the Turkey Creek wetland is represented by a flagged wetlands jurisdiction line that was established in November 2007. There are apparent breaks in the wetland community as seen on Figure 10. However, this is the result of the historically surveyed property boundary not truly reflecting the center line of the creek. Presently, in several areas, the north boundary of the Turkey Creek wetland is located south of the property line. The creek is characterized by very steep slopes along the eastern reaches with much of the wetland being restricted to the well-defined surface water boundary of the creek. The topography of the creek flattens as the creek approaches the confluence with Brooke Pointe Creek. In this area, there is a broad floodplain wetland and a dominant canopy of bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.). In this area several smaller ox-bow drainages are present and much broader wetland areas are encountered. The riparian uplands that border the creek and form the well-defined buffering communities as evidenced on the aerial photographs have historically been disturbed by cattle foraging and clear-cutting. Residential areas located along the south side of the creek have resulted in clear-cutting of both canopy and groundcover in these buffer areas to enlarge yards, provide gardens, and miscellaneous recreational space. There are several historic crossings that allowed movement of agriculture related vehicles across the creek. An old wooden bridge is still present at GPS location 111 (Figure 6) while an intact (≈52”) culvert is found at GPS location 330 (Figure 7; **Photo 44**). The typical habit of the Turkey Creek drainage is shown in **Photos 44 through 46**.

Brooke Pointe Creek – Mixed Hardwood Riparian Wetland

Acreage: 1.051	**Polygons:** 5, 6	**FLUCCs Code:** 615-1

The Brooke Pointe Creek wetland is a narrow stream system with clear water. Common canopy species include swamp laurel oak (*Quercus laurifolia* Michx.), live oak (*Quercus virginiana* Mill.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), swamp chestnut oak (*Quercus michauxii* Nutt.), American basswood (*Tilia americana* L.), American elm (*Ulmus americana* L.), and ironwood (*Carpinus caroliniana* Walt.). The stream channel is a meandering, well-defined, abrupt-sided channel bordered on the Schmidt property side by a disturbed, fringing mesic

hardwood community affected by cattle ranching activities. The residents of Brooke Pointe have severely altered the buffering hardwood community on the north side of the creek through a series of land clearing and dredge and fill activities primarily associated with yard expansion. Clearing of the buffer has occurred in many areas all the way to the edge of the stream channel. This results in substantial runoff of applied fertilizers directly into the surface water area. The typical habit of this community is shown in **Photos 47 through 49**.

Disturbed Depression Wetlands

Acreage: 0.945	**Polygons:** 8, 11, 12, 13, 14, 15, 16	**FLUCCs Code:** 615-1

There are several disturbed depression wetlands occurring within the southwest quadrant of the project site. These wetlands are apparently associated with relic sinkhole areas and definitely represent areas where surface water pools for only short periods then disappears into the ground. Onsite geotechnical studies[1] (**Attachment 1**) (specifically for polygons 15 and 16) indicate that these depressions typically have a thin organic surficial layer underlain by various layers of sand with clay and sand with silt with the Hawthorne Formation being encountered at various depths. Ardaman and Associates, Inc. (2008) noted no conditions in the tested depression locations that suggested active sinkhole activity; however, only two of the depressions within the pasture were evaluated. The depression areas either receive seepage as the primary input (polygons 15 and 16) or receive a combination of seepage and surface runoff as the primary hydrologic inflows (polygons 8, 11, 12, 13, and 14). The wetlands are only intermittently wet and all are severely disturbed by ongoing cattle activity. These wetlands are very small with the seven (7) indicated wetland polygons totaling only 0.945 acres.

The wetlands are typically represented by a disturbed groundcover consisting of lizard's tail (*Saururus cernuus* L.), dotted smartweed (*Polygonum punctatum* Ell.), leathery rush (*Juncus coriaceus* Mack.), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), fireweed (*Erechtites hieracifolia* [L.] Raf.), eastern false-willow (*Baccharis halimifolia* L.), wood sage (*Teucrium canadense* L.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Because of the intermittent hydrologic regime, many upland species are scattered throughout the wetland areas to include woodsgrass (*Oplismenus hirtellus* [L.] P. Beauv.) and American beautybush (*Callicarpa americana* L.). Exotic species such as popcorntree (*Sapium sebiferum* [L.] Roxb.), tropical soda apple (*Solanum viarum* Dunal), and tungoil tree (*Aleurites fordii* Hemsl.) are common throughout. It should be noted that in the area where the depressional wetlands are found, there are also many adjacent depressional areas that are uplands that occur at similar

[1]Ardaman & Associates, Inc. 2008. Subsurface Soil Exploration and Geotechnical Engineering Evaluation, Proposed Retail Center Market at Schmidt Farm, US 441 and NW 43rd Street, Alachua County, Florida.

elevations as the wetland areas. Photos of these wetland types are shown in **Photos 50 through 55**.

Disturbed Mixed Hardwoods – Shrub Seepage Wetland

Acreage: 1.062	**Polygons:** 9, 10	**FLUCCs Code:** 632

Polygons 9 and 10 represent depressional wetland areas that receive precipitation and subsurface seepage as the primary hydrologic inflows. These two areas have ill-defined surface water features in which water flows on the surface but may disappear into the ground before flowing into adjacent wetlands in the downslope position. These areas are currently seriously affected by cattle and vegetation is disturbed. Canopy species are sparse, but consist of sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), red maple (*Acer rubrum* L.), and sugarberry (*Celtis laevigata* Willd.). Groundcover species consist of lizard's tail (*Saururus cernuus* L.), leathery rush (*Juncus coriaceus* Mack.), capitate beakrush (*Rhynchospora microcephala* Britt. ex Small), whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray), maidencane (*Panicum hemitomon* Schult.), American cupscale (*Sacciolepis striata* [L.] Nash.), and dotted smartweed (*Polygonum punctatum* Ell.). There is a host of sapling size individuals representing the canopy species in addition to significant populations of elderberry (*Sambucus canadensis* L.), eastern false-willow (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and invasion of tungoil tree (*Aleurites fordii* Hemsl.) and popcorntree (*Sapium sebiferum* [L.] Roxb.) is extensive. The typical habit of this community type is shown in **Photos 56 and 57**.

Figure 10. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

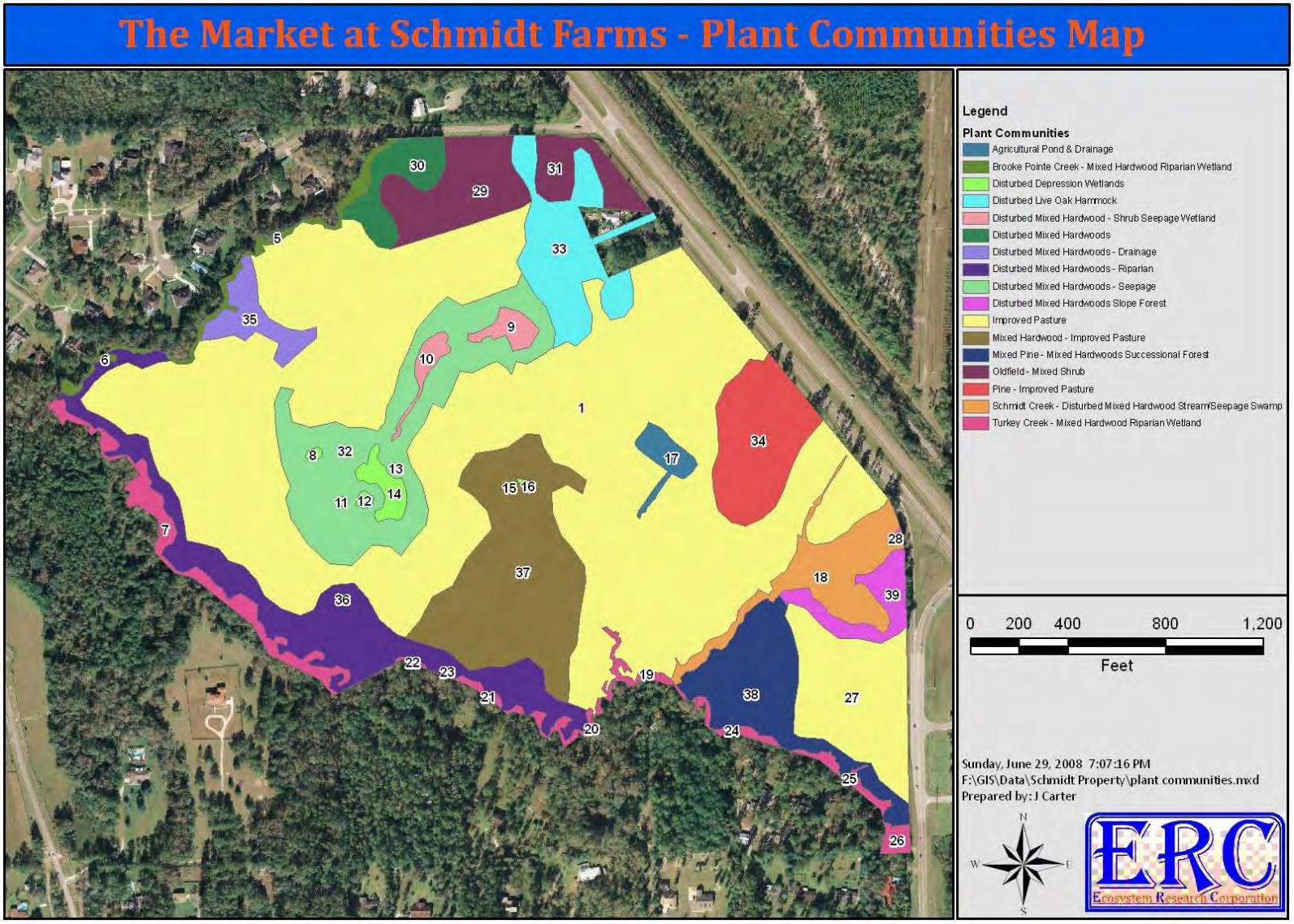


Table 3. **Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site.**

Plant Community Description	Acreage
Agricultural Pond & Drainage	0.777
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	1.051
Disturbed Depression Wetlands	0.945
Disturbed Live Oak Hammock	4.834
Disturbed Mixed Hardwoods	1.855
Disturbed Mixed Hardwoods - Drainage	1.566
Disturbed Mixed Hardwoods - Riparian	7.910
Disturbed Mixed Hardwoods - Seepage	9.445
Disturbed Mixed Hardwoods - Shrub Seepage Wetland	1.062
Disturbed Mixed Hardwoods Slope Forest	1.615
Improved Pasture	67.965
Mixed Hardwood - Improved Pasture	9.925
Mixed Pine - Mixed Hardwoods Successional Forest	4.982
Oldfield - Mixed Shrub	5.441
Pine - Improved Pasture	4.659
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	3.689
Turkey Creek - Mixed Hardwood Riparian Wetland	3.884
Grand Total	**131.606**

Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site.

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE ARO	*Ageratina aromatica* (L.) Spach	Lesser snakeroot	NL	FAC	NC
ALE FOR	*Aleurites fordii* Hemsl.	Tungoil tree	NL	UPL	EW
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
AST CAR	*Aster carolinianus* Walter	Climbing aster	OBL	OBL	NC
AST DUM	*Aster dumosus* L.	Rice button aster	FAC	FAC	NC
AST SUB	*Aster subulatus* Michx.	Annual saltmarsh aster	OBL	OBL	NP
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq. var. *pusilla* (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP RET	*Cyperus retrorsus* Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. *strigosum*	Roughhair witchgrass	FAC	FAC	NC
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	EW
DIO TER	*Diodia teres* Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HED COR	*Hedyotis corymbosa* (L.) Lam.	Old world diamond-flower	FAC+	FACW	EW
HEL COR	*Helianthemum corymbosum* Michx.	Clustered rock-rose	NL	UPL	NC
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydroctyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* L.	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN CAM	*Lantana camara* L.	Lantana	FACU	UPL	NW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
MAT SP.	*Matelea* sp.	Milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NYS SYL	*Nyssa sylvatica* Marsh. var *sylvatica*	Blackgum	FAC	UPL	NC
NYS BIF	*Nyssa sylvatica* Marsh. var. *biflora* (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OPL HIR	*Oplismenus hirtellus* (L.) P.Beauv.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM CIN	*Osmunda cinnamomea* L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	*Osmunda regalis* L.	Royal fern	OBL	OBL	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA
PAN ANC	*Panicum anceps* Michx.	Beaked panicum	FAC-	FAC	NC
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAN RIG	*Panicum rigidulum* Nees	Redtop panicum	FACW	FACW	NC
PAN VER	*Panicum verrucosum* Muhl.	Warty panicum	FACW	FACW	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL HYD	*Polygonum hydropiperoides* Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	*Polygonum punctatum* Ell.	Dotted smartweed	FACW+	OBL	NP
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB ARG	*Rubus argutus* Link	Sawtooth blackberry	FACU+	FAC	NP
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	FAC	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus canadensis* L.	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAP SEB	*Sapium sebiferum* (L.) Roxb.	Popcorntree	FAC	FAC	EW
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

† NC = Native Characteristic; NP = Native Pioneer; NW = Native Weedy; EW = Exotic Weedy; EA = Exotic Aggressive

Photo 10. **Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.**



Photo 11. **Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).**



Photo 12. **Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.**



Photo 13. **View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).**



Photo 14. **View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).**



Photo 15. **View of the Improved Pasture as seen looking north to northeast from GPS location P-59.**



Photo 16. **View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.**



Photo 17. **View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.**



Photo 18. **Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.**



Photo 19. **Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.**



Photo 20. **Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.**



Photo 21. **Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.**



Photo 22. **Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.**



Photo 23. **View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.**



Photo 24. **View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.**



Photo 25. **View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.**



Photo 26. **Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21.**



Photo 27. **Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54.**



Photo 28. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55.**



Photo 29. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25.**



Photo 30. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30.**



Photo 31. **Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27.**



Photo 32. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19.**



Photo 33. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50.**



Photo 34. **Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26.**



Photo 35. **Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26.**



Photo 36. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7.**



Photo 37. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2.**



Photo 38. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4.**



Photo 39. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6.**



Photo 40. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9.**



Photo 41. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774.**



Photo 42. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774.**



Photo 43. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774.**



Photo 44. **View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330.**



Photo 45. **Panoramic view of Turkey Creek as seen looking southeast from GPS location 140.**



Photo 46. **Panoramic view of Turkey Creek as seen looking southwest from GPS location 40.**



Photo 47. **Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451.**



Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451.



Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451.

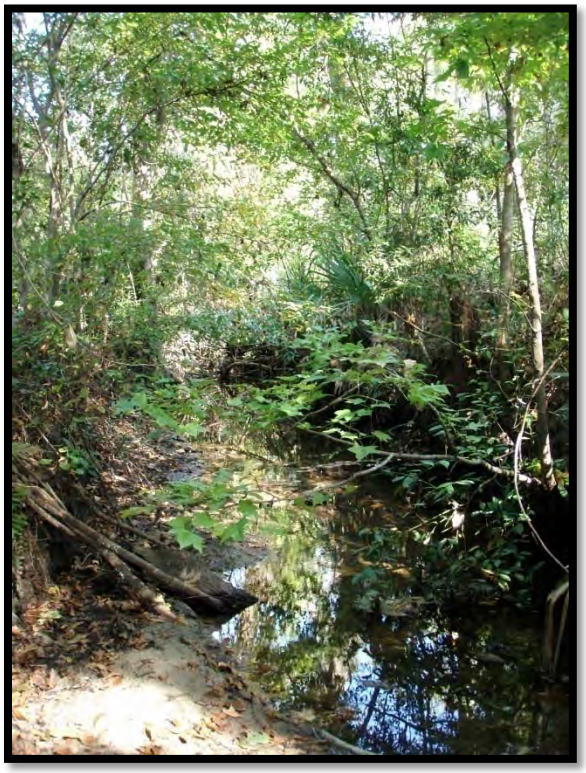


Photo 50. **Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15.**



Photo 51. **Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.**



Photo 52. **Panoramic view of the Depressional Wetland Areas 15 & 16as seen looking west from GPS location 796.**



Photo 53. **Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.**



Photo 54. **Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.**



Photo 55. **Panoramic view of the depression H as seen from GPS location P-25.**



Photo 56. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.**



Photo 57. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.**



Section 3. Surface Waters and Wetlands

Surface Water Delineation, Wetland Delineation, Surface Water & Wetland Buffer, 100-Year Floodplains Identification

The 2006 FEMA flood zone map for the project site is shown in **Figure 11** and the delineated wetlands boundary map is presented in **Figure 12**. The wetlands and associated 50-ft and 75-ft buffers distribution is shown in **Figure 13**. It should be stressed that the FEMA flood zone as depicted is grossly erroneous. This can be seen by overlaying the flood zone map on the 2001 Alachua County LiDAR map and wetlands map. There appears to be no correlation of the floodplain with the existing ground topography and the Turkey Creek system in the southeast of the property does not lie within the flood elevation. The FEMA coverage appears to be inaccurate and, in addition, shifted to the north within the GIS coverage provided by FEMA.

The wetlands map presented in Figure 12 represents the flagged and surveyed wetland boundary that was delineated in November 2007 by ERC.

For comparison purposes, the wetland areas on the project site as shown on the Alachua County composite wetlands map and the USFWS National Wetlands Inventory wetlands map are presented in **Figures 14 and 15**, respectively. Historically the project site has not changed to a great degree since 1937. Historic aerials photos showing the development of the site are, as follows:

Figure 16	1937	**Figure 19**	1961	**Figure 22**	1979
Figure 17	1949	**Figure 20**	1968	**Figure 23**	1984
Figure 18	1955	**Figure 21**	1974	**Figure 24**	1999

Prior to 1937, the site had already been cleared for pasture. The buffers that surround the three creek systems appear to be smaller in photos dated 1937 through 1979 than that which exists today. The major change that has occurred in the distribution of the wetland systems is seen on the 1979 aerial in which the rectangular farm pond is shown to have been excavated within the natural wetland area. This excavation occurred prior to the time when any permits would have been required for this activity.

Figure 11. **FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas.**

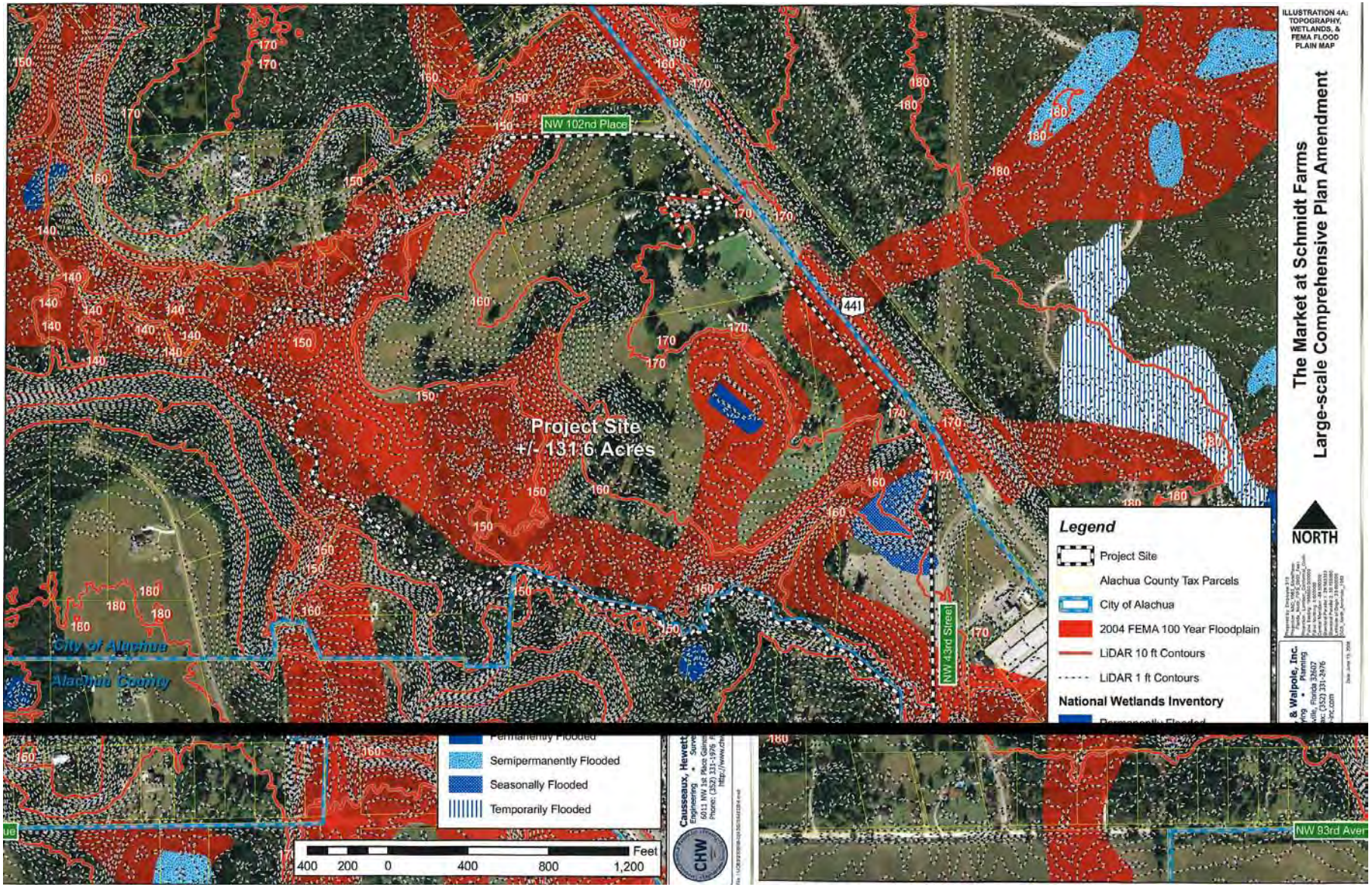


Figure 12. **The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007)**

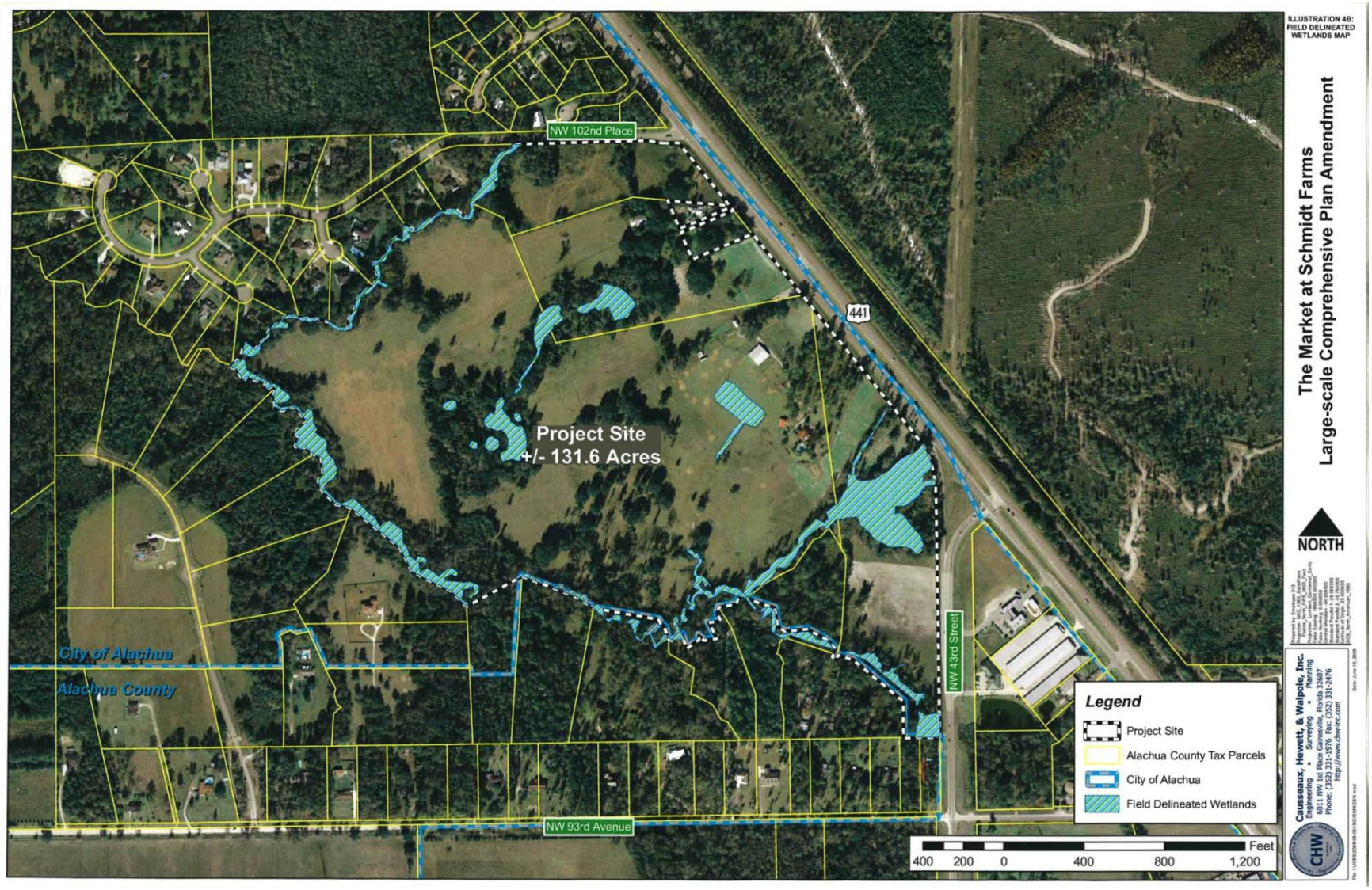


Figure 13. **Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site.**

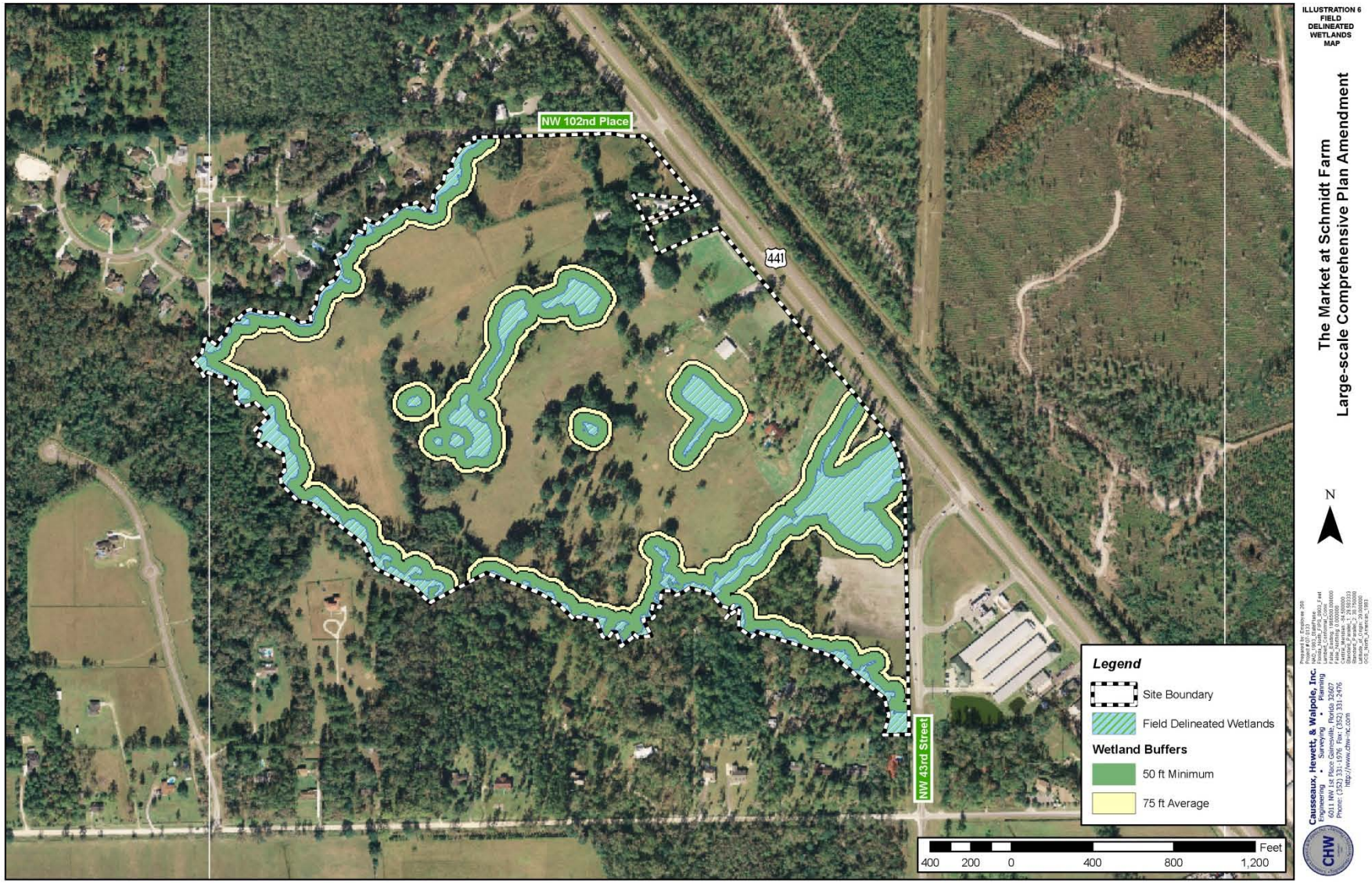


Figure 14. **Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site.**

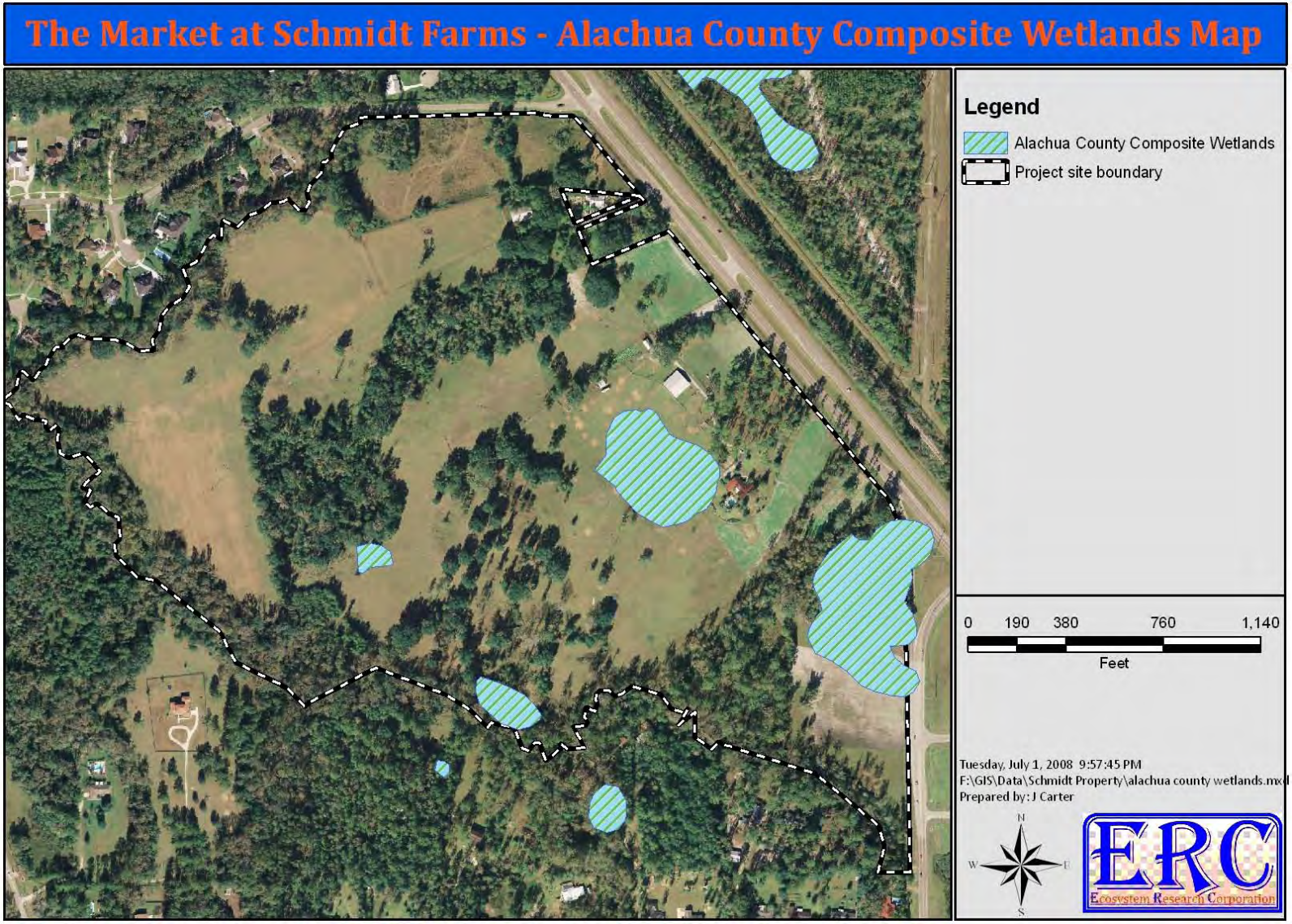


Figure 15. **National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site.**

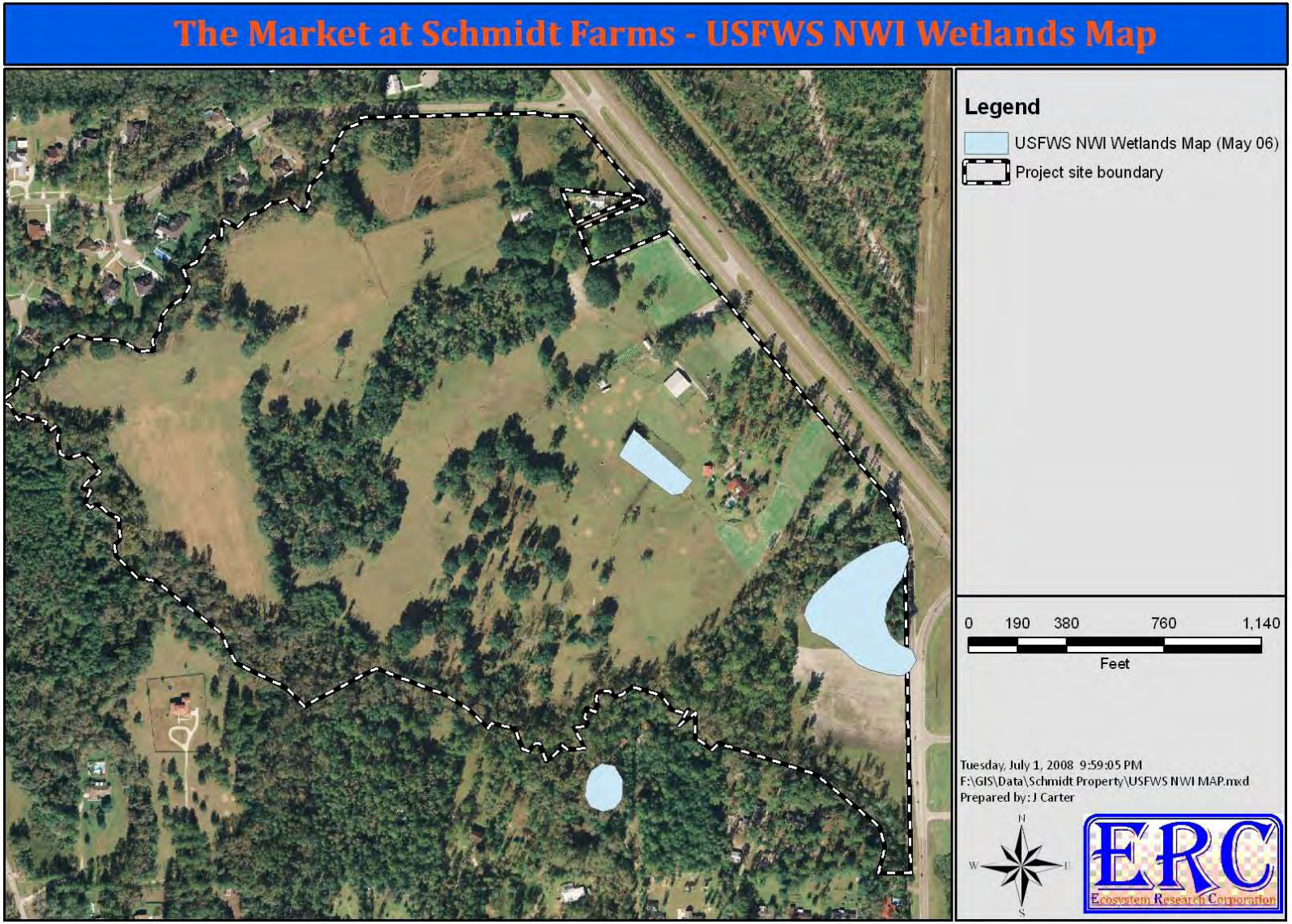


Figure 16. **The Market at Schmidt Farms project site as seen on a 1937 aerial.**

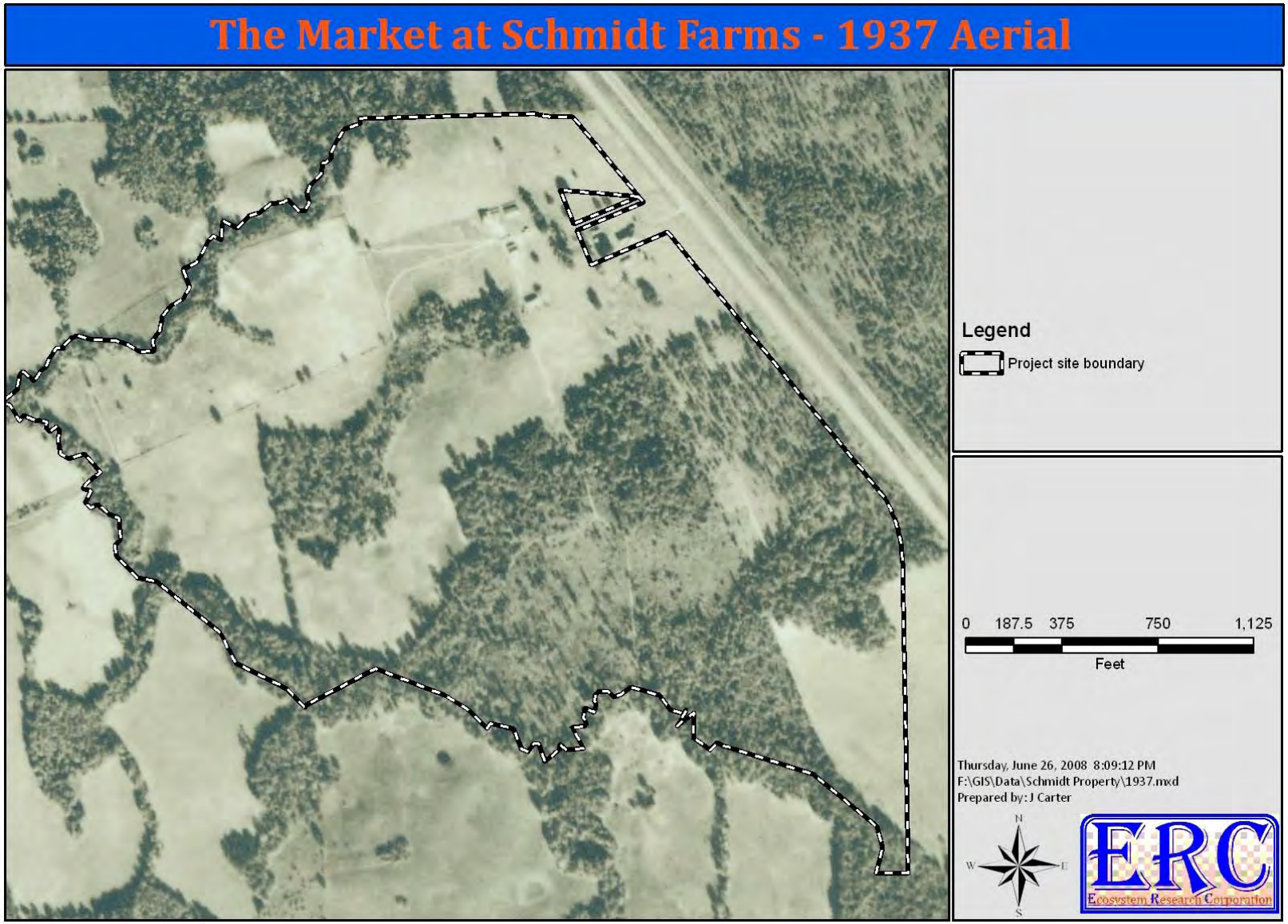


Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial.

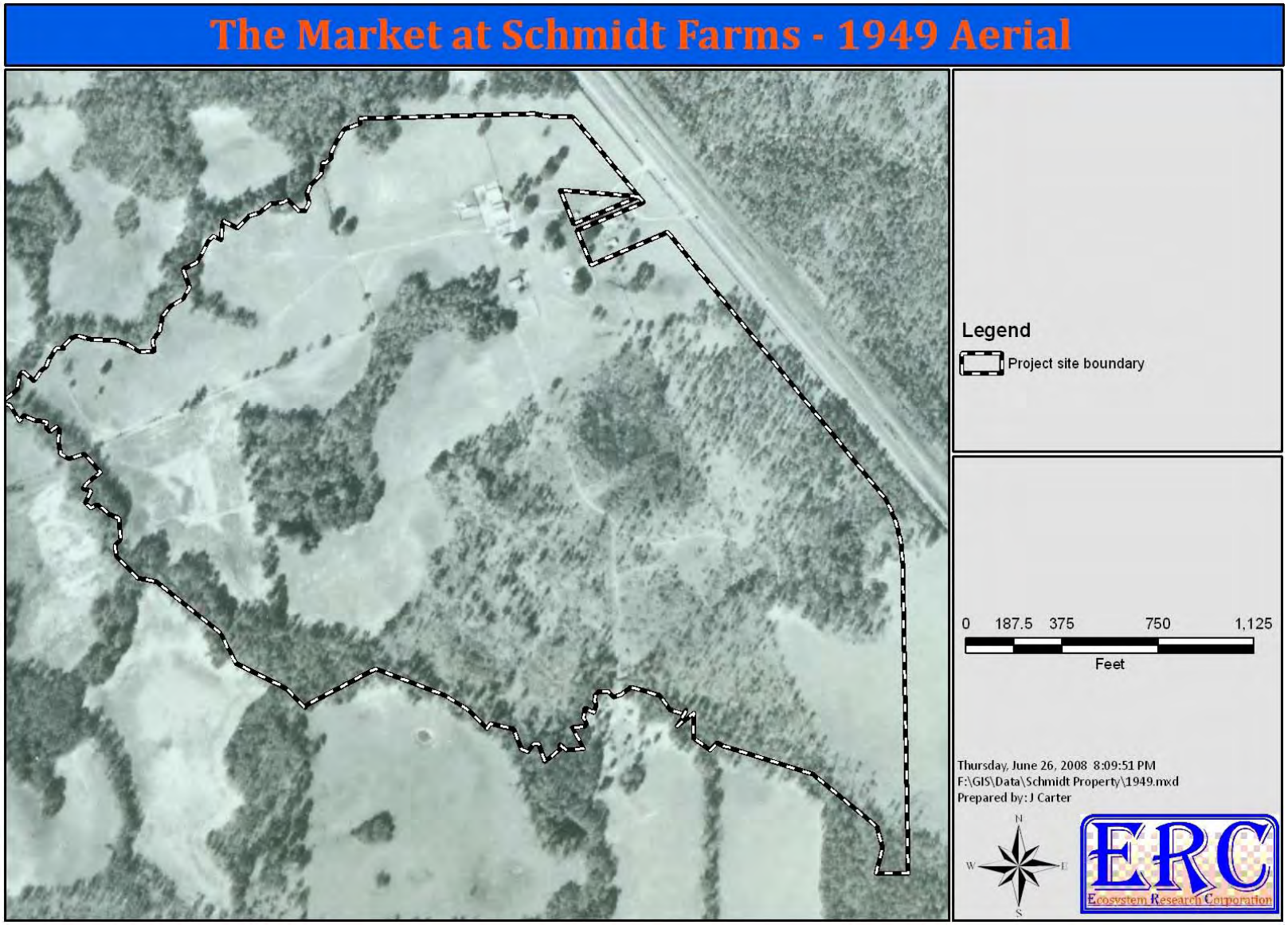


Figure 18. **The Market at Schmidt Farms project site as seen on a 1955 aerial.**

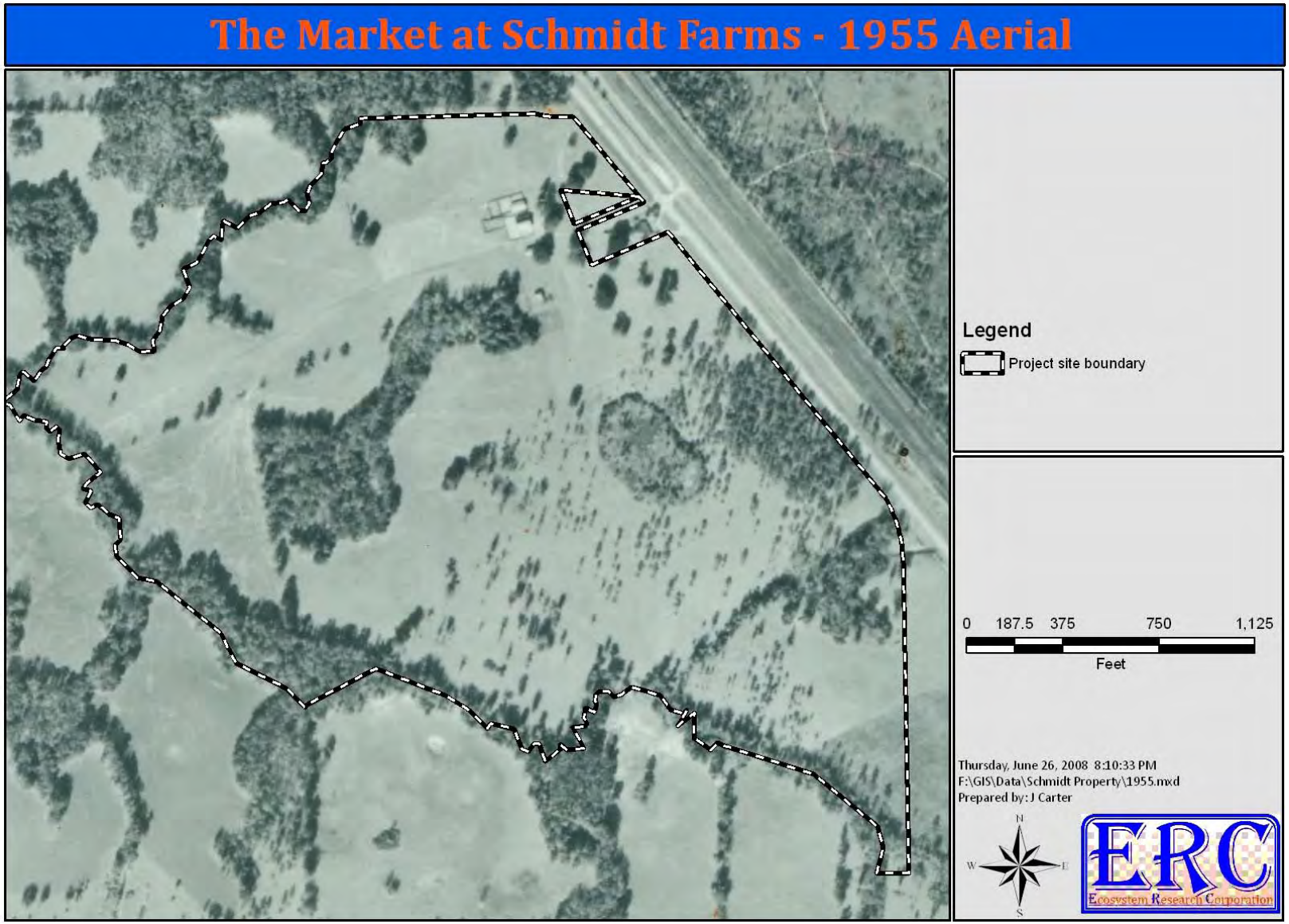


Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial.

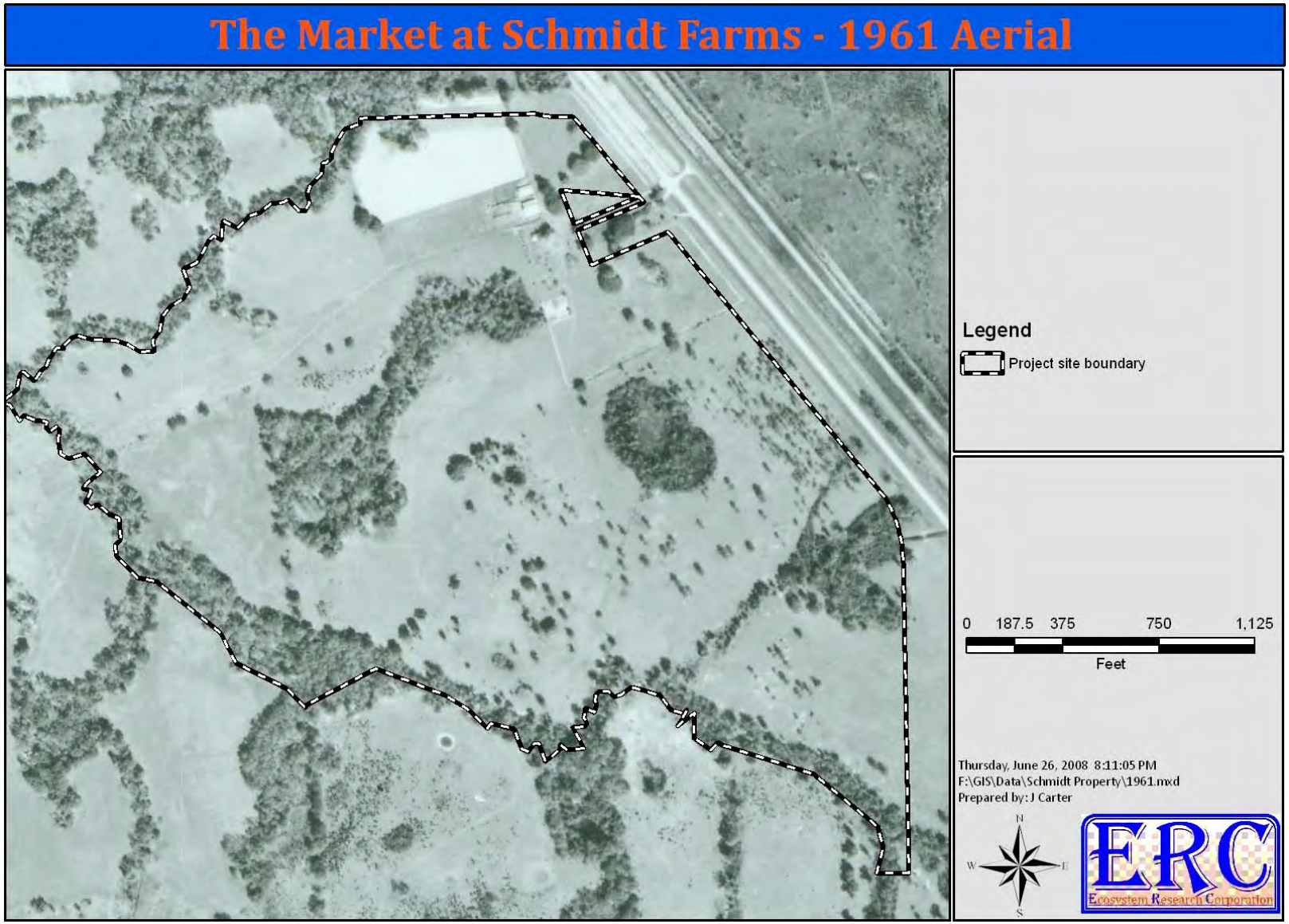


Figure 20. **The Market at Schmidt Farms project site as seen on a 1968 aerial.**

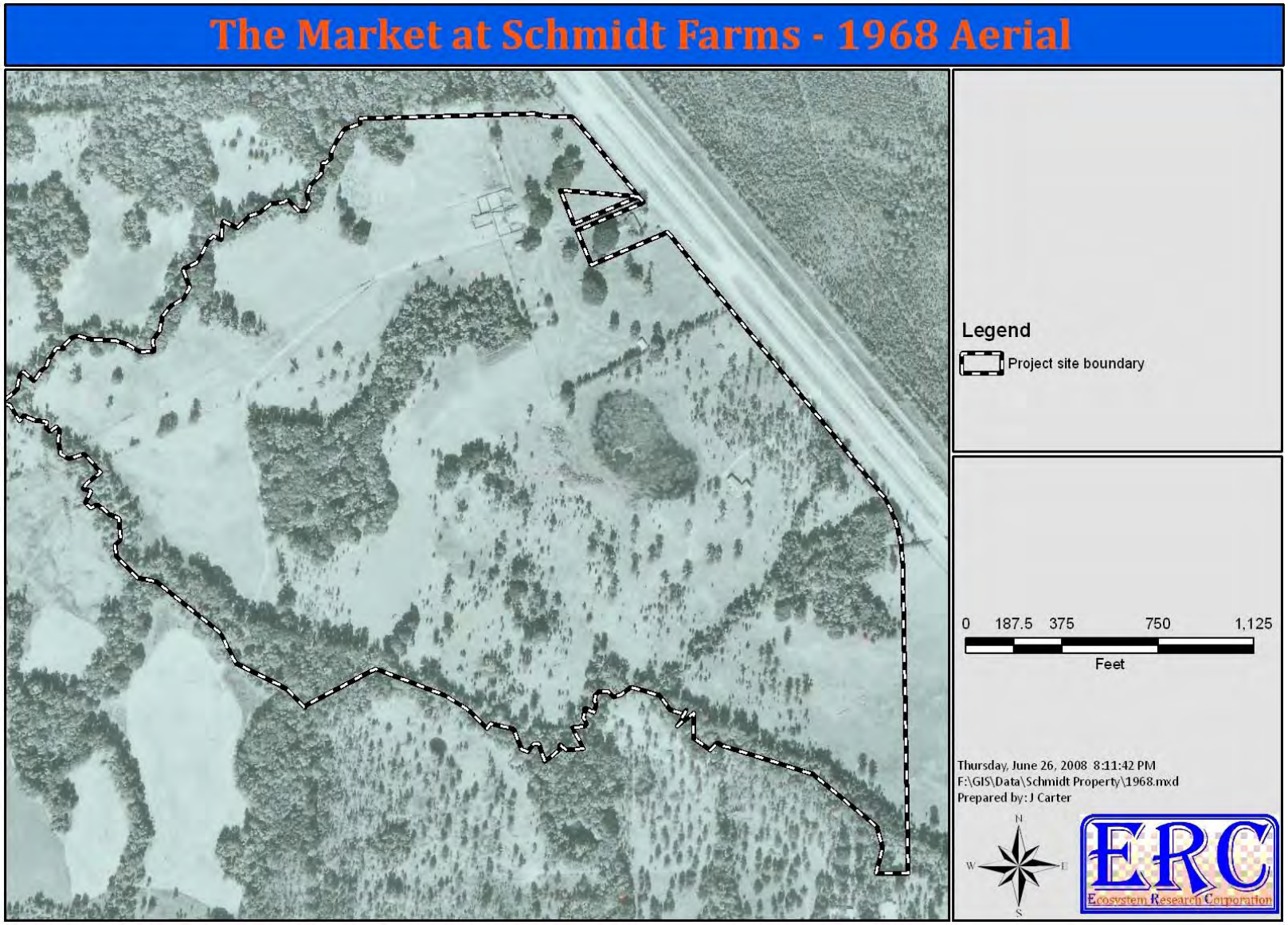


Figure 21. **The Market at Schmidt Farms project site as seen on a 1974 aerial.**

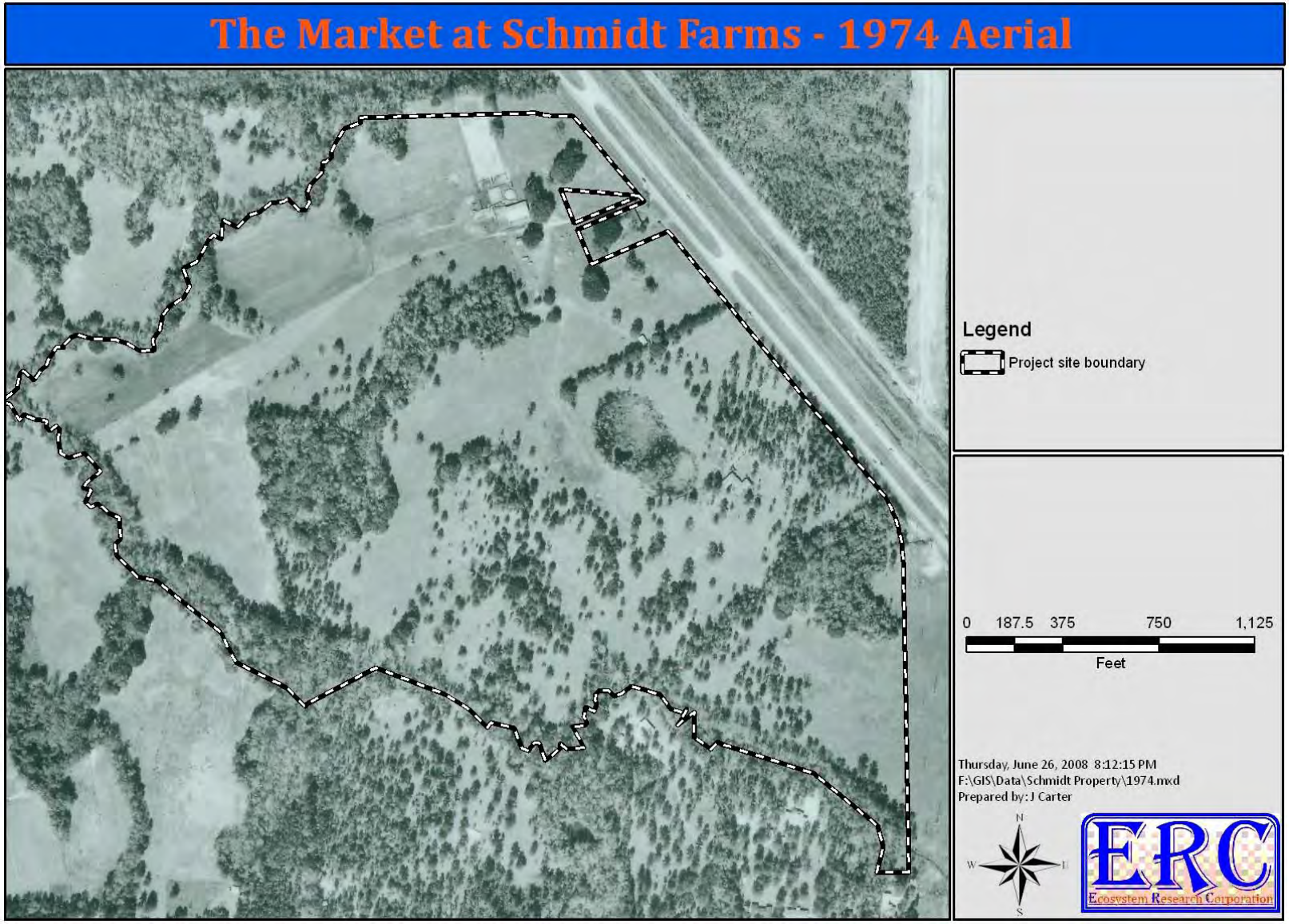


Figure 22. **The Market at Schmidt Farms project site as seen on a 1979 aerial.**

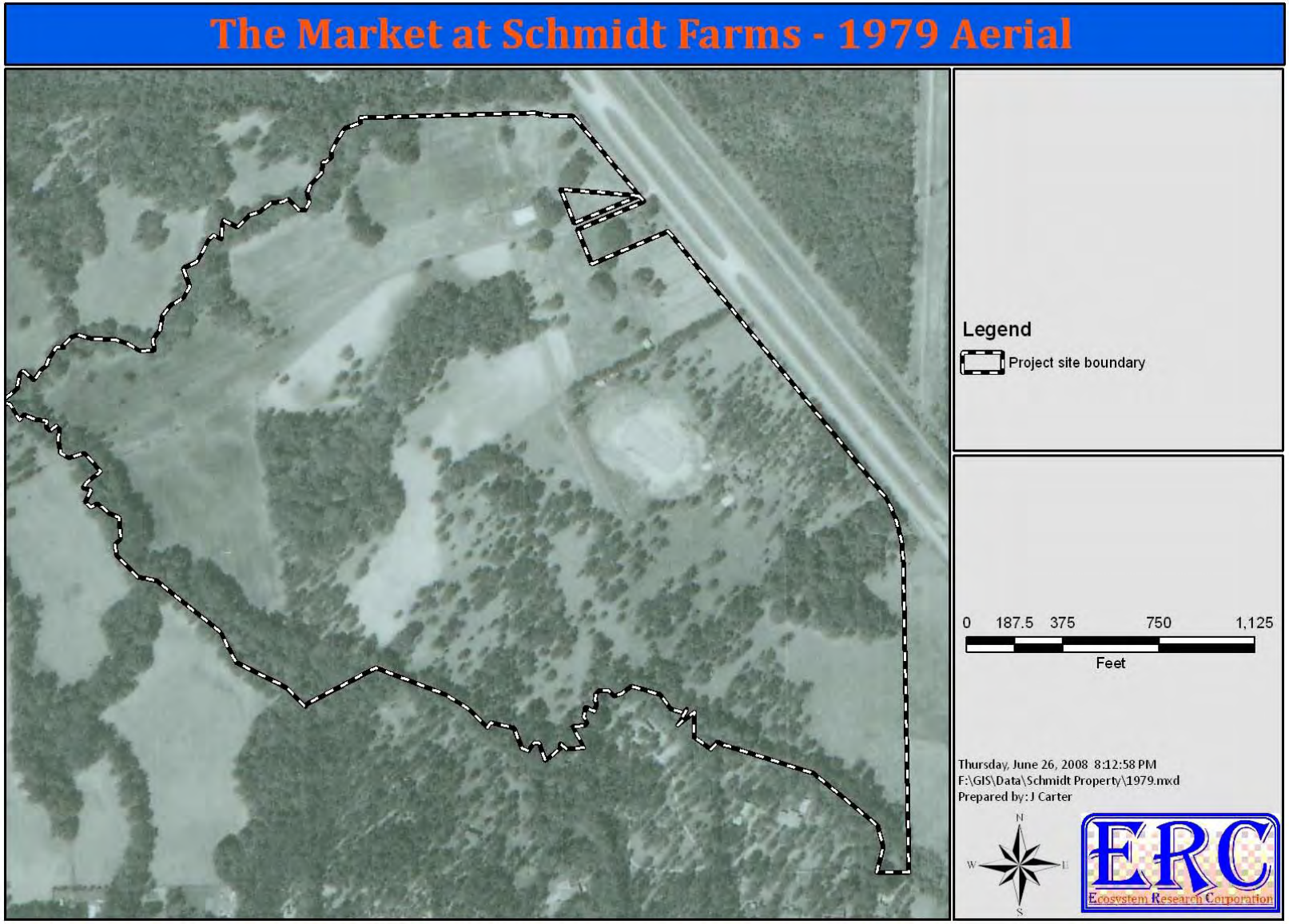


Figure 23. **The Market at Schmidt Farms project site as seen on a 1984 aerial.**

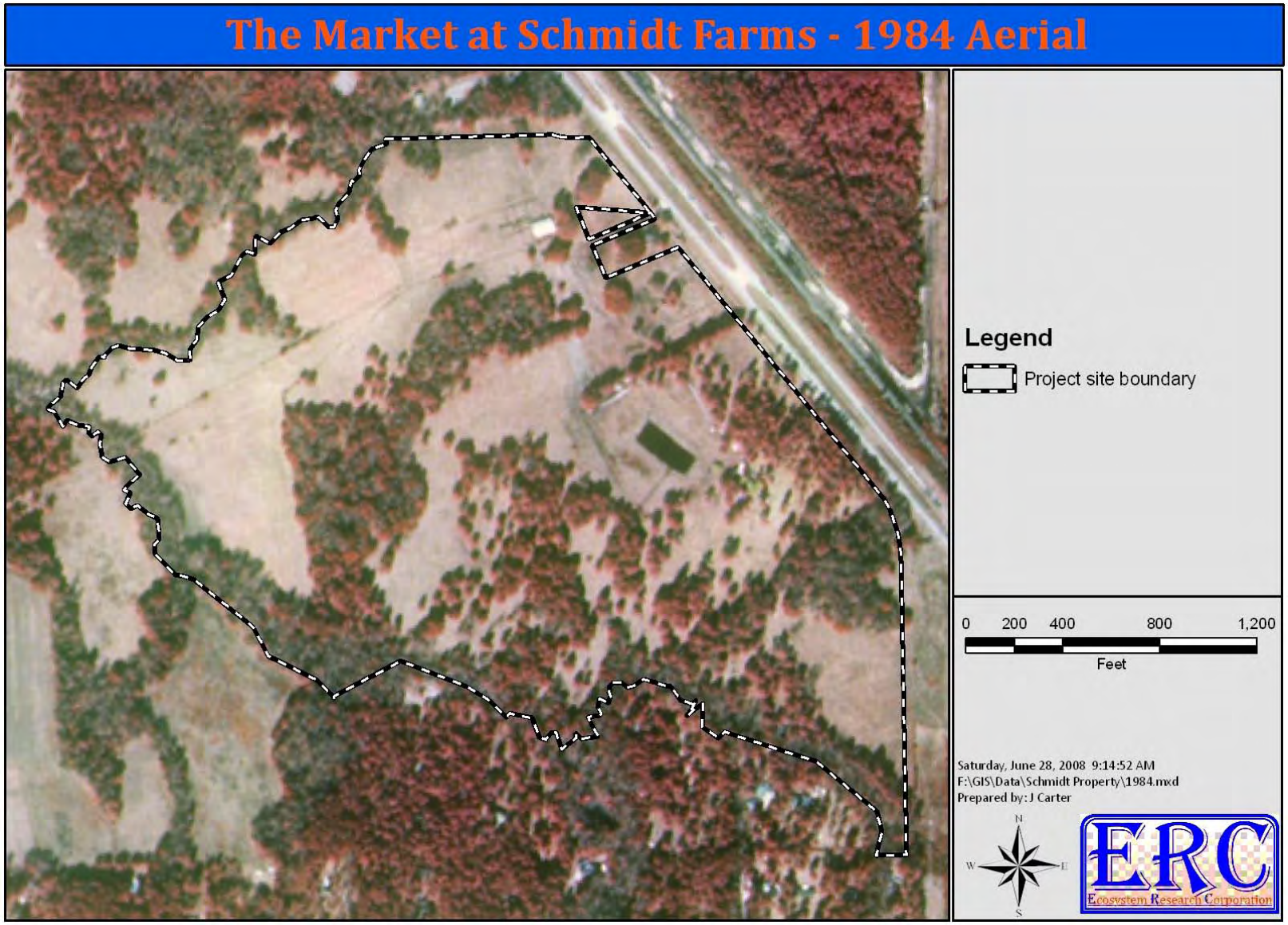
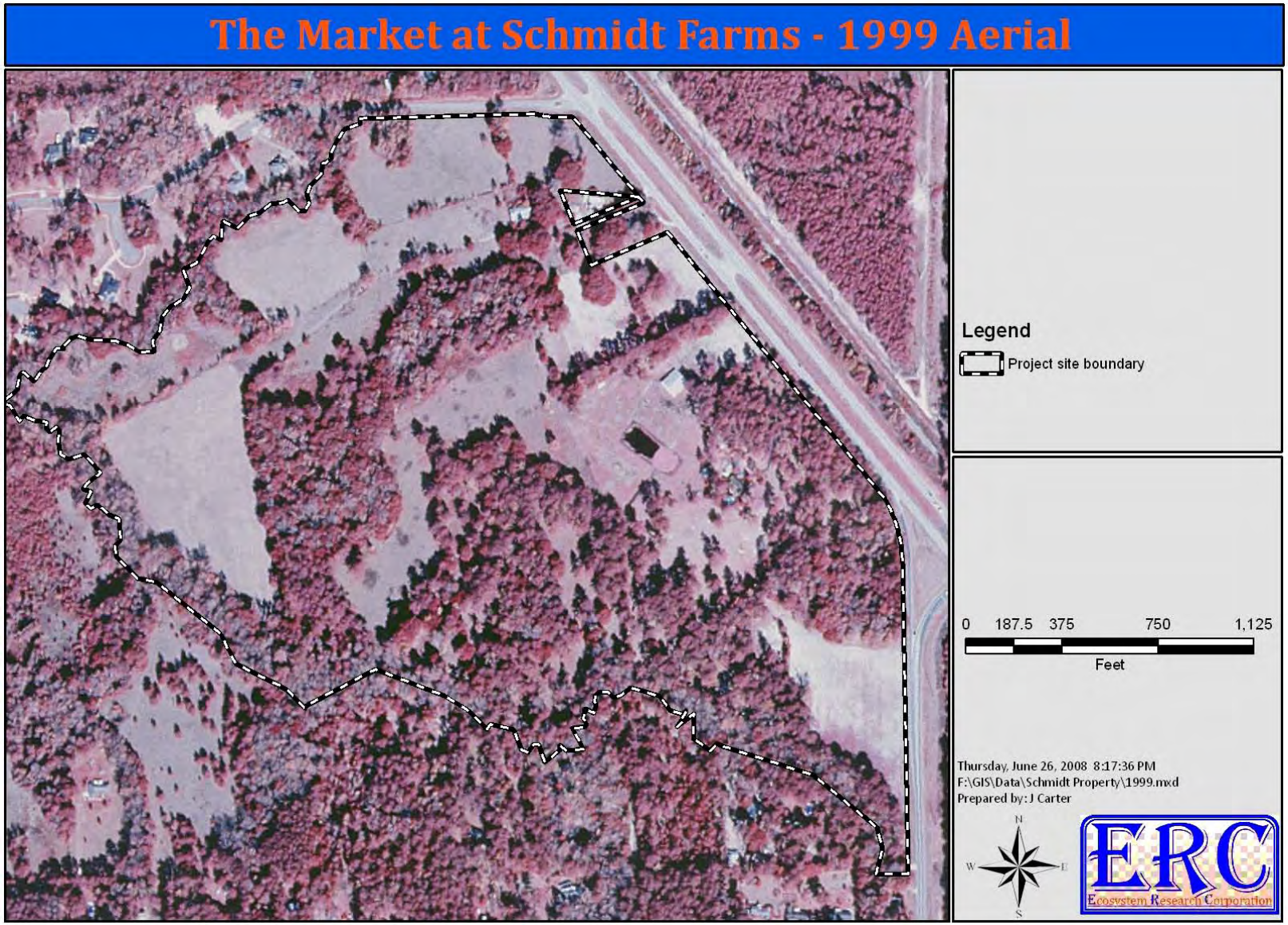


Figure 24. **The Market at Schmidt Farms project site as seen on a 1999 aerial.**



Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat

Listed Plant & Animal Species

Summary Information Regarding Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded special protection by the Endangered Species Act of 1973 (16 U.S.C. 1531). The list is published in the List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Fish and Wildlife Conservation Commission maintains a list of the protected animals occurring within the state by authority of the Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes) and the Wildlife Code of the State of Florida (Chapter 68A-27, Florida Administrative Code). The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Subsection 2: Declaration of Policy**-The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in Section 68-27.003, .004, and .005, Florida Administrative Code. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, Florida Statutes) passed in 1978 declares a public policy of the State of Florida with regard to native flora, as follows:

> **Subsection 1: Legislative Declaration**-The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant

> species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by **Chapter 5B-40, Preservation of Native Flora of Florida, FAC, the Regulated Plant Index is published in Section 5B-40.0055**. The Game Commission periodically releases a publication that summarizes animal species that are regulated by the Florida Fish and Wildlife Conservation Commission, and the USFWS. The publication is entitled Florida's Endangered Species, Threatened Species, and Species of Special Concern. The federal lists of plants and animals is published in 50CFR 17.11-12 and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3 of Chapter 406, Significant Plant and Wildlife Habitat,** and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code regulates the development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas** (ULDC) and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species as well as natural communities occurring within the State of Florida. The FNAI is managed by The Nature Conservancy in cooperation with the Florida Department of Environmental Protection. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process that is required for

listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, the following publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, Florida Statutes
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, Florida Statutes
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida Endangered Species, Threatened Species, and Species of Special Concern, June 2007

Threatened & Endangered Species Survey Methodology

Surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to field surveys, searches of several existing databases were performed to investigate the documented and potentially occurring imperiled species located in and around the project site. The databases queried were

- Florida Natural Areas Inventory Biodiversity Data Matrix
- Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Location Database
- FWC Waterbird Colony Location Database
- FWC 2006 Eagle Nest Census Data

Results of Imperiled Species Literature Review & Field Surveys

Herpetofauna

Common herpetofauna species seen on The Market at Schmidt Farms project site are listed in **Table 5.**

Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site.

Common Name	Scientific Name
Water Moccasin	*Agkistrodon piscivorous conanti*
Green Anole	*Anolis carolinensis*
Six-Lined Racerunner	*Cnemidophorus sexlineatus sexlineatus*
Southern Black Racer	*Coluber constrictor priapus*
Corn Snake	*Elaphe guttata*
Yellow Rat Snake	*Elaphe obsoleta quadrivittata*
Broadhead Skink	*Eumeces laticpes*
Green Treefrog	*Hyla cinerea*
Southern Spring Peeper	*Hyla crucifer bartramiana*
Eastern Fence Lizard	*Sceloporus undulates*
Ground Skink	*Scincella lateralis*
Florida Box Turtle	*Terrapene carolina bau*

Mammals

Common mammals seen during the field survey of The Market at Schmidt Farms project site are listed in **Table 6.**

Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Nine-banded armadillo	*Dasypus novemcinctus*
Opossum	*Didelphis virginiana*
Southern flying squirrel	*Glaucomys volans*
Bobcat (scat)	*Lynx rufus floridanus*
White-tailed deer	*Odocoileus virginianus*
Raccoon	*Procyon lotor*
Gray squirrel	*Sciurus caroliniensis*
Feral hogs	*Sus scrofa*

Common Name	Scientific Name
Eastern cottontail	*Sylvilagus floridanus*
Gray fox	*Urocyon cinereoargenteus*

Birds

Common birds encountered during the field survey of The Market at Schmidt Farms project site are listed in **Table 7.**

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Red-winged blackbird	*Agelaius phoeniceus*
Ruby-throated hummingbird	*Archilochus colubris*
Cedar waxwing	*Bombycilla cedrorum*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Chuck-will's-widow	*Caprimulgus carolinensis*
Northern cardinal	*Cardinalis cardinalis*
American goldfinch	*Carduelis tristis*
Turkey vulture	*Cathartes aura*
Hermit thrush	*Catharus guttata*
Common nighthawk	*Chordeiles minor*
Northern harrier	*Circus cyaneus*
Northern flicker	*Colaptes auratus*
Black vulture	*Coragyps atratus*
American crow	*Corvus brachyrhynchos*
Blue jay	*Cyanocitta cristata*
Black-throated blue warbler	*Dendroica caerulescens*
Pileated woodpecker	*Dryocopus pileatus*
Swallow-tailed kite	*Elanoides forficatus*
White ibis	*Eudocimus albus*
American kestrel	*Falco sparverius*
Sandhill crane	*Grus canadensis*
Mississippi kite	*Ictinia mississippiensis*
Loggerhead shrike	*Lanius ludovicianus*
Red-bellied woodpecker	*Melanerpes carolinus*
Red-headed woodpecker	*Melanerpes erythrocephalus*

Common Name	Scientific Name
Wild turkey	*Meleagris gallopavo*
Northern mockingbird	*Mimus polyglottos*
Brown-headed cowbird	*Molothrus ater*
Great-crested flycatcher	*Myiarchus crinitus*
Northern parula	*Parula americana*
Tufted titmouse	*Parus bicolor*
Carolina chickadee	*Parus carolinensis*
Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*
Summer tanager	*Piranga rubra*
Blue-gray gnatcatcher	*Polioptila caerulea*
Common grackle	*Quiscalus quiscula*
American redstart	*Setophaga ruticilla*
Yellow-bellied sapsucker (evidence)	*Sphyrapicus varius*
Chipping sparrow	*Spizella passerina*
Barred owl	*Strix varia*
Carolina wren	*Thryothorus ludovicianus*
American robin	*Turdus migratorius*
Yellow-throated vireo	*Vireo flavifrons*
White-eyed vireo	*Vireo griseus*
Red-eyed vireo	*Vireo olivaceus*
Mourning dove	*Zenaida macroura*

The results of the 2006 eagle nest census data search are shown in **Figure 25**. There is one eagle nest located in the vicinity of the project site. This nest is located 2.5 miles to the west of the site within the San Felasco Hammock Preserve State Park area. The nest nomenclature is AL056, which is listed as active in 2003, 2004, 2005, and 2006. The status for 2007 is unknown. Development of the project site should have no impact on the viability of this nest site.

The results of the water bird rookeries data base search are shown in **Figure 26.** There are three (3) documented water bird nesting sites located in the vicinity of The Market at Schmidt Farm parcels. The nomenclature and activity status of these rookery sites are, as follows:

Nest ID	1970's Survey	1980's Survey	1990's Survey	1999 Survey	Total Nests
605004	Active	Active	Inactive	Inactive	---
605012	Active	Active	Active	Active	50-250
605113	Unknown	Active	Inactive	Inactive	---

Colony 605012 is the only active colony based on recent surveys. The species composition of this colony is approximately 1% great egrets and 99% cattle egrets. Colony 605113 is located within the existing Deerhaven power generating station property. This site was originally used by little blue herons and cattle egrets; however, has shown no activity since the 1980's.

The FNAI element occurrence location map, which shows known listed species locations in the vicinity of the project site is shown in **Figure 27**. The results show that no species are known for this location. It is possible that the timber rattlesnake, eastern diamondback rattlesnake, and eastern indigo snake could be found on the site. The most likely habitat for these species on the project site occurs within the forested buffer areas to the creeks and in the seepage area designated by polygon 32. These areas are designated as conservation in the Future Land Use Amendment proposal; therefore, no direct adverse affects would occur to these priority habitats. There are several species shown on the FNAI element occurrence map that are listed as likely to occur or potentially could occur in areas in the vicinity of the project site. The likelihood of the occurrence of these species on the project site is discussed, as follows.

FNAI LIKELY SPECIES

Eastern Indigo Snake (Drymarchon couperi): the eastern indigo snake has been documented by ERC in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. The snake is found in a wide variety of habitats and could potentially occur within the creek and buffer areas, however, has not been documented.

Little Blue Heron (Egretta caerulea) and Woodstork (Mycteria americana): There is only one low-quality wading bird habitat on site and there is a low probability of widespread use of this site by these species.

Timber Rattlesnake (Crotalus horridus): ERC has documented the timber rattlesnake in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. This species could potentially inhabit the wetland buffer areas on the project site, but has not been documented.

Short-tailed Snake (Stilosoma extenuatum): The short-tailed snake inhabits xeric habitats primarily longleaf pine-turkey oak sandhills. This project site does not have this habitat type or any type of xeric habitat. It is unlikely that this species occurs on site or that a population can be sustained on site given the present and past land management practices.

Eastern Diamondback Rattlesnake (Crotalus adamanteus): This species has historically been document for the site and habitat currently exists along the creek and within creek buffers. The primary habitat of this species on site is designated for conservation in the future land use amendment.

FNAI POTENTIAL SPECIES

Florida Sandhill Crane (Grus canadensis pratensis): Sandhill cranes were seen on the project site. There is no nesting habitat for this species occurring on site; however, the pastures provide foraging habitat.

Florida Pine Snake (Pituophis melanoleucus mugitus): The pine snake is a rare inhabitant of xeric communities. There are no preferred habitat types for this species on site. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows, for refuge. There are no tortoises on site and no pocket gophers were seen.

Sherman's Fox Squirrels (Sciurus niger shermani): The fox squirrel typically occupies xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. There are no known fox squirrels in this area and there is little suitable habitat present to support this species.

Florida Black Bear (Ursus americanus floridanus): There is a possibility that the Florida black bear is a transient inhabitant of this site. There were no signs of black bear present on the site during the field survey. No tracks were observed or any evidence of bear foraging.

Striped Newt (Notophthalmus perstriatus) and Gopher Frog (Rana capito): The striped newt and gopher frog are xeric-adapted species that typically inhabit scrubby flatwoods, sandhills, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on empheral, isolated wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan on this site, which include extensive soil disturbance, fire suppression, and wetland disturbance. There is no habitat for these species on site. It is unlikely that these species occur on the site.

Flatwoods Salamander (Ambystoma cingulatum): The flatwoods salamander is an inhabitant of fire-maintained flatwoods with undisturbed cypress ponds. The flatwoods salamander once inhabited Bradford, Alachua, Marion, and Duval counties in north Florida; however, only one population has been recently verified in the north Florida area (Baker County)[2]. At present, it appears that this species has been extirpated from most of its North Florida range, but still maintains viable populations in several panhandle counties.[2]

[2] Management Plan: Flatwoods Salamander (*Ambystoma cingulatum*), February 21, 2001. Florida Fish and Wildlife Conservation Commission.

Southern Hognose Snake (Heterodon simus): the primary habitat for the southern hognose snake is sandhills and sandy soil, open hammocks and scrub. These habitat types do not occur on the project site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present.

Listed Plant Species

There was only one listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously located in the hardwood areas adjacent to the creek systems. The plant is either *Matelea floridana*, which is listed as endangered (State of Florida) or *Matelea gonocarpus*, which is listed as threatened (State of Florida). The specific species cannot be identified without flowers, which have not yet been seen. Both these species are quite common in Alachua County mesic hammock areas. Their habitat on site is proposed for conservation in the Land Use amendment; therefore, the development on the site should have no adverse affects on the existing populations. It is likely that the population will benefit due to the removal of cattle from the proposed buffer areas, which is the primary habitat for this species on site. A photograph of this species is shown below.



Figure 25. **Locations of known eagle nests in the vicinity of the project site in Alachua County.**

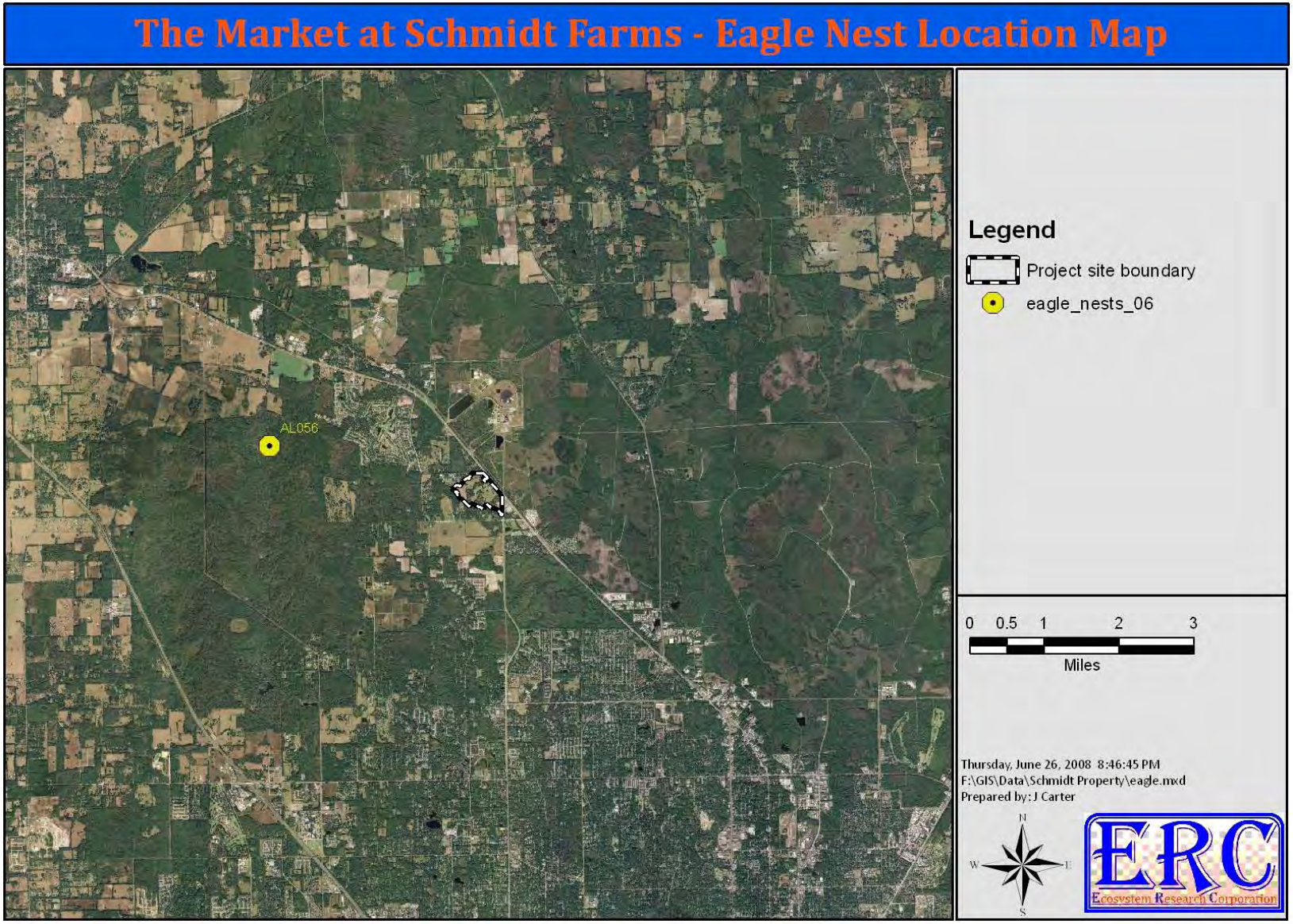


Figure 26. **Locations of water bird rookery sites in the vicinity of the project site in Alachua County.**

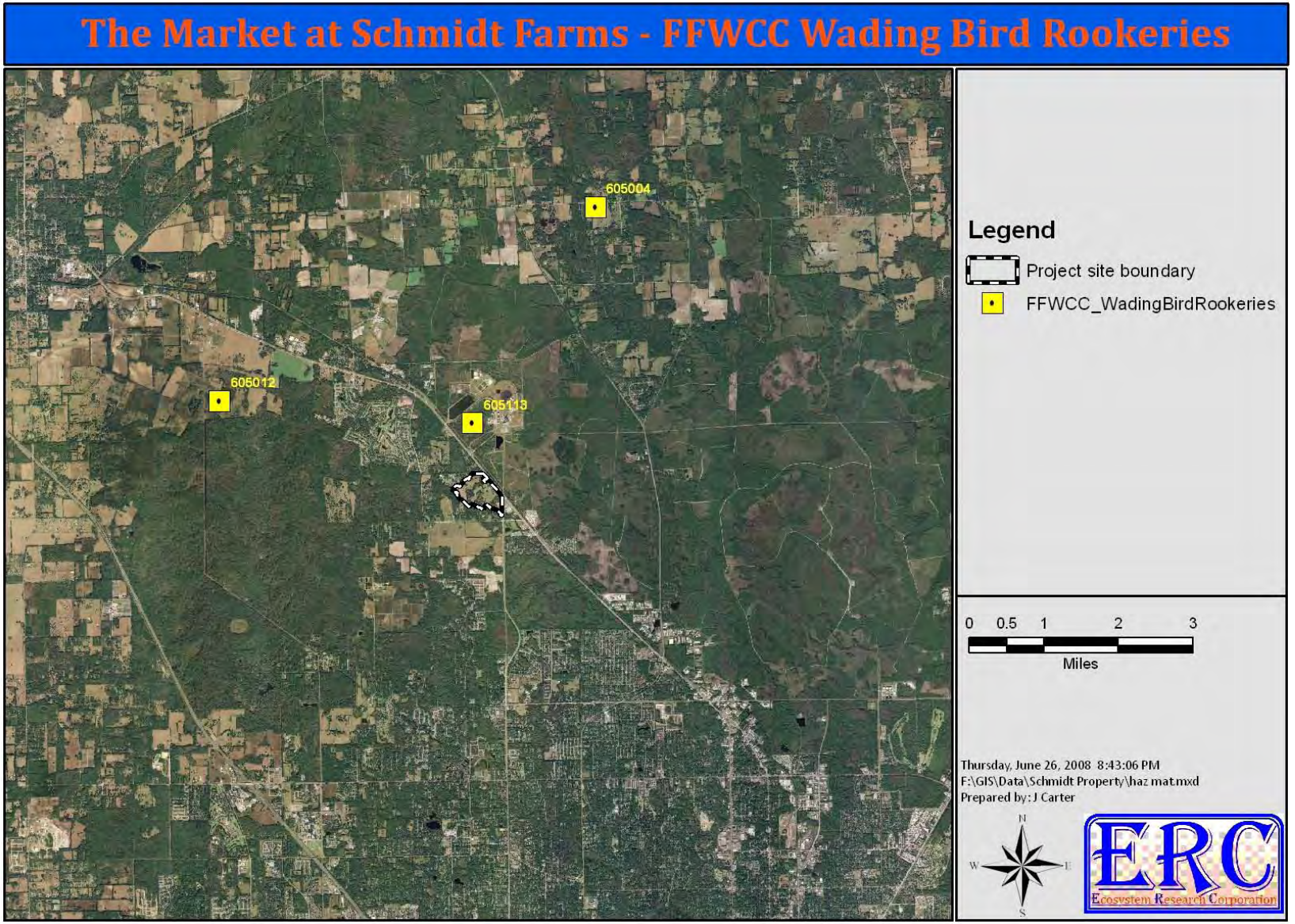
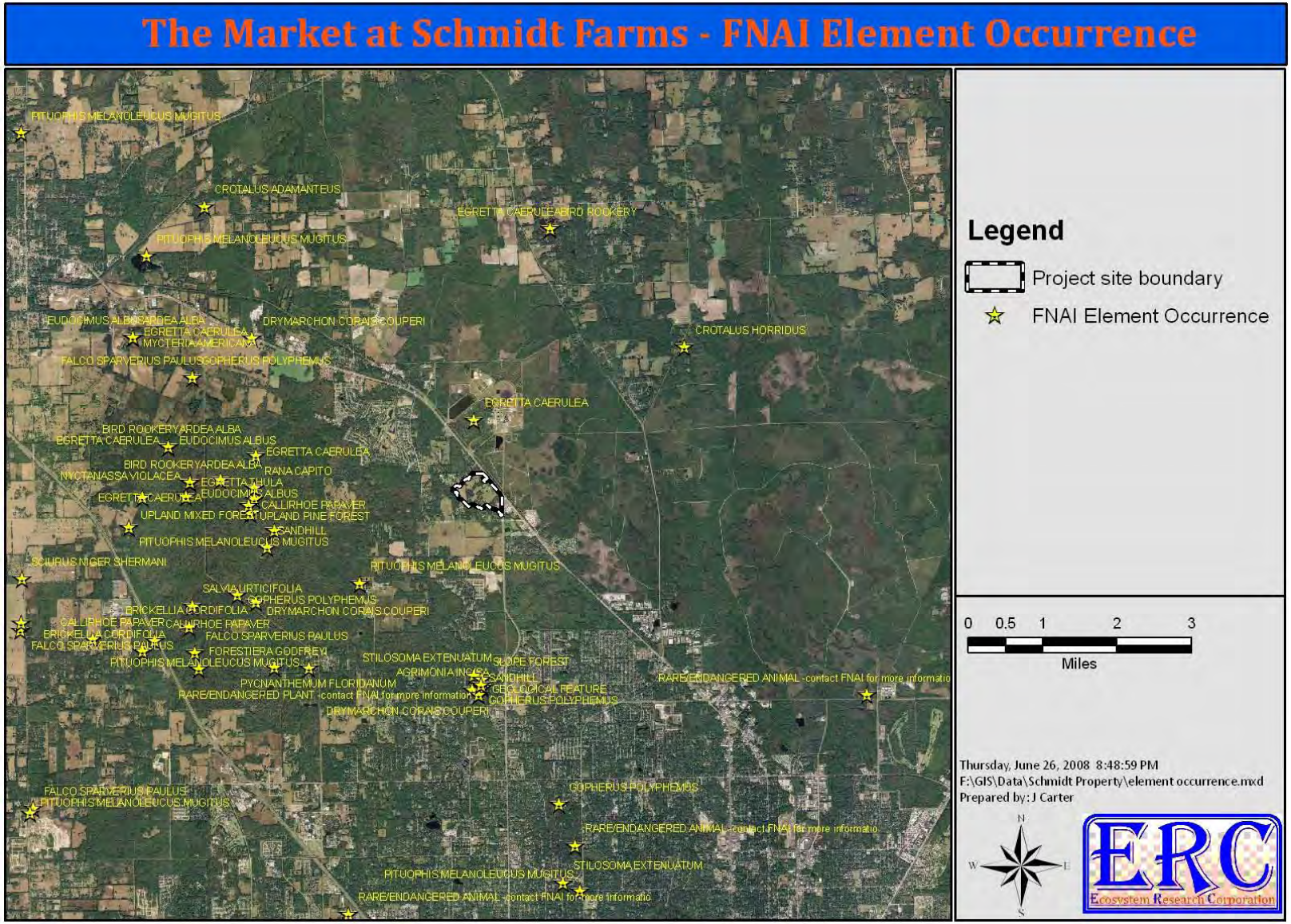


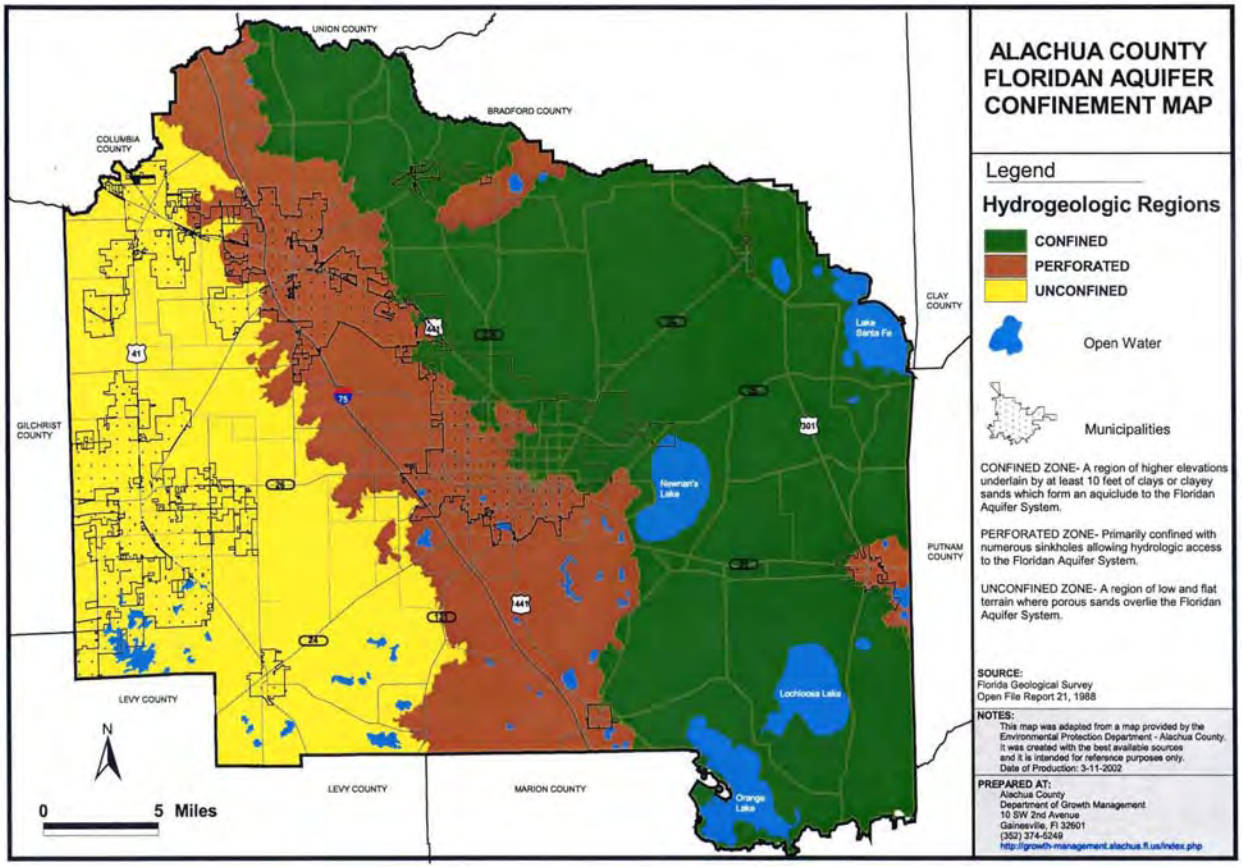
Figure 27. FNAI element occurrence map shown for the project site and surrounding area.



Section 5. High Aquifer Recharge Areas

The project site is located along the boundary of the confined and perforated hydrologic regions of the Floridan Aquifer (**Figure 28**). In this area, the aquifer is expected to be primarily confined by the Hawthorne Formation; however, perforations in the confining layer may be present in the form of sinkholes or relic sinkholes in which direct recharge to the Floridan can occur. A subsurface geotechnical report prepared by Ardaman & Associates is attached for review (Attachment 1).

Figure 28. Alachua County Floridan Aquifer Confinement Map.



Section 6. Soils

There are seven (7) soil mapping units shown to occur on the project site (**Figure 29; Table 8**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that typically are colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top

58 inches of the soil profile. All soils have an expected seasonal high water table that is within 24 inches of the soil surface if only for a brief period of time. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Figure 29. NRCS soils map for The Market at Schmidt Farms project site.

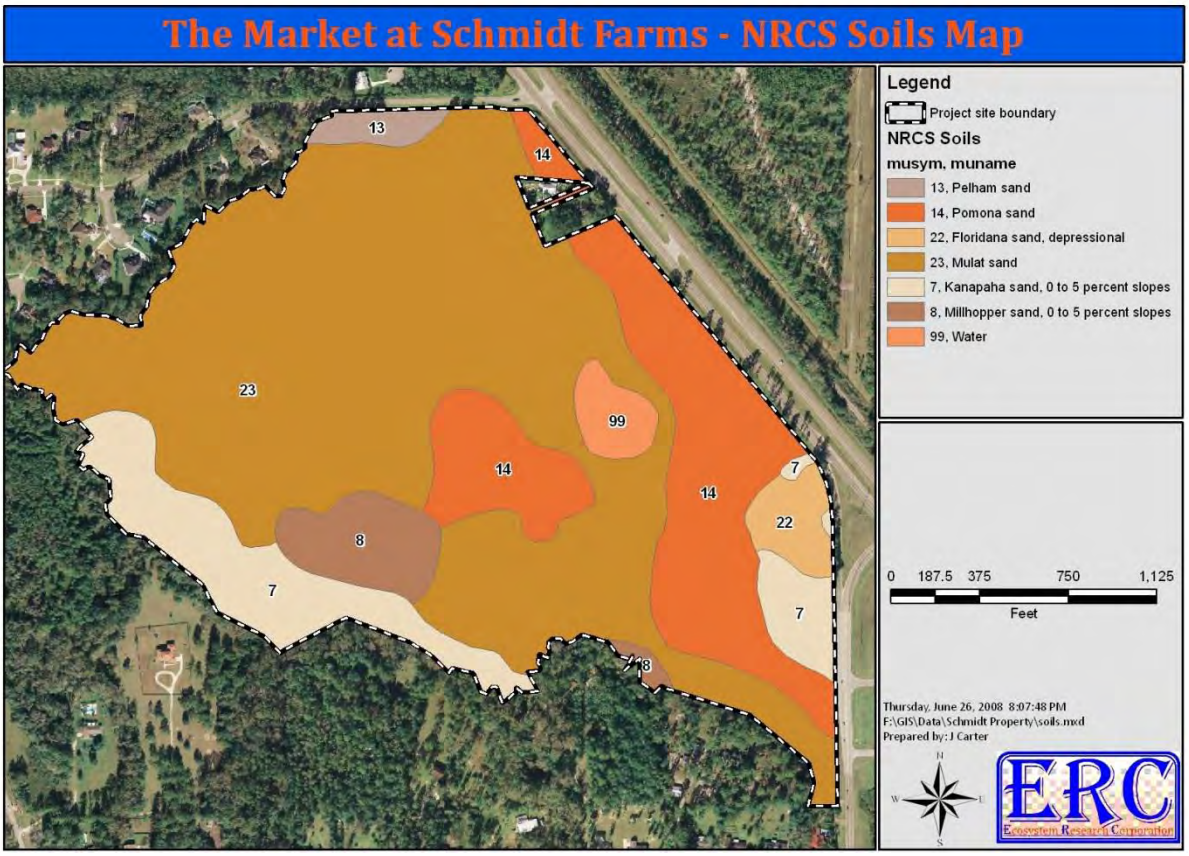


Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site.

Mapping Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	---	44 -> 80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	---	58 -> 89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	---	29 -> 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16 - 24"	43 -> 84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	---	30 -> 74"	Depressional Areas
23	Mulat sand	Poorly drained	No	---	26 -> 80"	Broad Flatwoods
99	Water	N/A	Unranked	---	---	N/A

Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater)

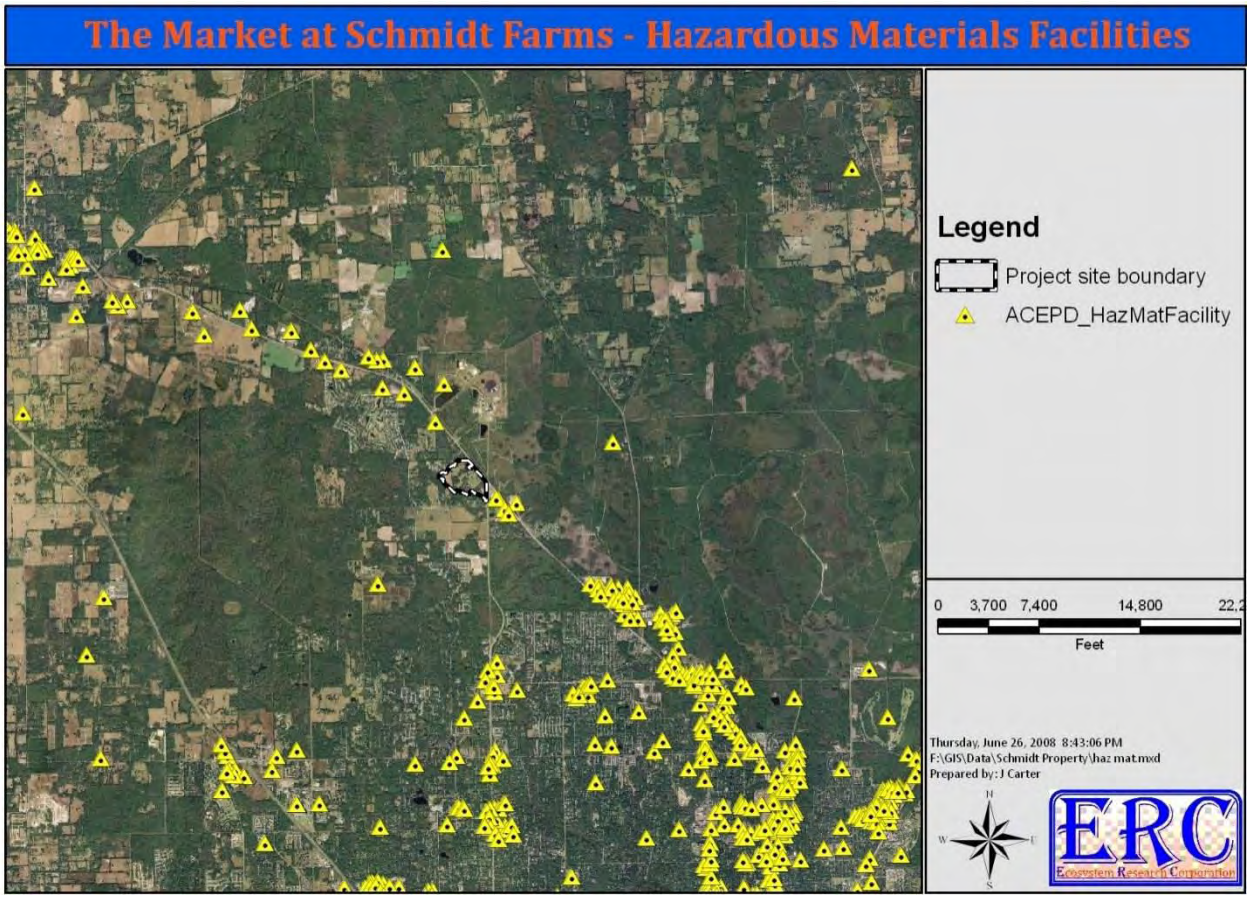
A Phase 1 Environmental Assessment report was performed for the project site but has not been reviewed by ERC. There were no obvious underground storage facilities located on the site that were observed by ERC. There is an approximately 250 gallon aboveground diesel fuel storage tank located at GPS location P-57 (**Photo 58**). The tank is used to supply fuel to onsite farm equipment. The tank did not appear to be leaking; however, small fuel stains on the ground indicate small spills have occurred. Historically (based on conversations with the property owner) there was a cattle dipping operation located around the pole barn (GPS location P-26). It is not known as to the materials used or the time duration of this operation; however, this may warrant future investigation. The hazardous material storage facilities that are currently monitored by Alachua County are shown in **Figure 30**. There is no indicated storage location for the project site.

Photo 58. Aboveground fuel storage tank located at GPS location P-57.





Figure 30. Hazardous Materials Facility Location Map.



Section 8. Wellfield Protection Areas

The project site is not located within a primary well field protection zone or secondary well field protection zone as defined by the City of Alachua Comprehensive Plan Future Land Use Element Policy 7.2.1 to 7.2.2. The project site is also not located within the City of Alachua or Alachua County Well Field protection zones (**Figure 31**). Therefore, changes in the intensity of the Future Land Use should not adversely affect any well field protection area.

Section 9. Significant Geologic Features & Topography/Steep Slopes

There are several significant geologic features within the boundaries of the proposed project site. These areas include a) Turkey Creek drainage; b) Brooke Pointe Creek drainage; c) Schmidt Creek drainage; and d) the system of seepage and depressional wetlands that are composed of several relic sinkholes and several additional relic sinkholes located in the southwest quadrant of the project site. These features are easily seen on the Alachua County 2001 LiDAR topo shown in **Figure 32**.

Figure 31. City of Alachua and Alachua County Well Field Protection Zones.

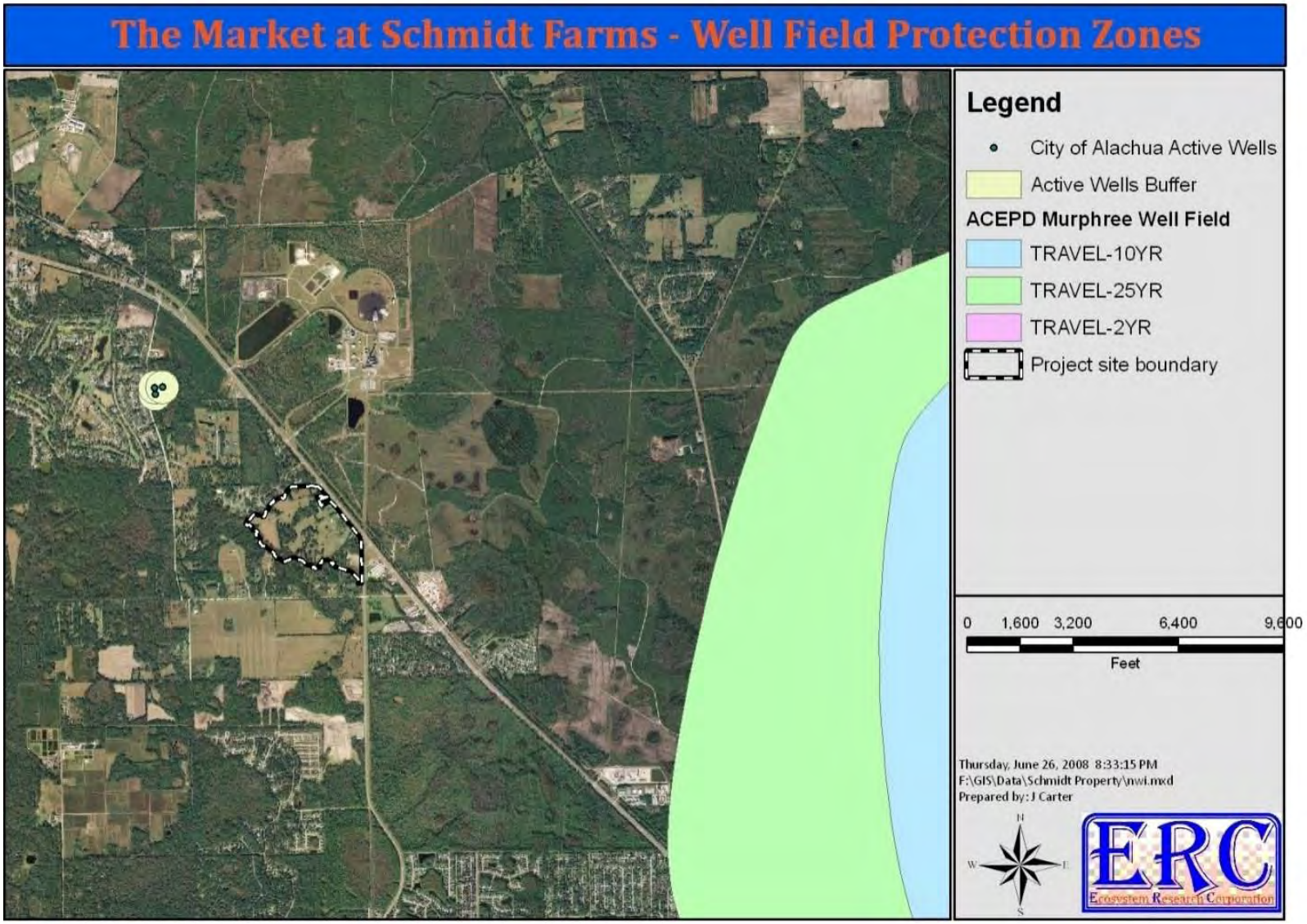
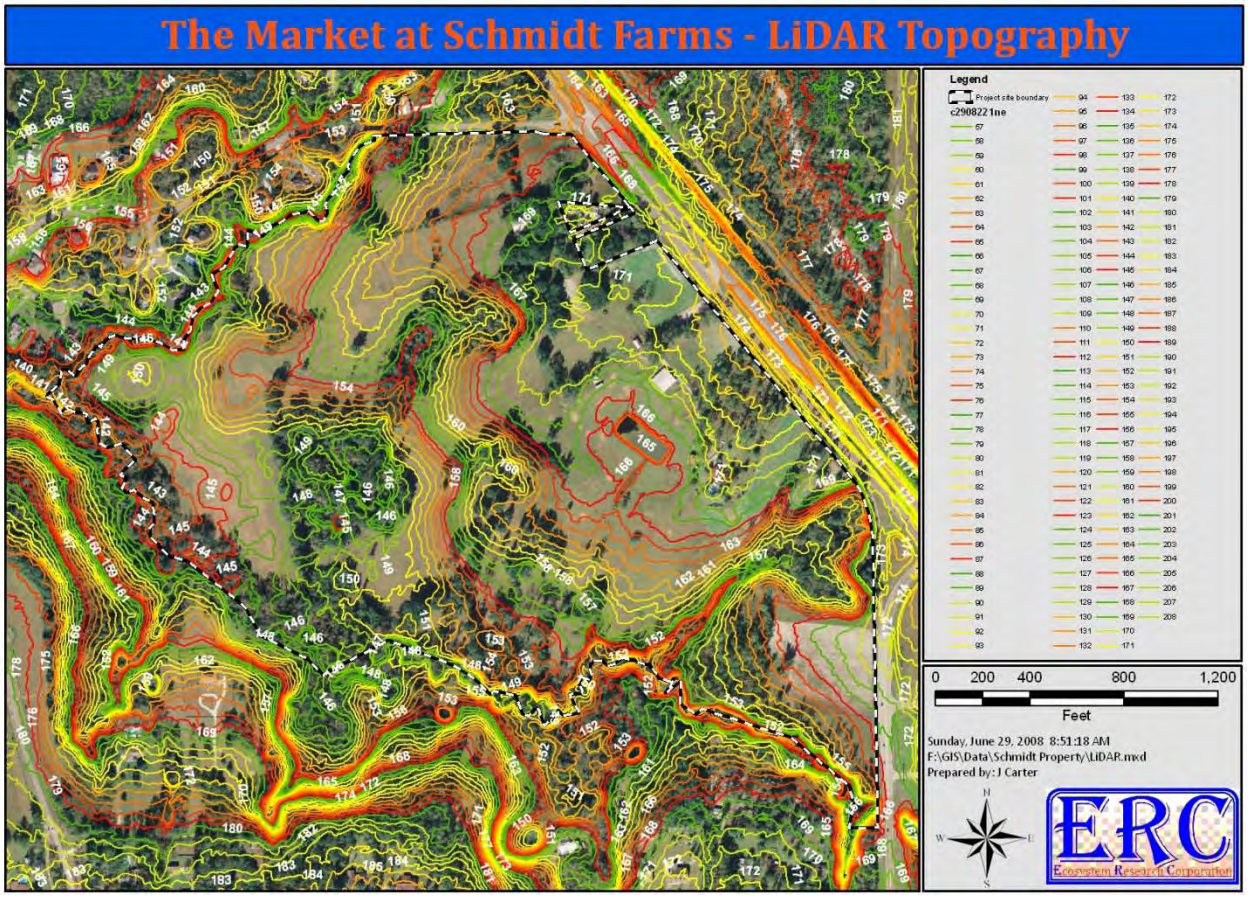


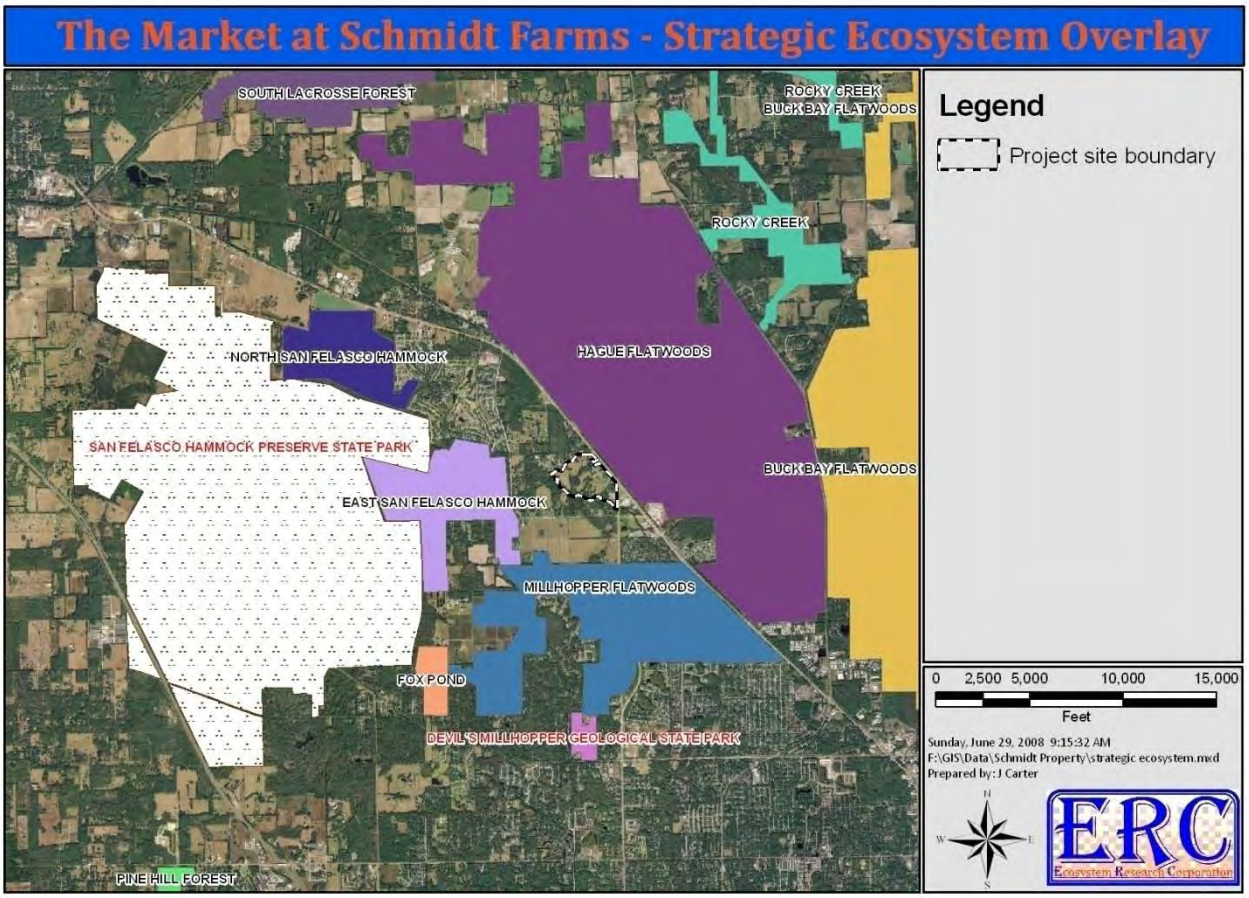
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site.



Section 10. Strategic Ecosystems – Significant Ecological Communities District

The project site does not occur within an Alachua County Strategic Ecosystem Overlay to the County's Future Land Use Map. However, there are several mapped strategic ecosystems that totally surround the project site (**Figure 33**). The headwaters to Turkey Creek originate within the Hague Flatwoods Strategic Ecosystem and the creeks eventually flow through the North San Felasco Hammock Strategic Ecosystem and San Felasco Hammock Preserve State Park. Therefore, protection of this system and the other Turkey Creek tributaries located within the boundaries of the project site is critical. The applicant, in consideration of this importance, has designated all creeks and creek buffers as conservations areas. In addition, large open space areas are designated to establish connectivity with the large isolated systems on site and the 100-year floodplain area. This designation will protect the existing and future integrity of this very valuable ecosystem.

Figure 33. **Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site.**



Section 11. Wells & Septic

There are several wells in and adjacent to the project site. There are two (2) known 4-in wells located on the Schmidt property. An agricultural supply well is located at GPS location P-60 (Figure 7; **Photo 59**) and the Schmidt residence supply well is located at the southeast corner of the guest cottage at GPS location P-61 (**Photo 60**). On adjacent properties there is a 4-in well that supplies water to Harmony Gardens. This 4-in well is located at GPS location P-53 (**Photo 61**). The Bike Route located adjacent to Harmony Gardens is hooked to the City of Alachua water supply because the previous business was a restaurant in which treated water was needed. There is a residential septic tank located

Photo 59. **View of the agricultural supply well found at GPS**



adjacent to the Schmidt residence. The septic drainfield is located at GPS location P-62 (Figure 7). There are also septic tanks located on the Bike Route and Harmony Garden properties.



Photo 60. View of the Schmidt residence supply well located at GPS location P-61.



Photo 61. View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).

Section 12. Historic Structures

There are several structures located on the Schmidt property and adjacent properties that warrant some description. The buildings where the Bike Route and Harmony Gardens are presently located are listed as Alachua County Historic Structures AL04361 and AL 04360, respectively (**Figure 34**). The Harmony Gardens house is the original residence used by the Schmidts in the 1950's and was present when they bought the property from the Cellon's at that time. This house was built circa 1915. A photograph of the Harmony Gardens building (formerly Angel Gardens) is shown in **Photo 62**. The garage (also probably built circa 1915) is presently being used as a retail garden shop (**Photo 63**). **Photo 64** shows the Bike Route shop. This building was moved to the present site from Alachua in 1995. This house was built circa 1930. The buildings on the existing Schmidt parcel consist of a brick residence (**Photo 65;** GPS location P-63), a guest cottage (**Photo 66**; GPS location P-61), a concrete block stable (**Photo 67**; GPS location P-56), and a very large concrete block building used for agricultural storage (**Photo 68**; GPS location P-58).

Figure 34. Alachua County historic structures location map.

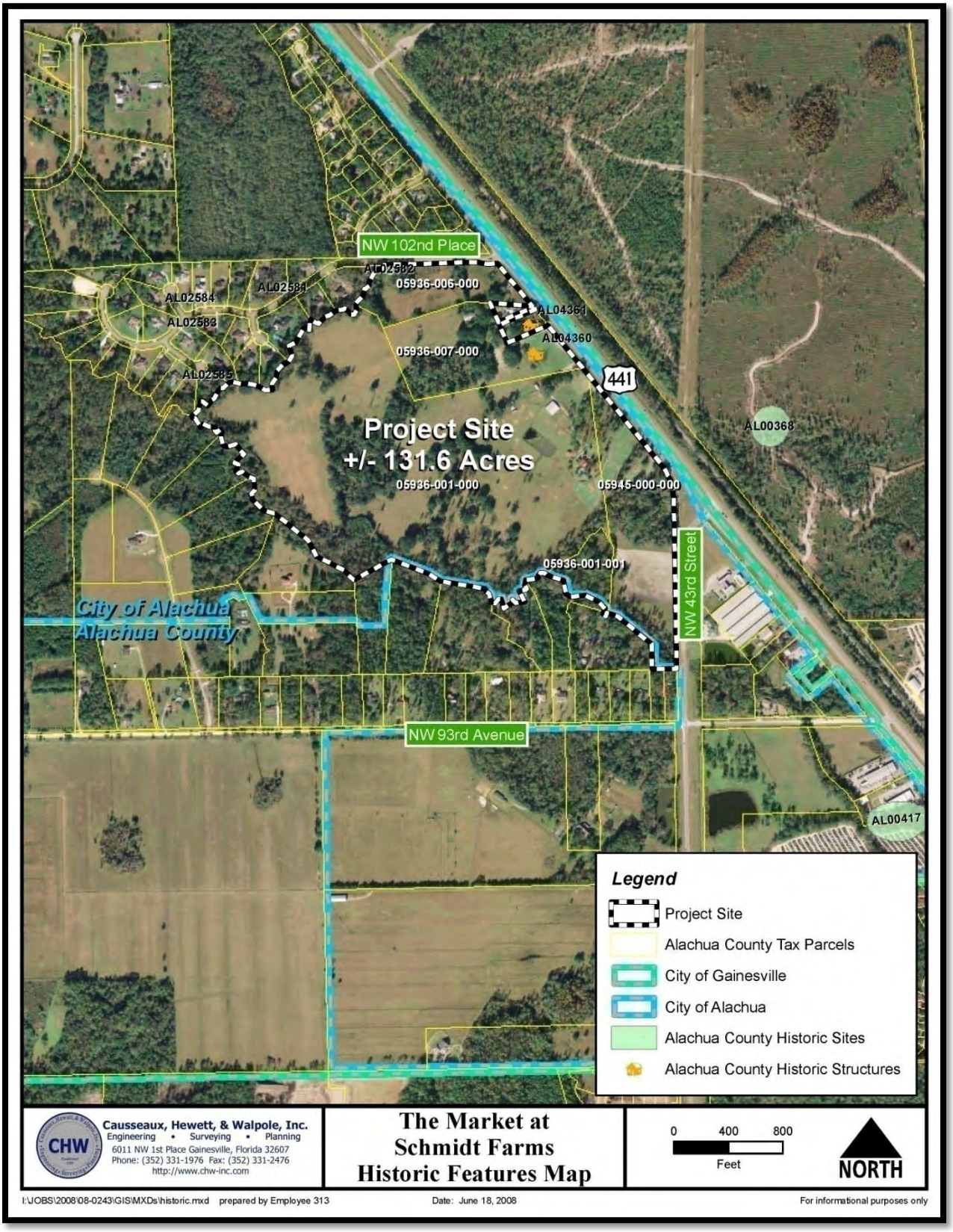


Photo 62. **Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.**



Photo 63. **View of the garage presently being used as a shop (GPS location P-52).**



Photo 64. **View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.**



Photo 65. **Panoramic view of the brick residence located at GPS location P-63.**



Photo 66. **Panoramic view of the guest cottage located at GPS location P-61.**



Photo 67. **Panoramic view of the concrete block stable located at GPS location P-56.**



Photo 68. **Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).**



Final Statement

This report documents the existing conditions of the proposed project site referred to as The Market at Schmidt Farms. The most valuable natural communities existing on the project site have been included in the Conservation Future Land Use designation where no future development will occur. Therefore, no direct impacts to these systems should occur in the future as a result of the proposed change to the Future Land Use of this area.

The Market at Schmidt Farms

Attachment 1:

Geotechnical Report prepared by Ardaman & Associates, Inc.

Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida



Ardaman & Associates, Inc.

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MEMBERS:
A.S.F.E.
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

June 16, 2008
File No. 07-6842

Sandor Development Company
5725 N. Scottsdale Road
Suite C-195
Scottsdale, Arizona 85250

Attention: Mr. Brad Combs

Subject: Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida

Gentlemen:

As requested and authorized by you, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to preliminarily evaluate the general subsurface conditions within the building and parking/drive areas and to provide recommendations for site preparation, foundation support, and pavement design. In addition, we have estimated the normal seasonal high groundwater level at the boring locations. This report documents our findings and presents our engineering recommendations.

We understand that the building locations are not yet finalized. Additional Borings may be required depending on the final building layout.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retail center is located on the west side of US 441 between NW 43rd Street and NW 102nd Place in Alachua County, Florida (Section 34, Township 8 South, Range 19 East). The general site location is shown superimposed on the Pine Castle, Florida U.S.G.S. quadrangle map presented on Figure 1.

The site is approximately 132 acres in area. At the time of our exploration, the site was primarily grass covered and sparsely wooded. Based on review of the provided survey prepared by Lochrane Engineers, ground surface elevations on the site in the areas proposed to be developed range between approximately +160 and +174 feet.

PROPOSED CONSTRUCTION AND GRADING

It is our understanding that the proposed development includes a retail/office center which will be approximately 292,000 square feet in plan area and include retail stores, offices and restaurants. The center will also include a major retail store as an anchor which is discussed in a separate report. The proposed buildings will consist of load bearing masonry walls and interior columns with slab-on-grade floors.

For the purposes of our analysis, we have assumed the maximum loading for the structures to be on the order of 3 to 5 kips per linear foot for wall foundations, 100 kips for individual column foundations and 100 pounds per square foot for slab-on-grade floors. Grading plans are not complete at this time, therefore we have assumed that 2 to4 feet of fill is required to raise the building and parking/drive areas to final elevations. If actual building loads or fill height exceed our assumptions, then the recommendations in this report may not be valid.

We understand that the stormwater run-off is to be retained off-site by means of wet retention ponds.

REVIEW OF SOIL SURVEY MAPS

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the following soil series - "Kanapaha sand", "Millhopper sand", "Pelham sand", "Pomona sand" and "Mulat sand" soil series. The type and locations of the individual soils are shown on the Soil Survey Map presented as Figure 2.

The "Kanapaha sand" soil series (Soil Type 7B) consists of nearly level to gently sloping, poorly drained soil on the uplands. The soil permeability of the "Kanapaha sand" soil series is moderately slow to moderately rapid. According to the Soil Survey, the seasonal high water table for the "Kanapaha sand" soil series is typically within 10 inches of the natural ground surface.

The "Millhopper sand" soil series (Soil Type 8B) consists of nearly level to gently sloping, moderately well drained soil on the uplands and broad flatwoods. The soil permeability of the "Millhopper sand" soil series is moderately rapid to rapid. According to the Soil Survey, the seasonal high water table for the "Millhopper sand" soil series is typically 40 to 60 inches below the natural ground surface.

The "Pelham sand" soil series (Soil Type 13) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pelham sand" soil series is moderate to rapid. According to the Soil Survey, the seasonal high water table for the "Pelham sand" soil series is typically within 10 inches of the natural ground surface.

The "Pomona sand" soil series (Soil Type 14) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pomona sand"soil series is moderate to very rapid. According to the Soil Survey, the seasonal high water table for the "Pomona sand"soil series is typically within 10 inches of the natural ground surface.

The "Mulat sand " soil series (Soil Type 23) consists of nearly level, poorly drained soil in broad areas on the flat woods. The soil permeability is moderately slow to rapid. According to the Soil survey, the seasonal high water table is typically within 10 inches of the natural ground surface.

FIELD EXPLORATION PROGRAM

SPT and Auger Borings

The field exploration program included performing 55 Standard Penetration Test (SPT) borings (TH-16 through TH-70) and 20 auger borings (AB-1 through AB-6 and AB-13 through AB-26). The SPT borings were performed within the proposed "footprint" of the buildings and borings were advanced to depths of 20 to 30 feet below the ground surface using the methodology outlined in ASTM D-1586. A summary of this field procedure is included in Appendix I. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars.

The auger borings were performed in the proposed parking/drive areas. They were drilled using a truck-mounted, 4-inch diameter, continuous flight auger to a depth of 10 feet below the ground surface. A summary of this field procedure is included in Appendix I. Representative soil samples were recovered from the auger borings and transported to our laboratory for further analysis.

The groundwater level at each of the boring locations was measured upon completion of drilling. The borings were then backfilled with soil cuttings.

Test Locations

The approximate locations of the borings are schematically illustrated on a site plan shown on Figure 3. These locations were determined in the field by tape measurements from existing site features and use of a handheld GPS unit, and should be considered accurate only to the degree implied by the method of measurement used. The ground surface elevations shown on the boring profiles were estimated based on a survey of the site provided by Lochrane Engineering.

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 4 through 14.

In addition, we conducted natural moisture content tests (ASTM D2216), percent fines analyses (ASTM D1140), organic limit tests (ASTM D2974-87) and Atterberg limits tests (ASTM D4318) on selected soil samples obtained from the borings to aid in classification. The results of these tests are presented adjacent to the sample depth on the boring profiles on Figures 5 through 14.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 4 through 14. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

The results of the borings indicate that very loose to loose fine sand containing varying amounts of silt and/or clay was typically encountered from the surface to depths ranging from 3 to 5 feet below the existing ground surface. The borings terminated in loose to medium dense silty clayey fine sand interspersed with layers of medium stiff to very stiff sandy clay.

We note that organic muck was encountered in Boring TH-21 from the ground surface to a depth of 1.5 feet. Organic muck may be present at other location and to deeper depths at unexplored locations within the site.

The above soil profile is outlined in general terms only. Please refer to Figures 4 through 14 for soil profile details and Figure 3 for hand probe details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled after stabilization of the downhole water level. As shown on Figures 4 through 14, groundwater was encountered at depths that ranged from 2.6 to 6.5 below the existing ground surface on the dates indicated. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using our boring logs, we have estimated the normal seasonal high groundwater level at the boring locations. Estimated seasonal high water table elevations are presented on Table 1, as well as on the boring profiles on Figures 5 to 14.

PRELIMINARY ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed buildings on a conventional shallow foundation system. Spread footings should provide an adequate support system for the structures.

Because of the clayey soils near the ground surface and some potential for shrink/swell, we recommend hardscape around the perimeter of the building (i.e.; no landscaping adjacent to the buildings) to reduce moisture fluctuation in these soils.

The following are our preliminary recommendations for overall site preparation, foundation support, and pavement construction which we feel are best suited for the proposed facility and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications. Additional borings may be required depending on the final building layout.

Stripping and Grubbing

The "footprint" of the proposed building and the parking/drive areas, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, organic topsoil or other deleterious materials, as encountered.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Demucking

The organic muck encountered in Boring TH-21 should be removed (demucked) to its entire vertical limits and horizontal limits. We note that organic muck may be present in other unexplored areas of the site.

The excavated organic muck/soft sediment must not be used as structural fill material and should be disposed of as directed by the owner or his representative. Demucking and backfilling operations should be monitored continuously by a representative of Ardaman & Associates to verify that all unsuitable material is removed and that backfill soils are suitable and well compacted.

Excavation slopes and/or bracing are the responsibility of the contractor. However, at a minimum, all excavations should be sloped and/or braced to meet the requirements of the Occupational Health and Safety Administration (OSHA) latest Standards.

Excavation will extend below the groundwater table and the control of the groundwater will be required. De-mucking should be conducted "in-the-dry". Dewatering should be accomplished as discussed in the "Dewatering" section of this report.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to 3 within the proposed parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 2 feet in the building areas and 1 foot in the parking/drive areas must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or overexcavation and recompaction may be required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Suitable Fill Material and the Compaction of Fill Soils

All fill materials should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. The fine sand and fine sand with silt (Strata No. 1 and 2 without roots, as shown on Figures 4 through 11) are suitable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 2 feet below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 2 feet below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the

foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 18 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant.

Dewatering

Based on the groundwater conditions encountered, the control of the groundwater will likely not be required to achieve the necessary stripping and subsequent construction, backfilling, and compaction requirements presented in the preceding sections. If, however, dewatering becomes necessary, the actual method(s) of dewatering should be determined by the contractor. However, regardless of the method(s) used, we suggest drawing down the water table sufficiently, say 2 to 3 feet, below the bottom of any excavation or compaction surface to preclude "pumping" and/or compaction-related problems with the foundation soils.

Dewatering should be accomplished with the knowledge that the permeability of soil tends to decrease with an increasing silt and clay content. Therefore, a silty fine sand is typically less permeable than a fine sand. The SP, SP-SM, and some SM type soils can usually be dewatered by well pointing or ditch/sump methods.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to pavement base installation, the subgrade soil compaction should be verified for a depth of 12 inches (i.e.; compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Soil-Cement Base

Install a minimum 6-inch thick soil-cement base compacted to at least 95 percent of the standard Proctor maximum dry density (AASHTO T-134). The soil cement should have a minimum laboratory compressive strength of 300 pounds per square inch (psi) in 7 days. For truck parking and drive areas, increase the minimum thickness to 8 inches. A minimum clearance of 12 inches should be maintained between the bottom of the soil cement base and the normal seasonal high groundwater level.

The term soil-cement applies to a type of base material that utilizes cement mixed with a select soil to develop its strength. We recommend conducting a laboratory soil-cement design to determine the actual cement content necessary. Shrinkage cracking normally occurs during the hydration of a soil-cement base and is reflected through the asphaltic concrete surface. We strongly recommend a curing time period of at least 7 days before applying the overlying asphaltic concrete wearing surface. This waiting period will not eliminate the cracks in the pavement surface, but will help reduce the severity of the cracks. An approved tack coat should be applied on a clean (swept) soil-cement surface to develop a sufficient bond before the paving begins. The base should be inspected and sounded for hardness prior to paving operations. Any soft or otherwise unsuitable areas should be repaired as recommended by Ardaman and Associates.

Cracks in the pavement surface that occur when soil-cement base is used are sometimes unappealing to owners. We recommend that an owner unaccustomed to these cracks observe examples of pavement cracks in actual soil cement applications to verify that cracks are acceptable.

Free-draining subgrade soils (i.e; soils with less than 12 percent fines by dry weight) are recommended beneath soil-cement base to promote drainage of infiltrating water. If the contractor's means and methods include stabilizing soils beneath the soil-cement base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath soil cement base.

Limerock Base (Optional)

In lieu of soil cement, a limerock base course 6 inches thick overlying an 8-inch thick stabilized subbase can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock base and the seasonal high groundwater table.

The limerock should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For truck parking and drive areas, the base thickness should be a minimum of 8 inches.

An 8-inch thick subbase having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the limerock base. The natural soils may have to be stabilized with suitable clayey soil in order to achieve the required LBR value. The stabilized subbase must be compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

Crushed Concrete Base (Optional)

Crushed concrete base may be used. We recommend that the crushed concrete base course be supported by a free-draining subgrade. Six inches of base should be used in parking areas while 8 inches of crushed concrete base should be used in truck parking and drive areas. A minimum clearance of 12 inches should be maintained between the bottom of the crushed concrete base and the seasonal high groundwater table.

The crushed concrete base should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The crushed concrete should meet Graded Aggregate Base gradation requirements according to Section 204, of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition. The subgrade beneath the crushed concrete base should consist of free draining sand compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

We note that if the contractor's means and methods include stabilizing soils beneath the crushed concrete base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath crushed concrete base.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking areas. For truck parking and drive areas, 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, 2004 Edition. Equivalent Type S asphaltic concrete may be substituted for Type SP-9.5 or SP-12.5.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas

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* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (2002)

to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Soil cement base should be inspected and sounded for hardness after a minimum 7-day wearing period. Areas determined during the 7-day inspection to be soft or otherwise insufficient should be removed and replaced or otherwise repaired according to the geotechnical engineer's recommendations. Samples of the asphaltic concrete should be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Central Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed parking areas, a minimum frequency of one in-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one in-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

In proposed structural areas, the minimum frequency of in-place density testing should be reduced to one test for each 2,500 square feet of structural area. In-place density testing should be performed at this minimum frequency for a depth of 2 feet below natural ground and for every 1-foot lift of fill placed in the structural area. In addition, density tests should be performed in each column footing for a depth of 2 feet below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 2 feet below the bearing surface.

Representative samples of the various natural ground and fill soils, as well as stabilized subgrade (where applicable) and base materials should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 4 through 14 and the stated loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

This study is based on a relatively shallow exploration and is not intended to be an evaluation for sinkhole potential. Based on the results of all borings conducted for this exploration, no soil conditions resembling sinkhole activity were encountered. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Sandor Development Company and Lochrane Engineering in accordance with generally accepted soil and foundation engineering practices. In the event any changes occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.

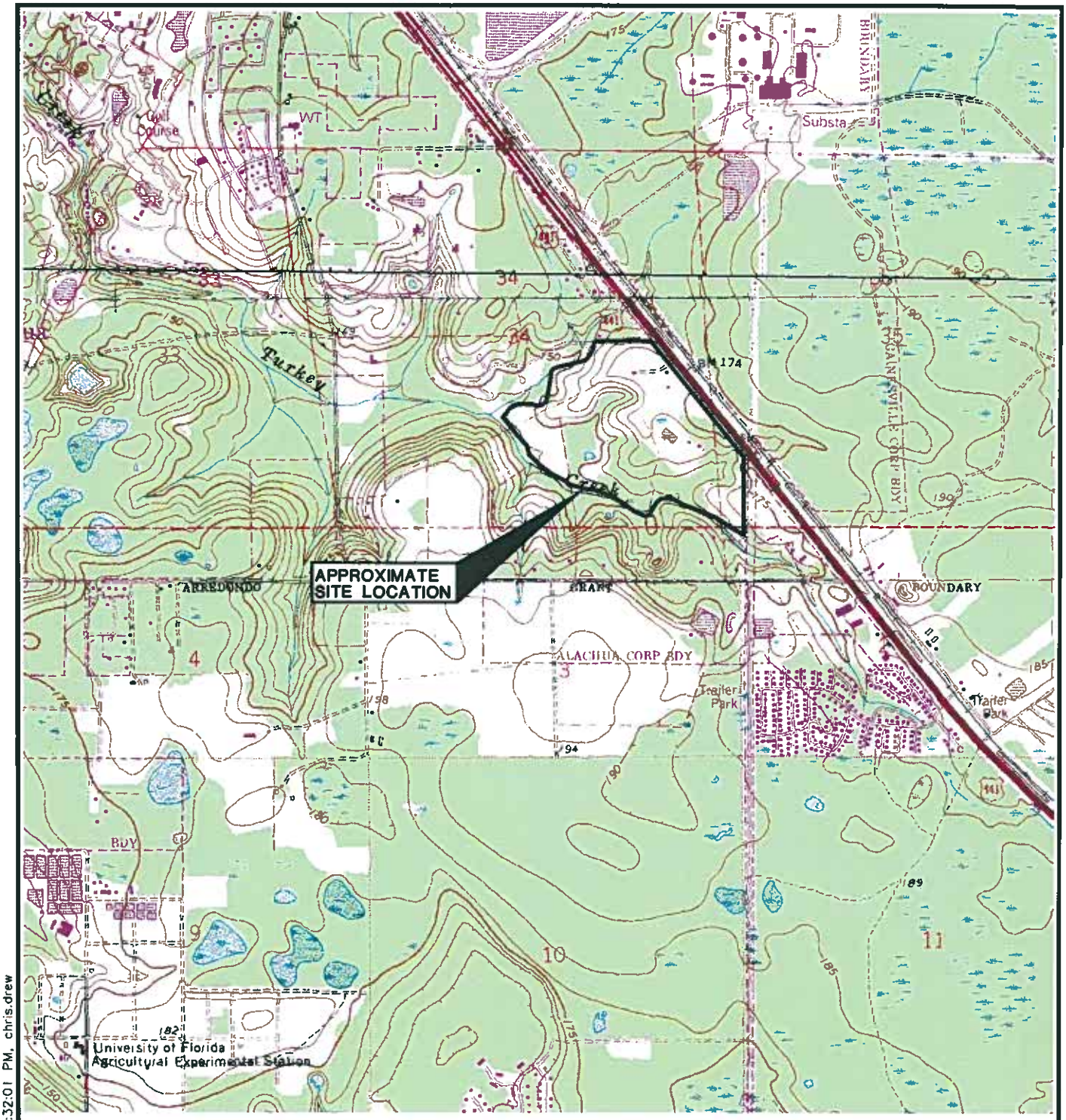
6/16/08

Zan C. Bates, P.E.
Senior Project Engineer
Florida Registration No. 49917

Charles H. Cunningham, P.E.
Division Manager
Florida Registration No. 38189

ZCB/CHC/ksb/nfm
07-6842 PSSE Retail Center at Market at Schmidt Farm zcb.wpd (2007 Geo)

cc: Mr. Tom Lochrane, P.E. - Lochrane Engineering



SECTION 34
TOWNSHIP 8 SOUTH
RANGE 19 EAST

OBTAINED FROM U.S.G.S. QUAD MAP: ALACHUA, FLORIDA

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'



QUADRANGLE LOCATION

SITE LOCATION MAP

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SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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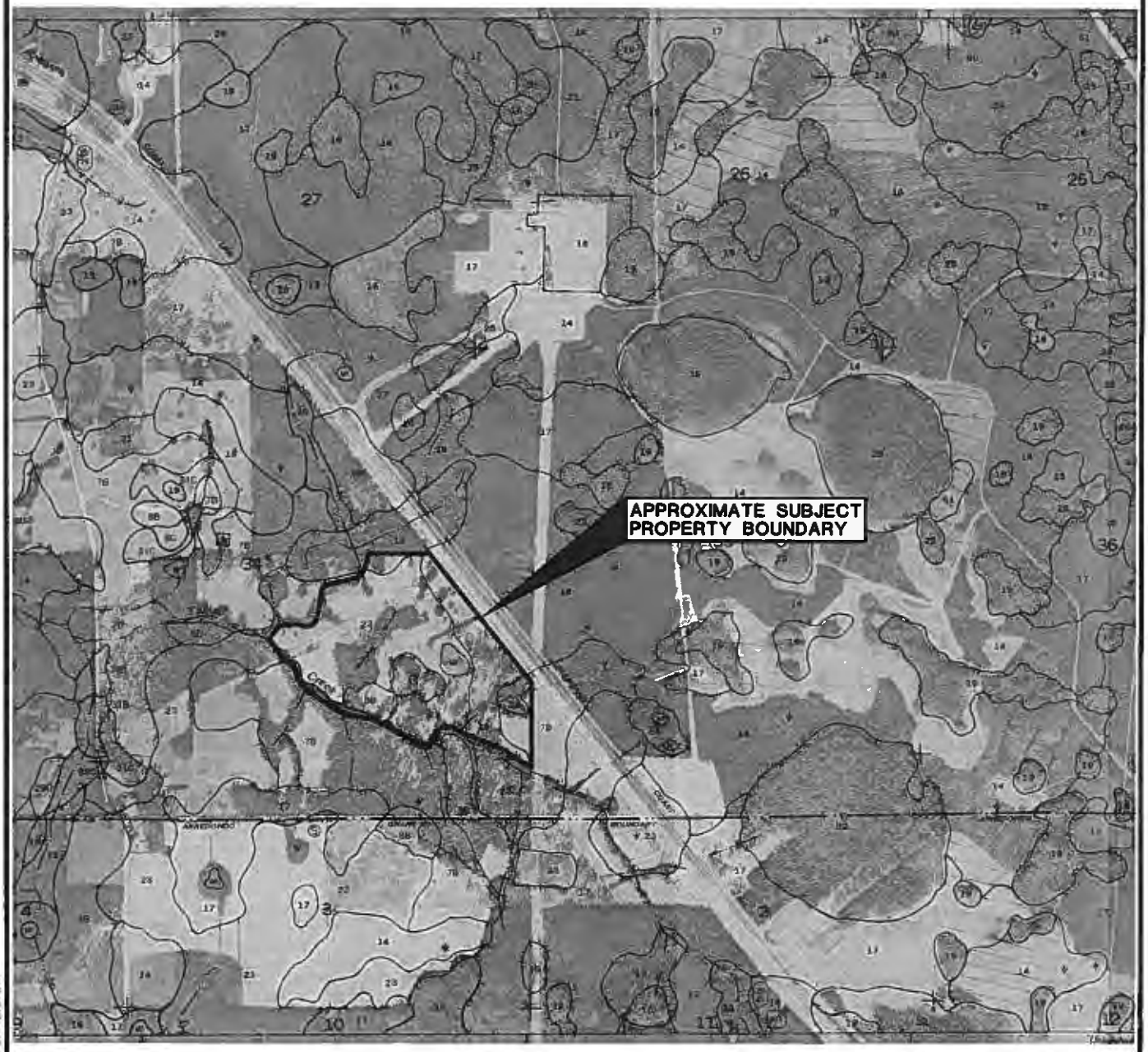

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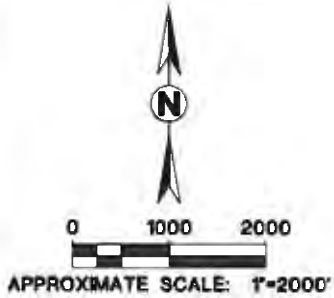
ISSUED DATE: AUGUST 1985



APPROXIMATE SCALE: 1"=2000'

SOIL SURVEY MAP

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SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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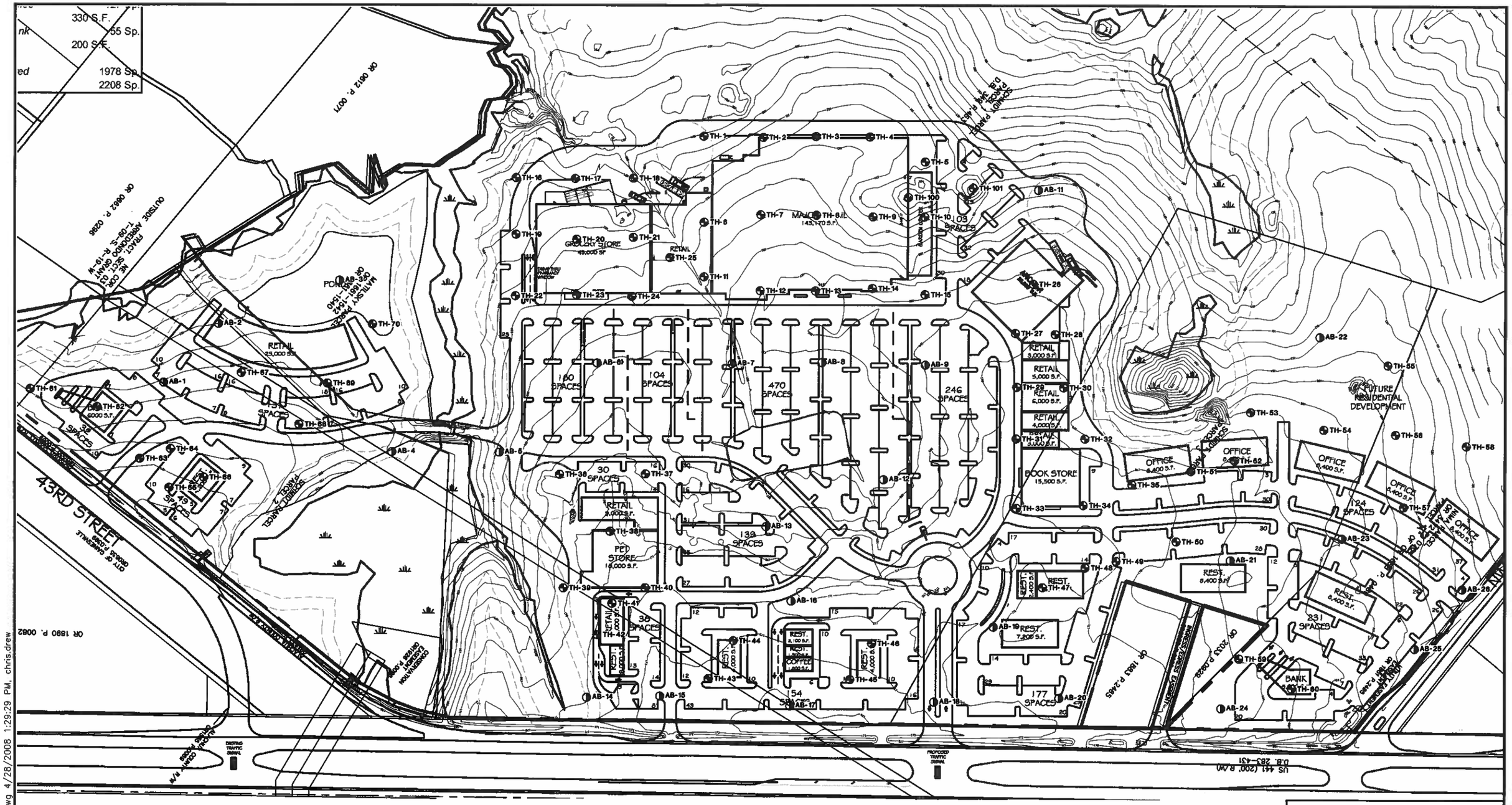

LEGEND

TH — STANDARD PENETRATION TEST (SPT) BORING LOCATION

AB — AUGER BORING LOCATION

BORING LOCATION PLAN

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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SOIL DESCRIPTIONS

1. FINE SAND (SP)
2. FINE SAND WITH SILT (SP-SM)
3. FINE SAND WITH CLAY (SP-SC)
4. SILTY CLAYEY FINE SAND (SM/SC)
5. SANDY CLAY (CH)
6. MUCK/PEAT (PT)
7. LIMESTONE
8. ORGANIC TOPSOIL

COLORS

- A GRAYISH BROWN
- B LIGHT BROWN TO BROWN
- C YELLOWISH BROWN OR ORANGE-BROWN
- D GRAY TO GREENISH GRAY
- E REDDISH BROWN TO DARK REDDISH BROWN

TH	STANDARD PENETRATION TEST (SPT) BORING
AB	AUGER BORING
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT
NM	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D-2216)
-200	PERCENT PASSING NO. 200 SIEVE SIZE (PERCENT FINES)(ASTM D-1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D-2974)
LL	LIQUID LIMIT IN PERCENT (ASTM D-423)
PI	PLASTICITY INDEX IN PERCENT (ASTM D-424)
50/3	50 BLOWS FOR 3-INCHES PENETRATION INTO SOIL
▼	GROUNDWATER LEVEL MEASURED ON DATE DRILLED
▽	ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
GSE	APPROXIMATE GROUND SURFACE ELEVATION
SP,SP-SM SM,SC,CH	UNIFIED SOIL CLASSIFICATION SYSTEM

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	0 TO 4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

II COHESIVE SOILS

DESCRIPTION	UNCONFINED COMPRESSIVE STRENGTH, QU, TSF	BLOW COUNT "N"
VERY SOFT	<1/4	0 TO 2
SOFT	1/4 TO 1/2	2 TO 4
MEDIUM STIFF	1/2 TO 1	4 TO 8
STIFF	1 TO 2	8 TO 15
VERY STIFF	2 TO 4	15 TO 30
HARD	>4	>30

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

LEGEND FOR SOIL BORING PROFILES

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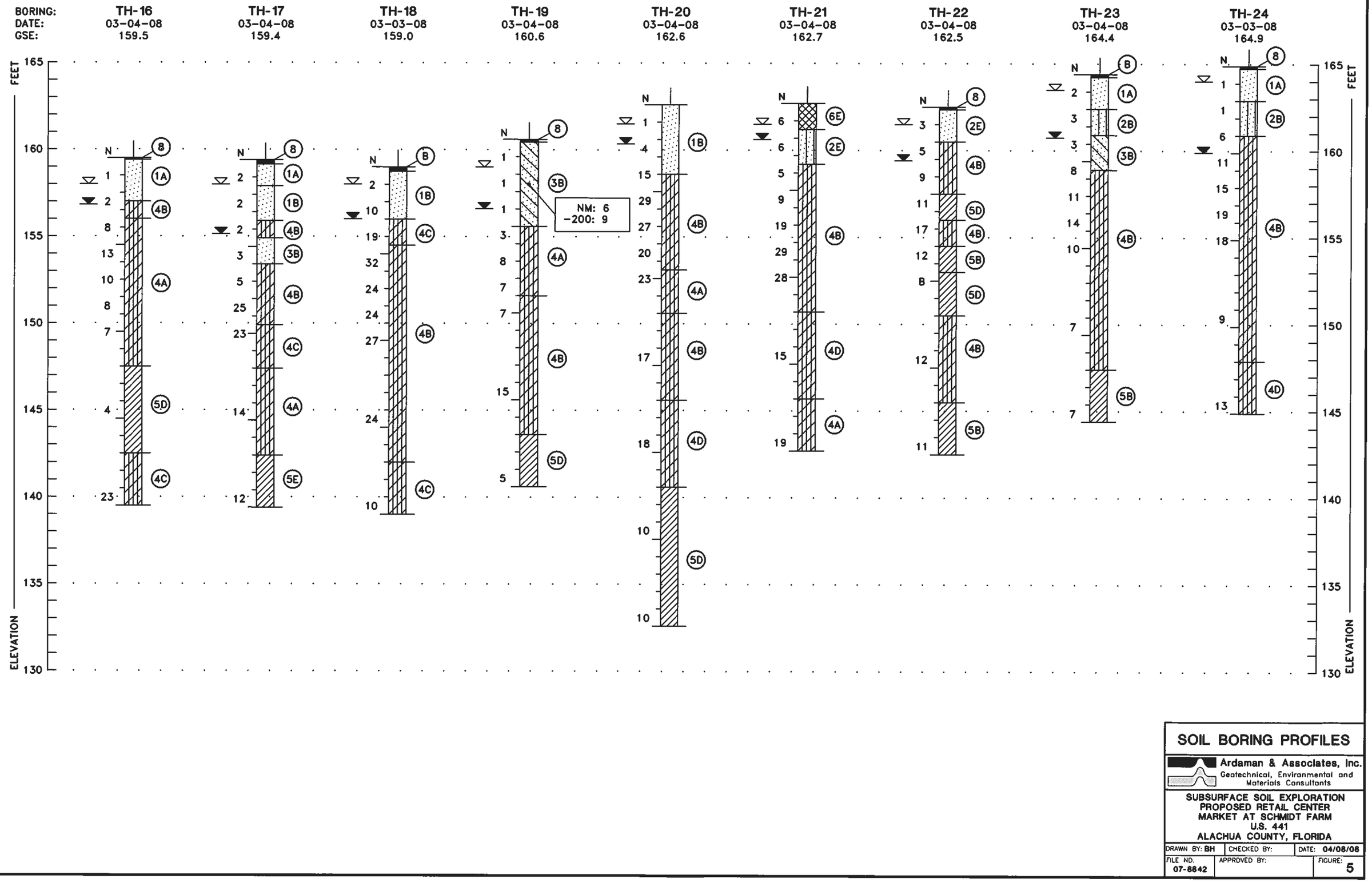

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SOIL BORING PROFILES

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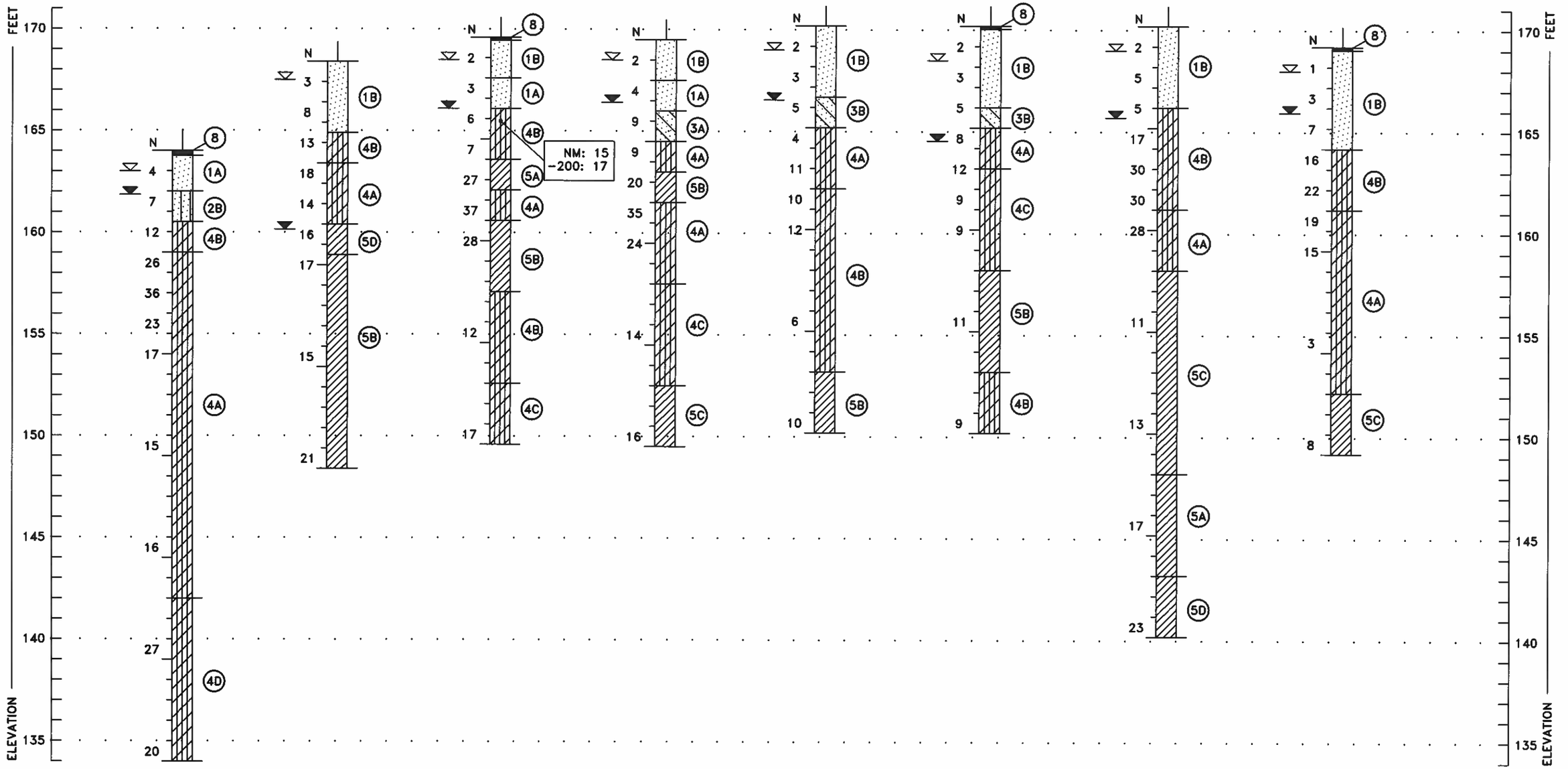

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ALACHUA COUNTY, FLORIDA

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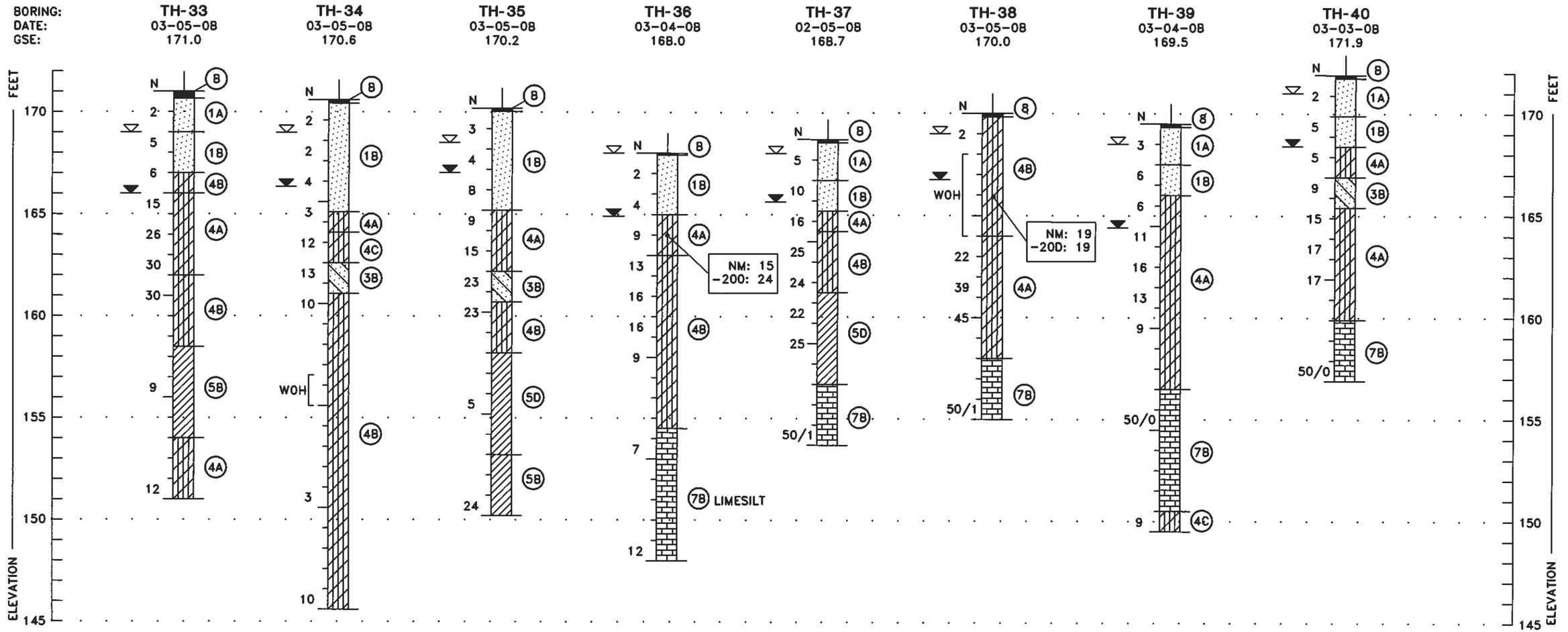

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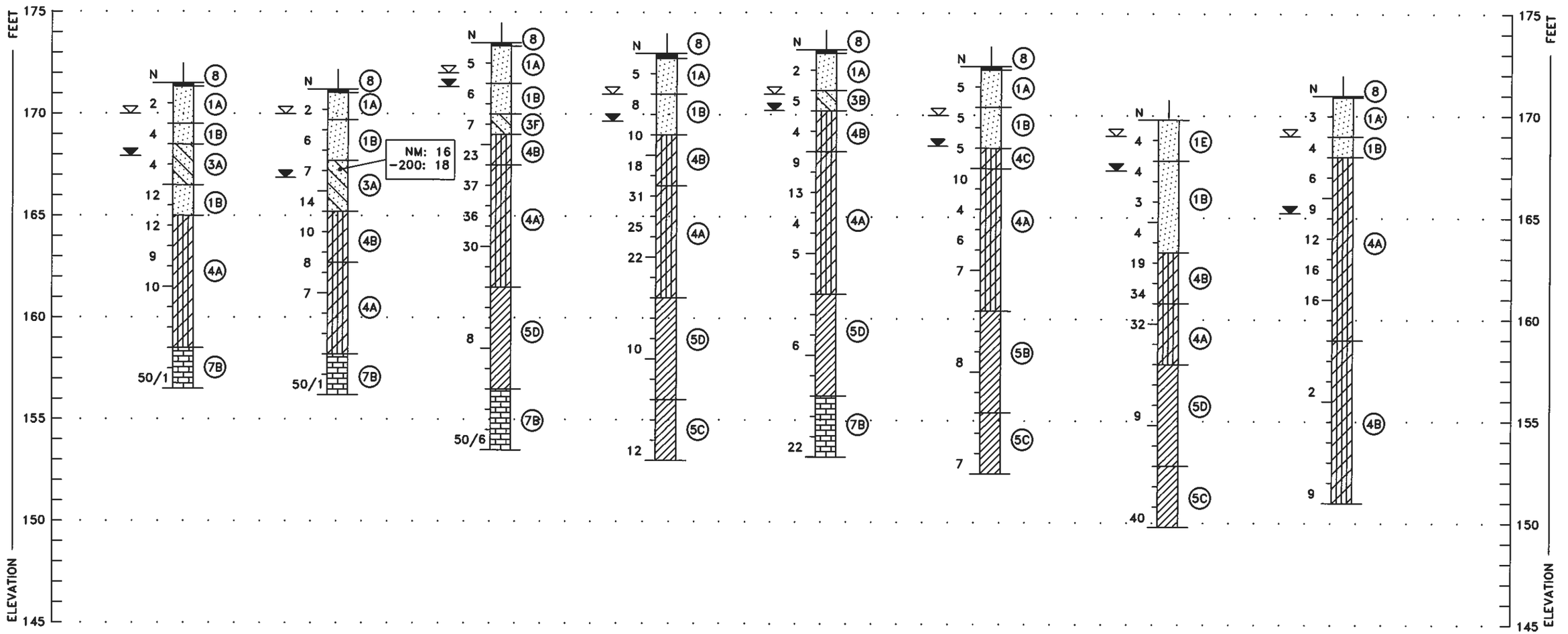

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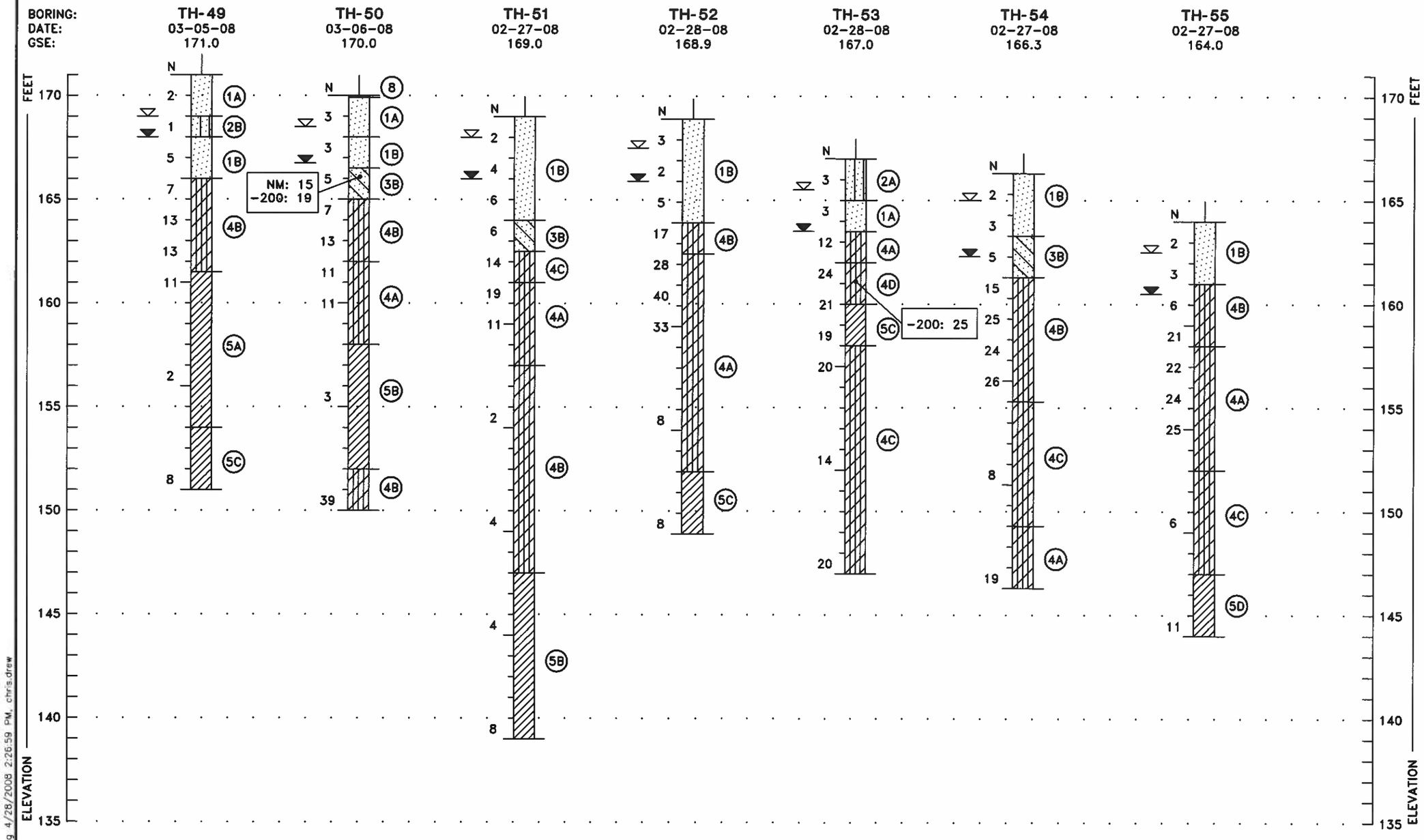

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BORING:	TH-56	TH-57	TH-58	TH-59	TH-60	TH-61	TH-62	TH-63
DATE:	02-27-08	02-27-08	02-27-08	03-06-08	02-27-08	03-13-08	03-13-08	03-06-08
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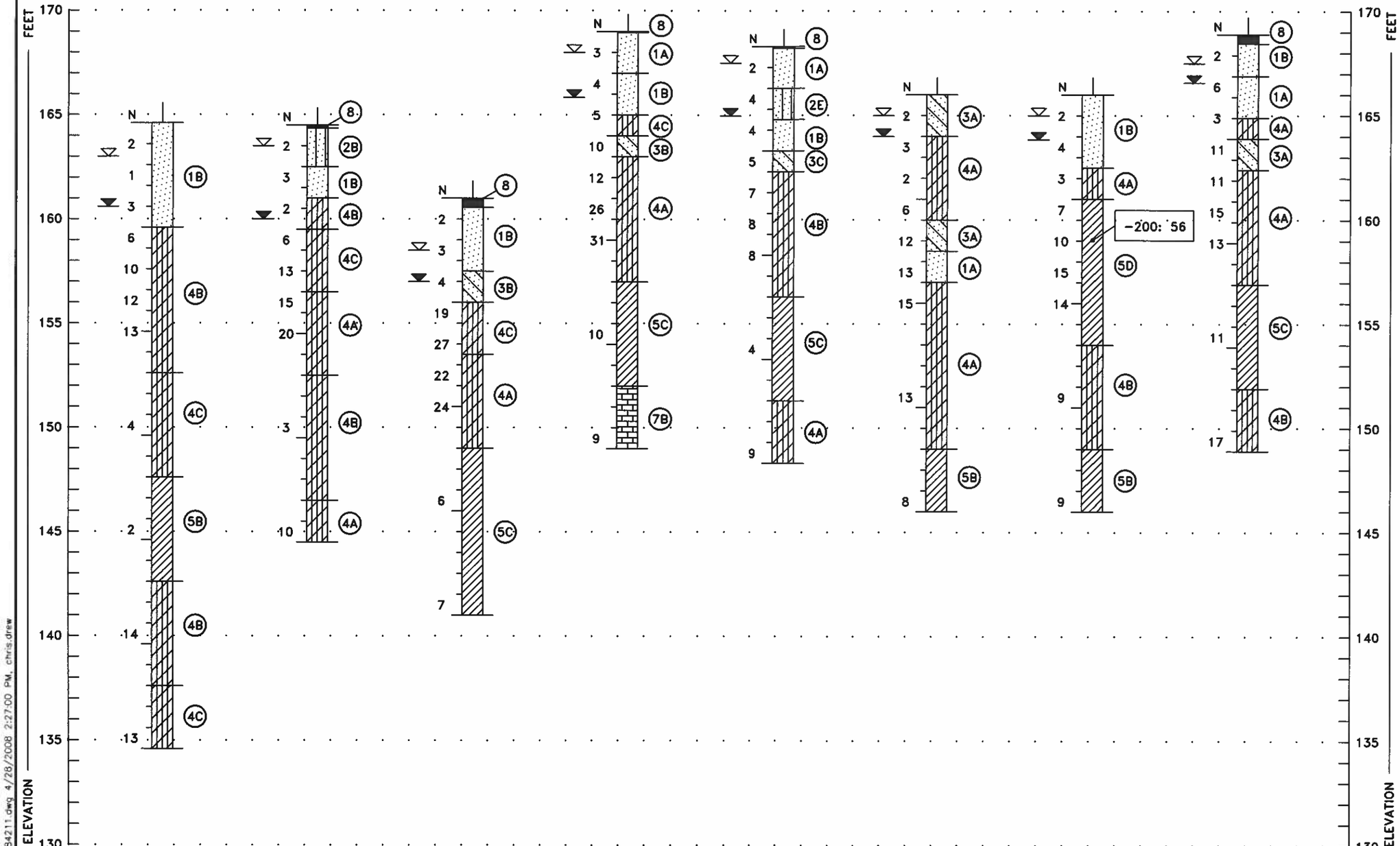

SOIL BORING PROFILES

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MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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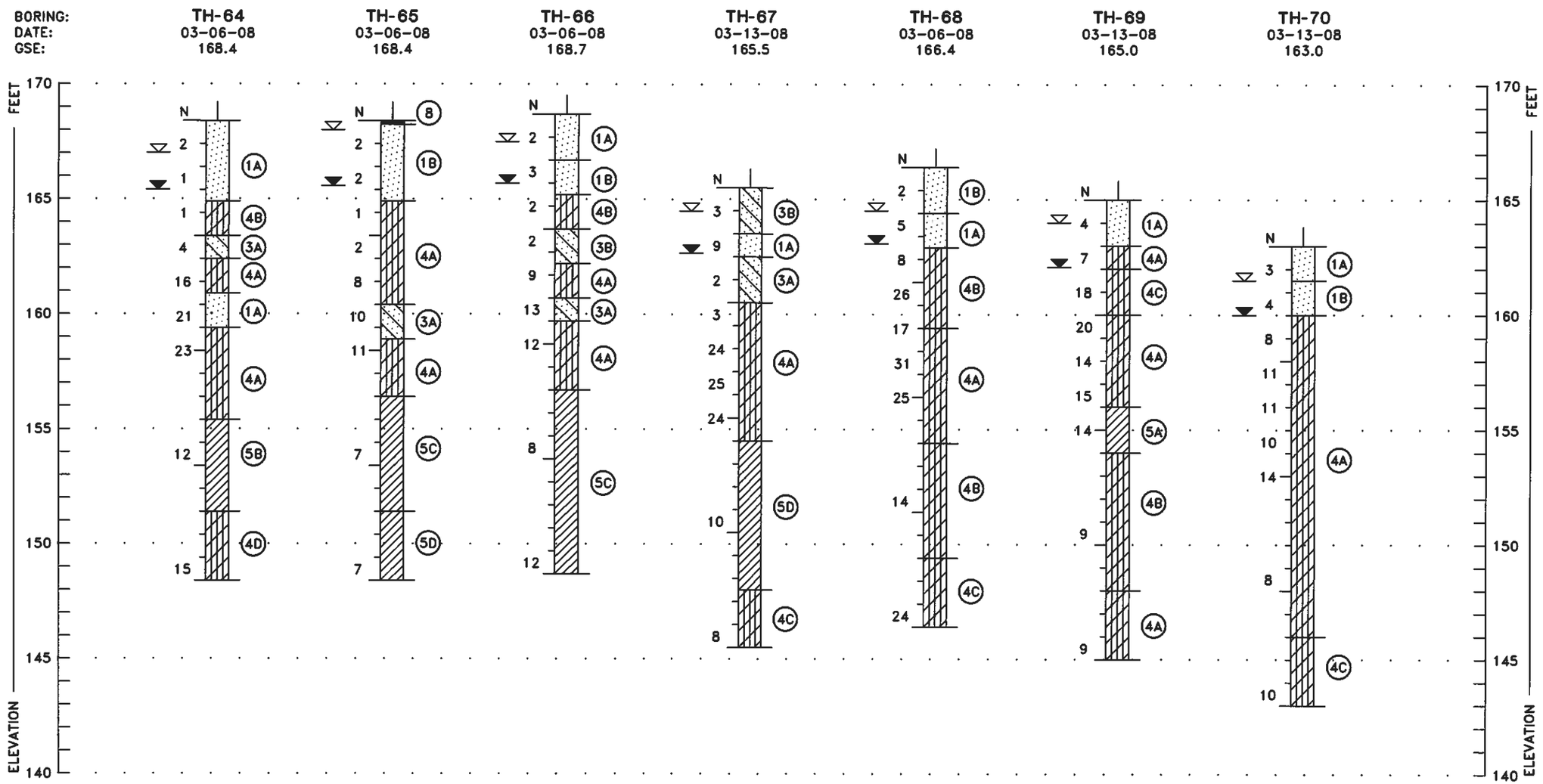

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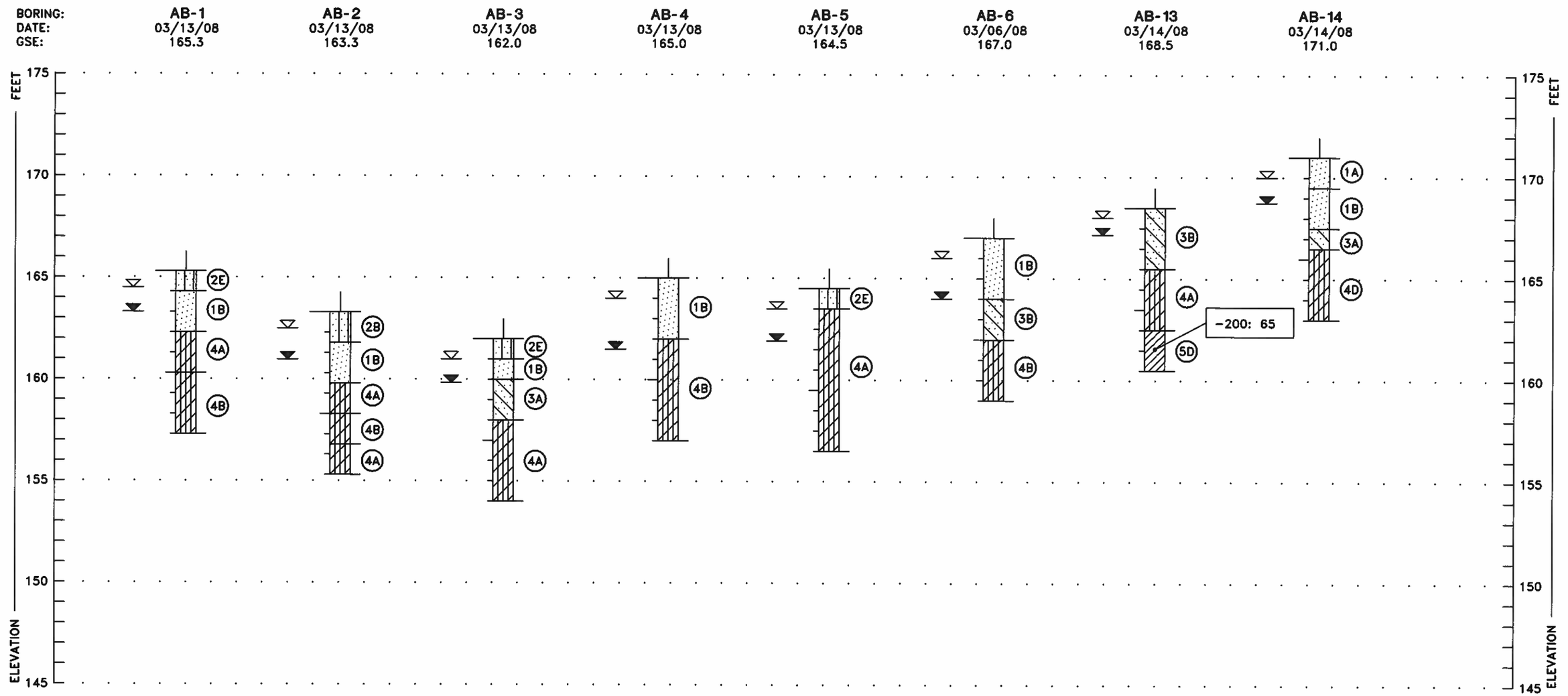

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U.S. 441
ALACHUA COUNTY, FLORIDA

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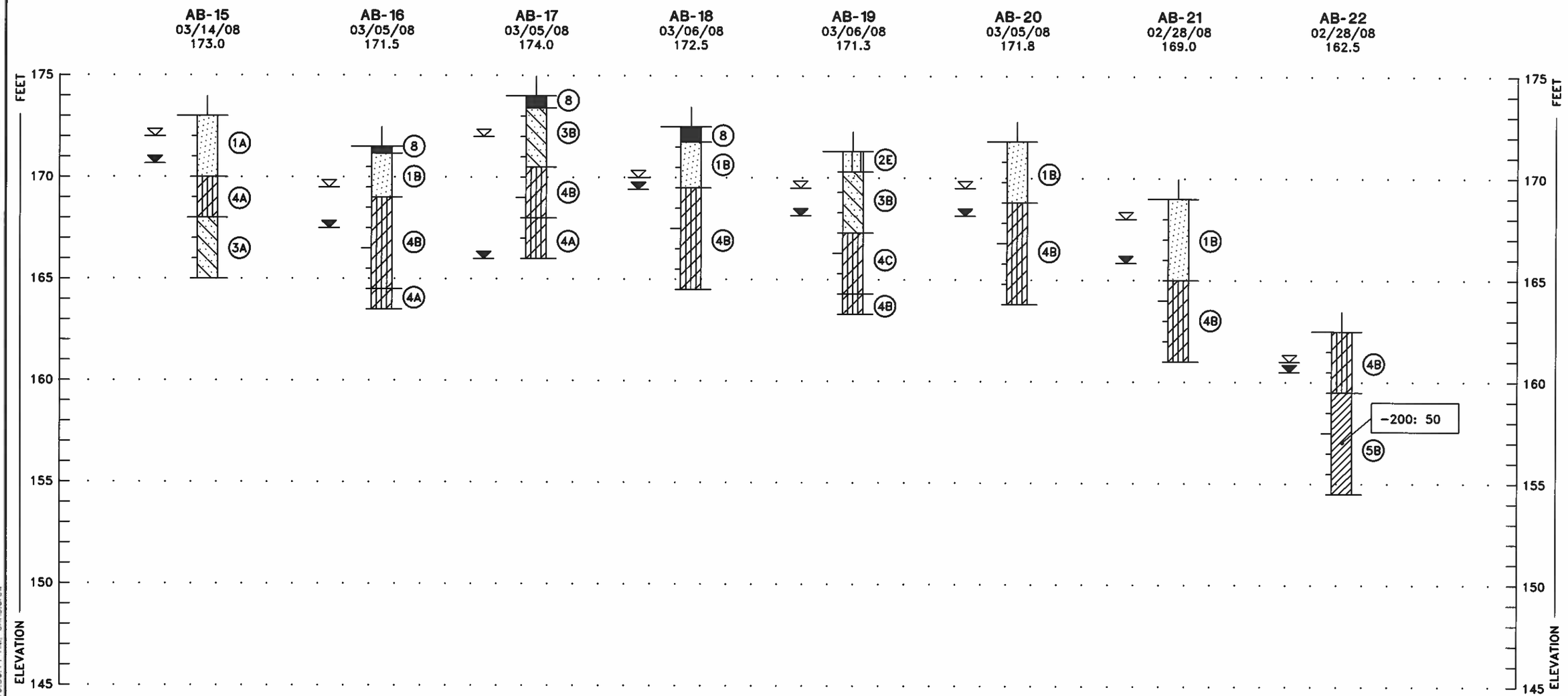

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ALACHUA COUNTY, FLORIDA

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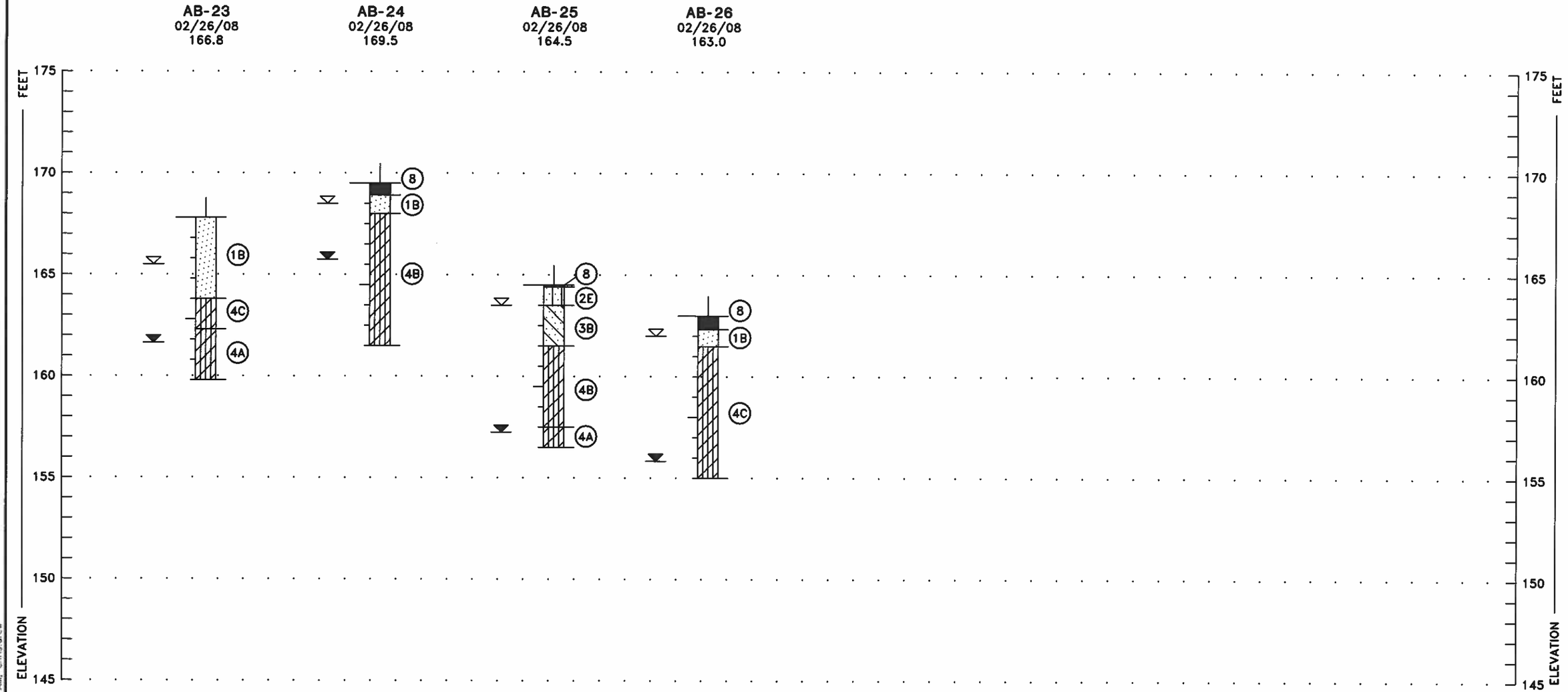

SOIL BORING PROFILES

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PROPOSED RETAIL CENTER
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ALACHUA COUNTY, FLORIDA

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APPENDIX I

Standard Penetration Test (SPT) Boring and
Auger Boring Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

AUGER BORINGS

Auger borings are used when a relatively large, continuous sampling of soil strata close to ground surface is desired. A 4-inch diameter, continuous flite, helical auger with a cutting head at its end is screwed into the ground in 5-foot sections. It is powered by the rotating action of the Kelly bar of a rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified and representative samples put in bags or jars and brought back to the laboratory for classification testing.

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)*

Conceptual Environmental Resource Permit Application

Description of the Unified Mitigation Assessment Method (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plans for The Market at Schmidt Farms, City of Alachua, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter

Ecosystem Research Corporation

2906 NW 142nd Ave

Gainesville, FL 32609

386.462.5005

8/3/2008

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Project Description/Assessment of Wetland Impacts

Project Description

Mesa-Sand Realty, LLC is making an application to the Suwannee River Water Management District (SRWMD) for a Conceptual Environmental Resource Permit. The project site is currently the subject of a large-scale land use amendment application submitted to the City of Alachua, Florida, for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation and open space (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). In addition and directly related to the land use change, this application proposes the creation of a new Future Land Use designation, Open Space. This category represents a hybrid of the existing conservation, recreation, and public, but it is designed for private lands. In addition, this category is appropriately located in areas adjacent to conservation where through best management practices limited development may occur. A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is

Figure 1. Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.

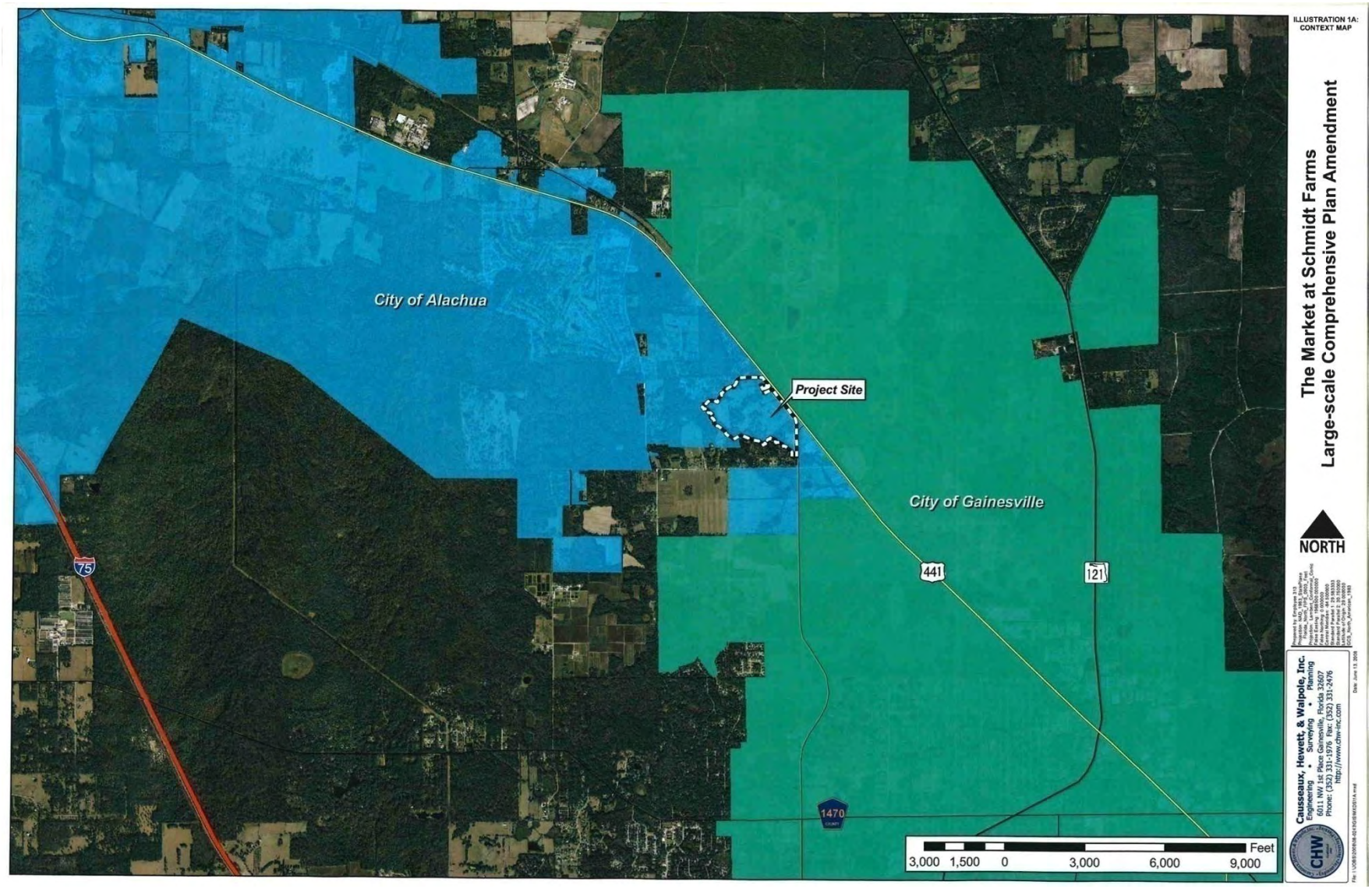


Figure 2. Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.

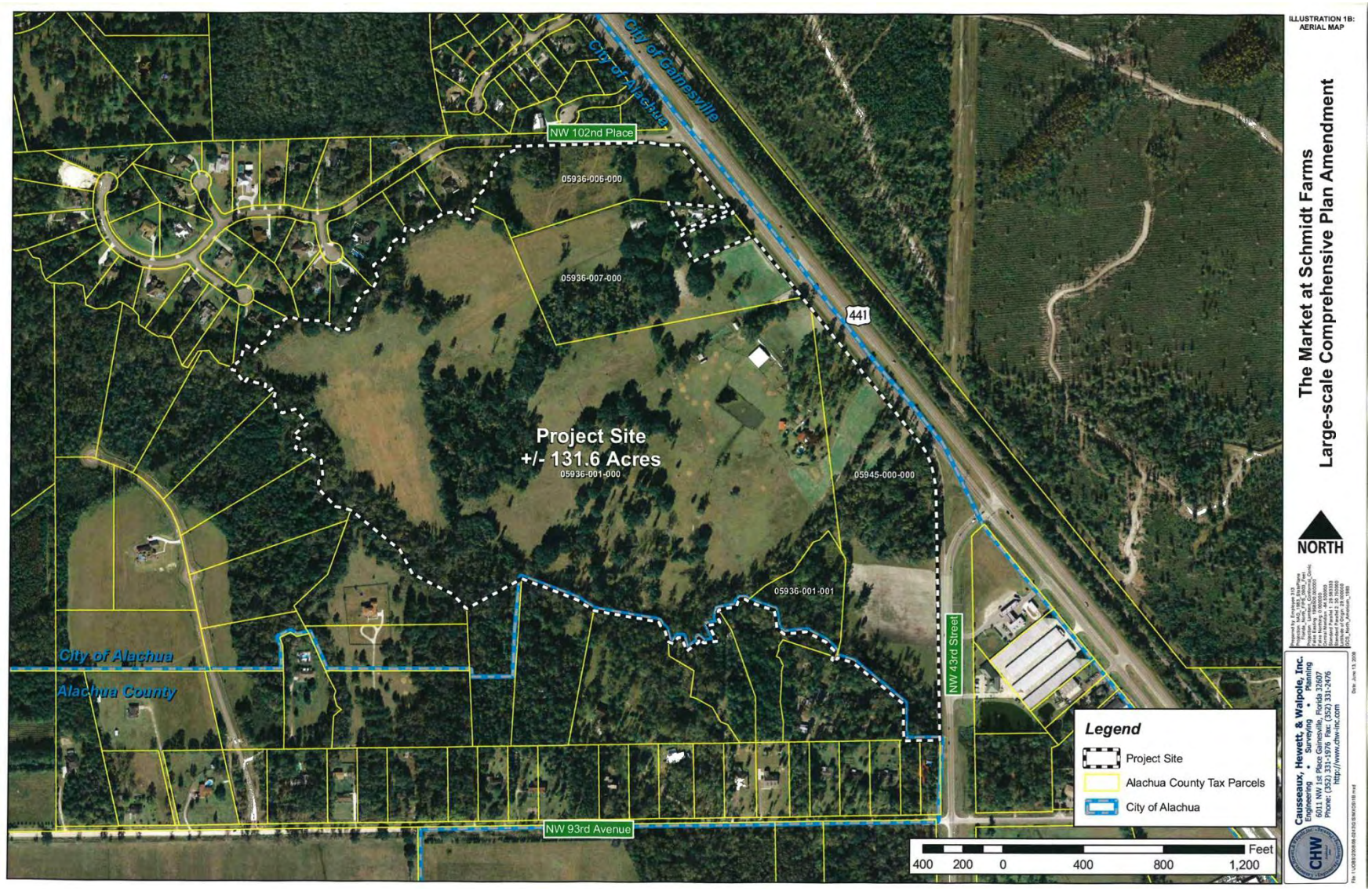


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

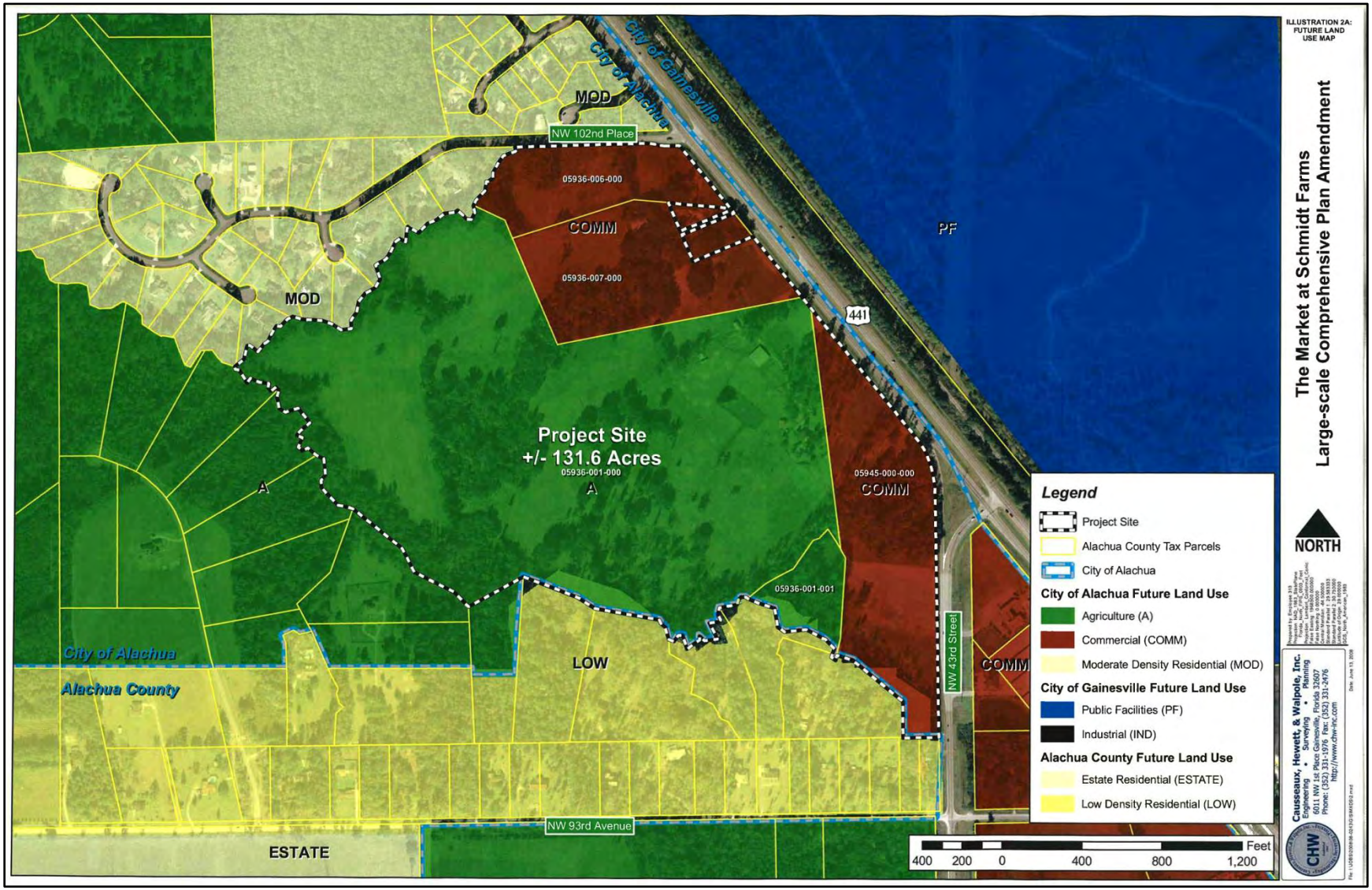


Figure 4. Proposed amendment to the Future Land Use map.

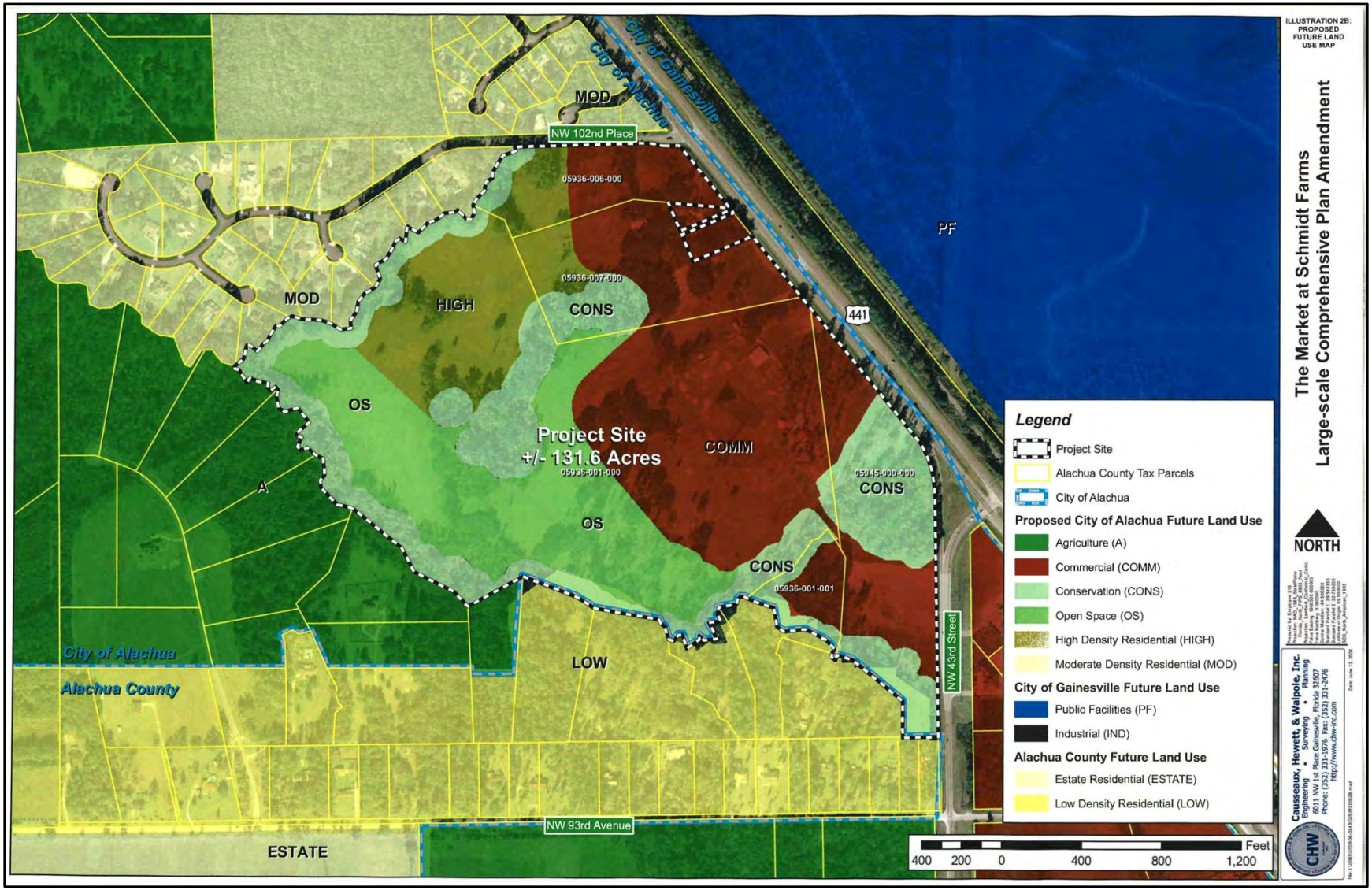


Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.

Land Use Area (Acres)				
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Residential	0.00	17.00	17.00	100.00
Commercial	39.37	51.45	12.08	30.68
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	36.38	36.38	100.00
Open Space	0.00	26.77	26.77	100.00
TOTAL	**131.60**	**131.60**		

shown in **Figure 5**. The conceptual ERP is presented to the District to conceptually address stormwater and wetland mitigation issues that will result during the construction phase of the project.

Assessment of Wetland Impacts

The Conceptual Development Plan for The Market at Schmidt Farms is presented in **Figures 6 and 7**. The proposed conceptual plan will result in 0.882 acres of direct wetland impacts, which will occur in four (4) areas of the project site (Figure 6). The impact areas nomenclature and association acreages are shown in **Table 3**. The plant community map for the project site is shown in **Figure 8.**

Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms.

Impact Area	Description	Polygon	FLUCCs Code	Impact Acreage
Area #1	Agricultural Pond & Drainage Ditch	17	535	0.777
Area #2	Existing Road Crossing	18	617.1	0.040
Area #3	Wetland “S”	16	660	0.064
Area #4	Wetland “T”	15	660	0.001
Total				**0.882**

To determine the amount of mitigation needed to offset the direct impacts proposed, the Unified Mitigation Assessment Method (UMAM) was used as described in Chapter 62-345 FAC. The Part II Quantification of Assessment (Impact or Mitigation) forms (Form 62.345.900[2] FAC) are included for each impact area in **Tables 4 through 7**, as follows:

Table 4 UMAM, Impact Area #1 (Agricultural Pond & Drainage Ditch)
Table 5 UMAM, Impact Area #2 (Road Crossing)
Table 6 UMAM, Impact Area #3 (Wetland “S”)
Table 7 UMAM, Impact Area #4 (Wetland “T”)

Figure 5. Existing zoning for The Market at Schmidt Farms project site and surrounding area.

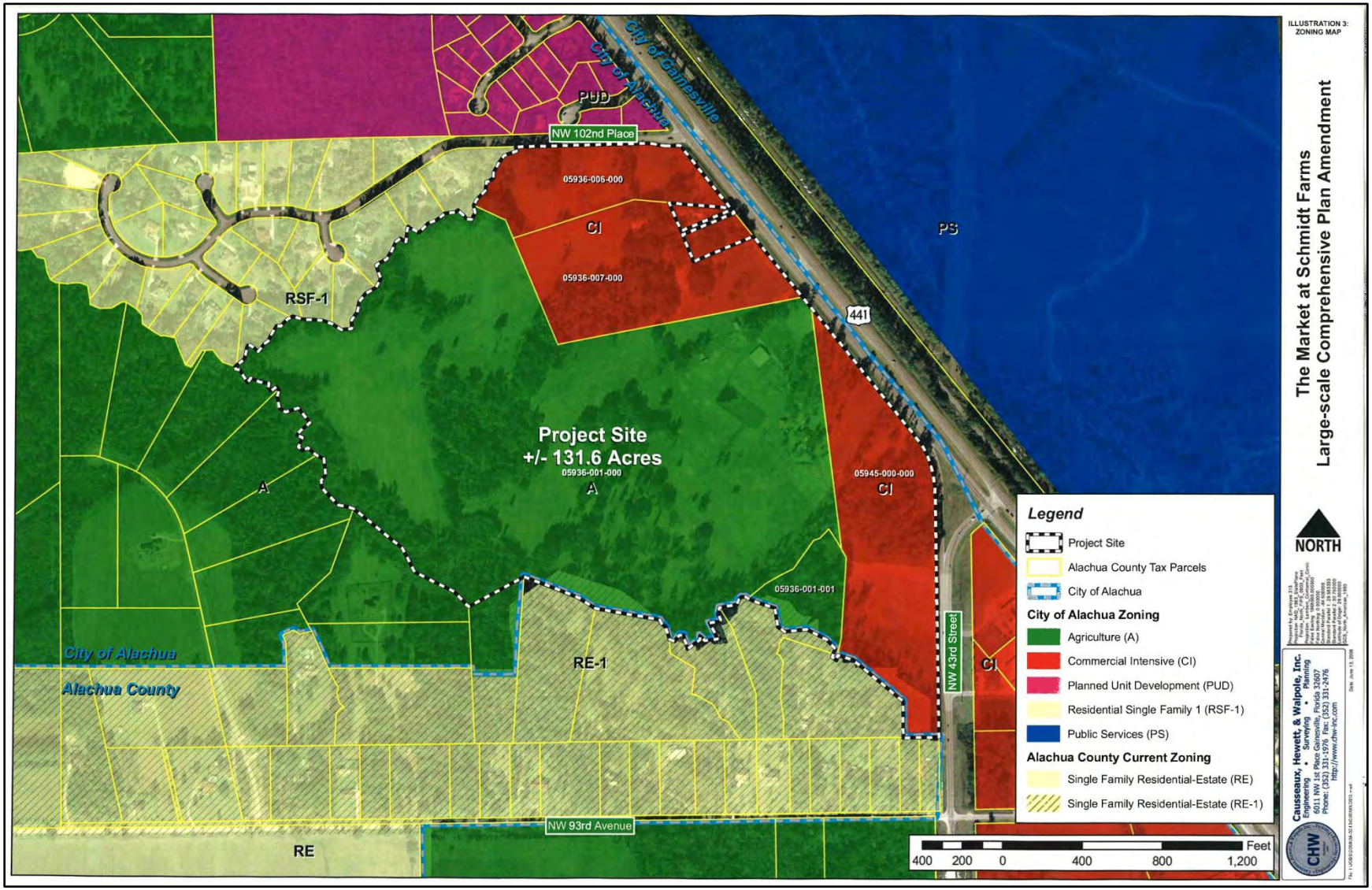


Figure 6. Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).

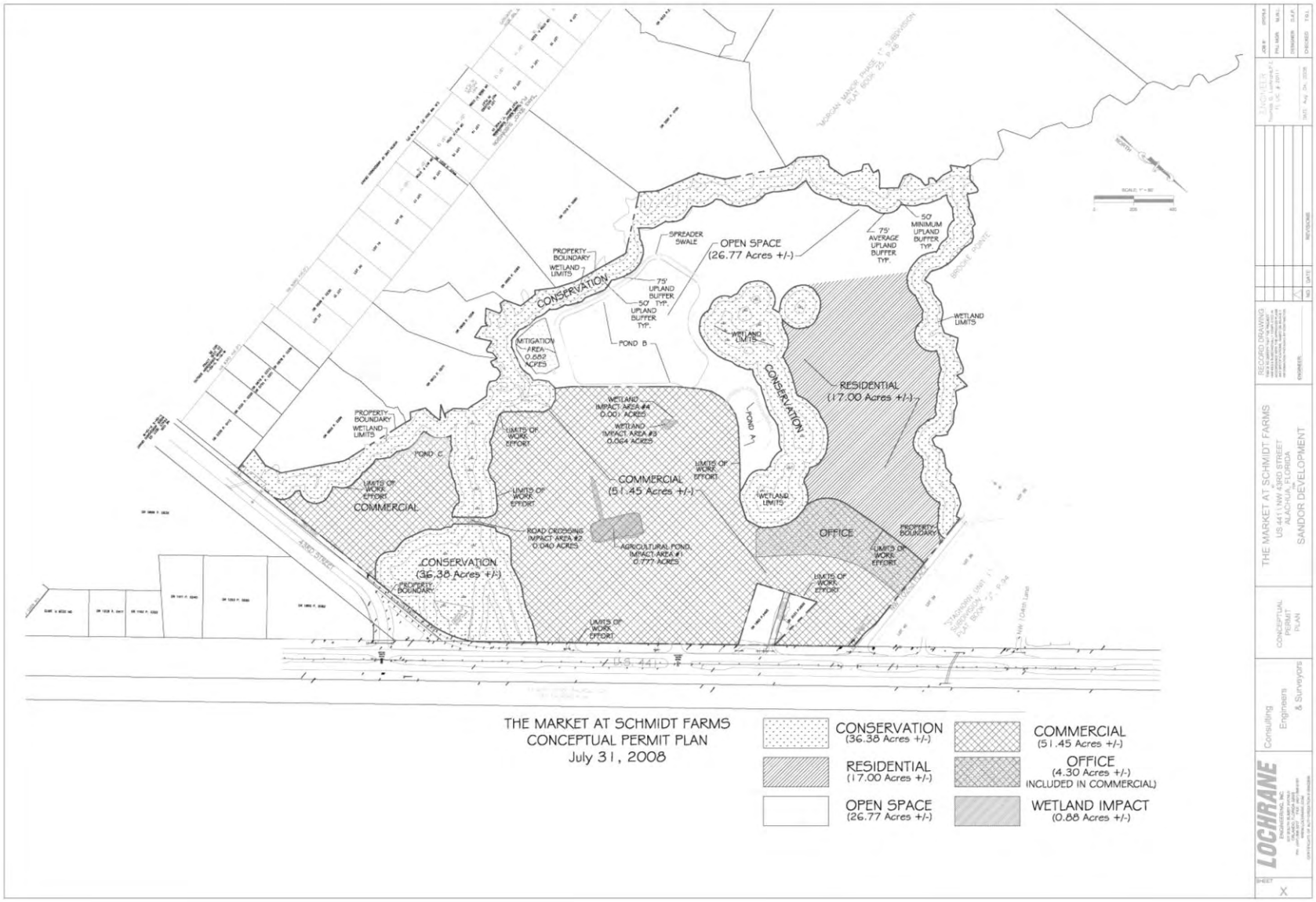


Figure 7. Conceptual Site Topographic Plan.

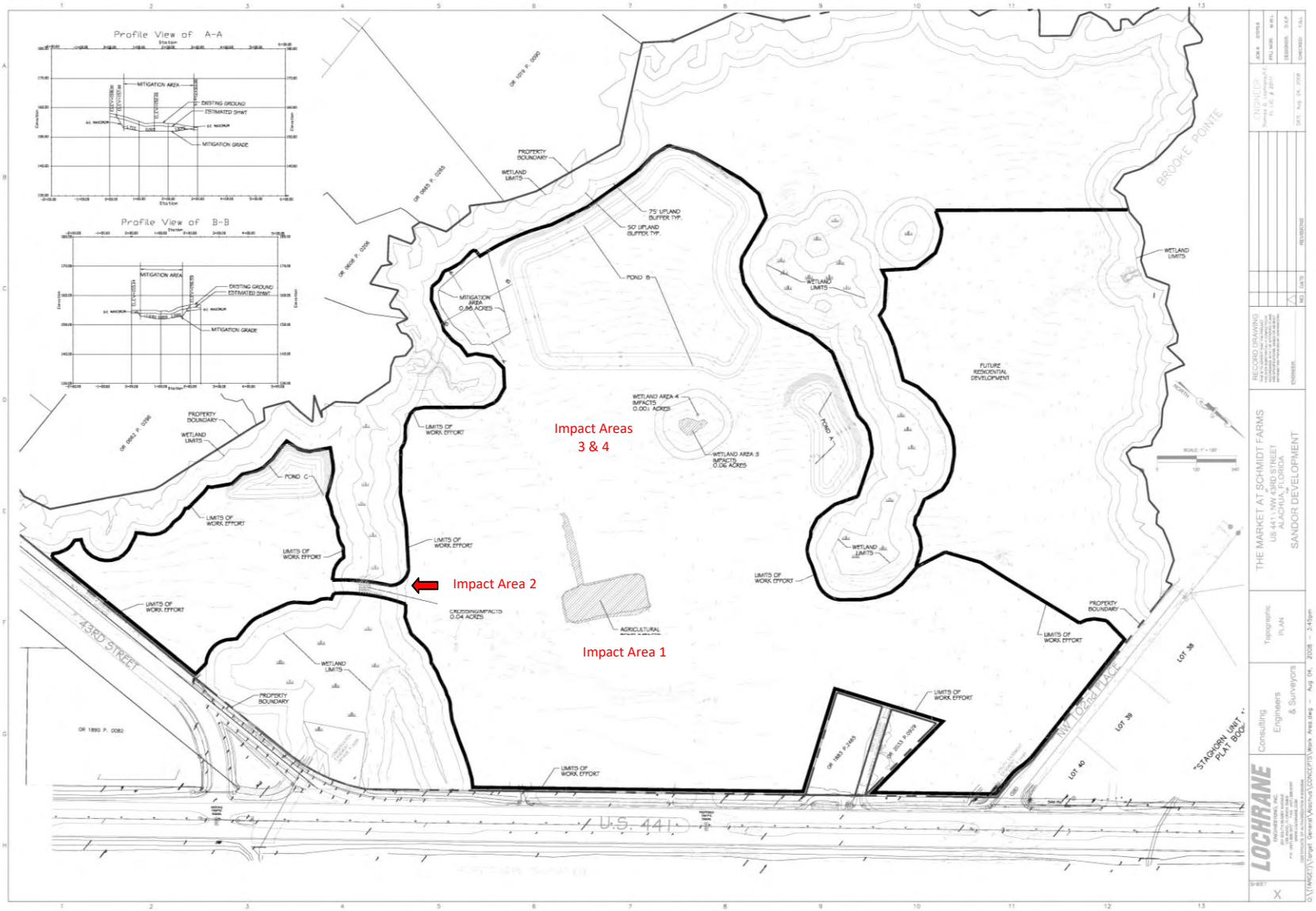


Figure 8. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

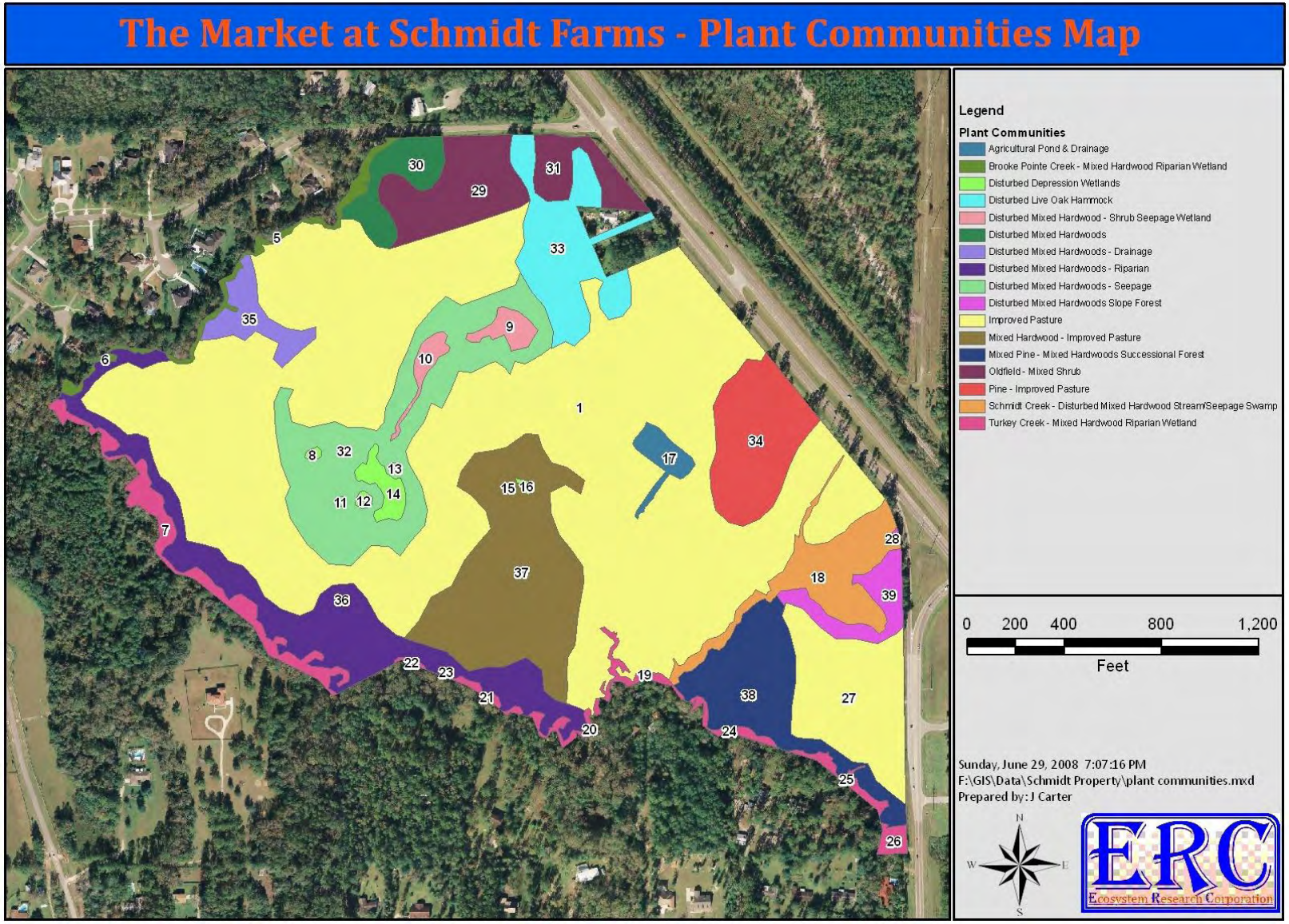


Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #1 - Agricultural Pond
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.777 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	The surrounding area is disturbed, extensively grazed bahiagrass (*Paspalum notatum*) pasture. Cattle use has occurred on the area since the 1940's. There is minimal landscape support for aquatic wildlife that use the pond.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 6	with: 0	This is a shallow pond excavated from a historic forested wetland. The area was excavated circa 1979. Fecal inputs to the pond are substantial, resulting in degraded water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The water surface is covered with a variety of lemnids. The littoral zone is only sparsely colonized by the emergent species soft rush (*Juncus effusus*) and dotted smartweed (*Polygonum punctatum*).

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.533	with: 0	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = -0.414

Delta = [with-current]	If mitigation	For mitigation assessment areas
-0.533	Time lag (t-factor) = NA Risk factor = NA	RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #2 - Road Crossing
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.040 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
This is a riparian mixed hardwood system that is heavily impacted by cattle use. The wetland area is surrounded by pasture. There is an existing road crossing at this location.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0
The wetland in this area is an intermittent clear water stream in a well defined stream channel. Water quality is adversely affected by cattle inputs.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0
The stream in the area has a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), and loblolly pine (*Pinus taeda*). Groundcover vegetation has been adversely affected by cattle grazing.		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.028

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #3 - Wetland "S"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.064 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging. The wetland provides no aquatic habitat. The surrounding landscape provides minimal habitat support for aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.467	with: 0	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.030

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #4 - Wetland "T"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.001 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	6	0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging.
.500(6)(b)Water Environment (n/a for uplands)	4	0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.0004

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

An extensive Environmental Resource Assessment report was prepared by ERC for this project site. The report details the existing conditions of the project site as related to plant communities, historical ecology, and threatened and endangered species. This report is provided as part of the conceptual ERP application under separate cover.

A brief description of each mitigation area is provided, as follows:

Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres)

This is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 1 and 2**. Removal of this surface water results in a loss of 0.777 acres and functional loss of -0.414 credits (Table 4).

Photo 1. Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.



Photo 2. Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.



Impact Area #2 – Road Crossing (0.040 Acres)

An access road is proposed that will provide access from NW 43rd Street (Figure 6) to the general development area. This access road will cross Schmidt Creek in an area where an existing crossing occurs. This crossing was constructed prior to 1937 and the general characteristics of the area are shown in **Photos 3 through 5.** The crossing occurs in an area where Schmidt Creek Swamp abruptly narrows into a well-defined riparian system (Figure 8). The groundcover vegetation in the area has been extensively disturbed by cattle foraging and water quality is continually affected by cattle waste inputs. The canopy is composed of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), sugarberry (*Celtis laevigata* Willd.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.). The crossing will be a constructed bridge span to minimize impacts to the creek. Total direct impacts to occur equal 0.040 acres, but this includes all areas under the span, which overestimates the true fill area. The 0.040 presumed acreage loss results in a functional loss of -0.028 credits as calculated by UMAM (Table 5).

Photo 3. Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.



Photo 4. Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.



Photo 5. Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.



Impact Area #3 – Wetland "S" (0.064 Acres)

This area is a small depressional wetland that is intermittently saturated during times of extensive rainfall. This wetland area occurs in a relic sinkhole area that appears as a small depression in the pasture characterized by gently rolling topography. The vegetation in the area has been adversely affected by more than 60 years of cattle activity. Currently, there is minimal wetland vegetation present that consists of dotted smartweed (*Polygonum punctatum* Ell.), soft rush (*Juncus effusus* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), elderberry (*Sambucus canadensis* L.), and common pokeweed (*Phytolacca americana* L.). There is extensive coverage of the exotic species tropical soda apple (*Solanum viarum* Dunal). The general habitat appearance of the wetland is shown in **Photos 6 to 7**. The project development will completely remove this wetland, resulting in 0.064 acres of direct impacts and functional loss of -0.030 credits (Table 6).

Photo 6. Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).



Photo 7. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).



Impact Area #4 – Wetland "T" (0.001 Acres)

This is a very small wetland area that lies adjacent to but is isolated from Impact Area #3 (wetlands). The description for Impact Area #3 is sufficient to describe this area but it should be stated that the location of this area is almost imperceptible on the ground, appearing much like the surrounding pasture. The general nature of this wetland is shown in **Photo 8**. The project will result in the removal of this wetland, which results in a wetland loss of 0.001 acres and functional loss of -0.0004 credits (Table 7).

Photo 8. Panoramic view of Small Depressional Wetland 15 as seen looking northeast.



It should be noted that both wetland impact areas #3 and #4 are isolated wetlands and are less than 0.5 acres; therefore, they should be exempt from District mitigation requirements. However, the applicant will mitigate for these areas by wetland creation to ensure that no net loss of wetland acreage occurs in the Turkey Creek drainage basin.

Proposed Mitigation Options

The functional loss for each impact area has been determined based on the methods described in Chapter 62-345 FAC (UMAM). The functional loss for the impact areas is summarized in **Table 8**.

Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms.

Impact Area	Description	Wetland Loss	Functional Loss
Area 1	Agricultural Pond & Drainage	0.777	-0.414
Area 2	Road Crossing	0.040	-0.028
Area 3	Wetland "S"	0.064	-0.030
Area 4	Wetland "T"	0.001	-0.0004
Total		0.882	-0.4724

To mitigate for the functional loss of -0.4724, there are several active and passive mitigation components proposed by the applicant to be considered by the District. These components are described, as follows:

Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation

The applicant proposes to create a 0.882-acre wetland (Figures 6 and 7) to mitigate 1:1 for all direct wetland impacts that occur as a result of the project. The total impacts equal 0.882 acres (Table 8). This mitigation proposal ensures that **no net loss** of wetland acreage occurs as a result of this project. Creation of 0.882 acres of wetland results in a functional gain of 0.344 credits (**Table 9**; i.e., FG = 0.390 RFG x 0.882 acres = 0.344 FG credits). The conceptual plan view and generalized cross-sections of the mitigation area are shown in Figure 7. The wetland cross-sections are shown in close-up in **Figures 9 and 10**.

Table 9. Part II UMAM Assessment for the Wetland Creation Area.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Wetland Creation Area
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (0.882 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 0	with: 6	The wetland will be created in an area which is presently pasture with a sparse canopy in some portions. The wetland will provide habitat and habitat support for a host of aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 0	with: 7	The wetland will have a surface water table which ranges from saturated to greater than 2 feet in depth. The majority of the wetland will be less than 1 foot deep.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 0	with: 7	The wetland will be planted with a host of herbaceous species to provide for high quality emergent habitat. Trees will be planted around the perimeter to provide for roosting habitat.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.667	

If preservation as mitigation,	For impact assessment areas
Preservation adjustment factor = NA	FL = delta x acres = NA
Adjusted mitigation delta = NA	

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.667	Time lag (t-factor) = 1.14	RFG = delta/(t-factor x risk) = 0.390
	Risk factor = 1.50	

Form 62-345.900(2), F.A.C. [effective date]

Figure 9. Close-up view of the wetland cross-section.

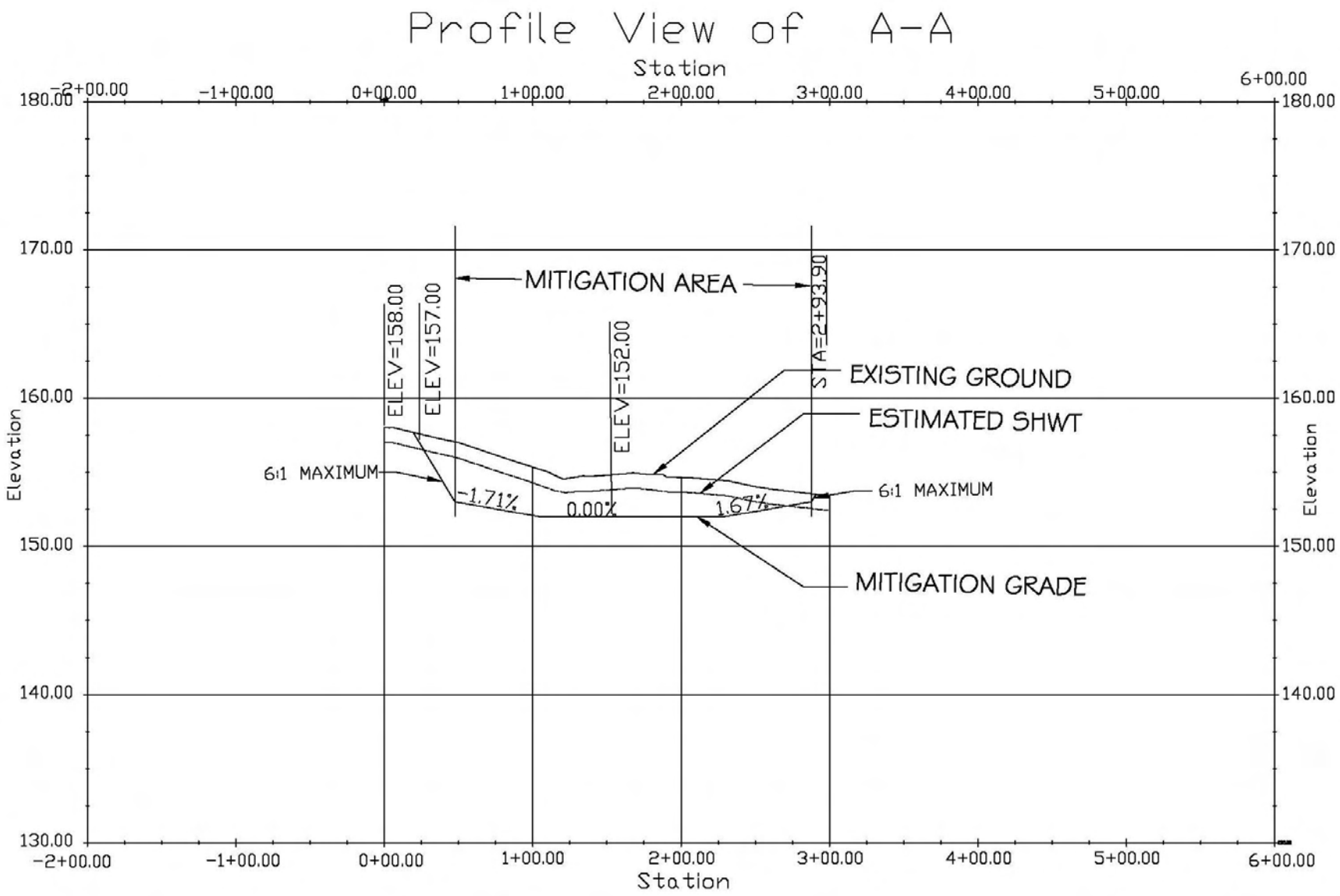
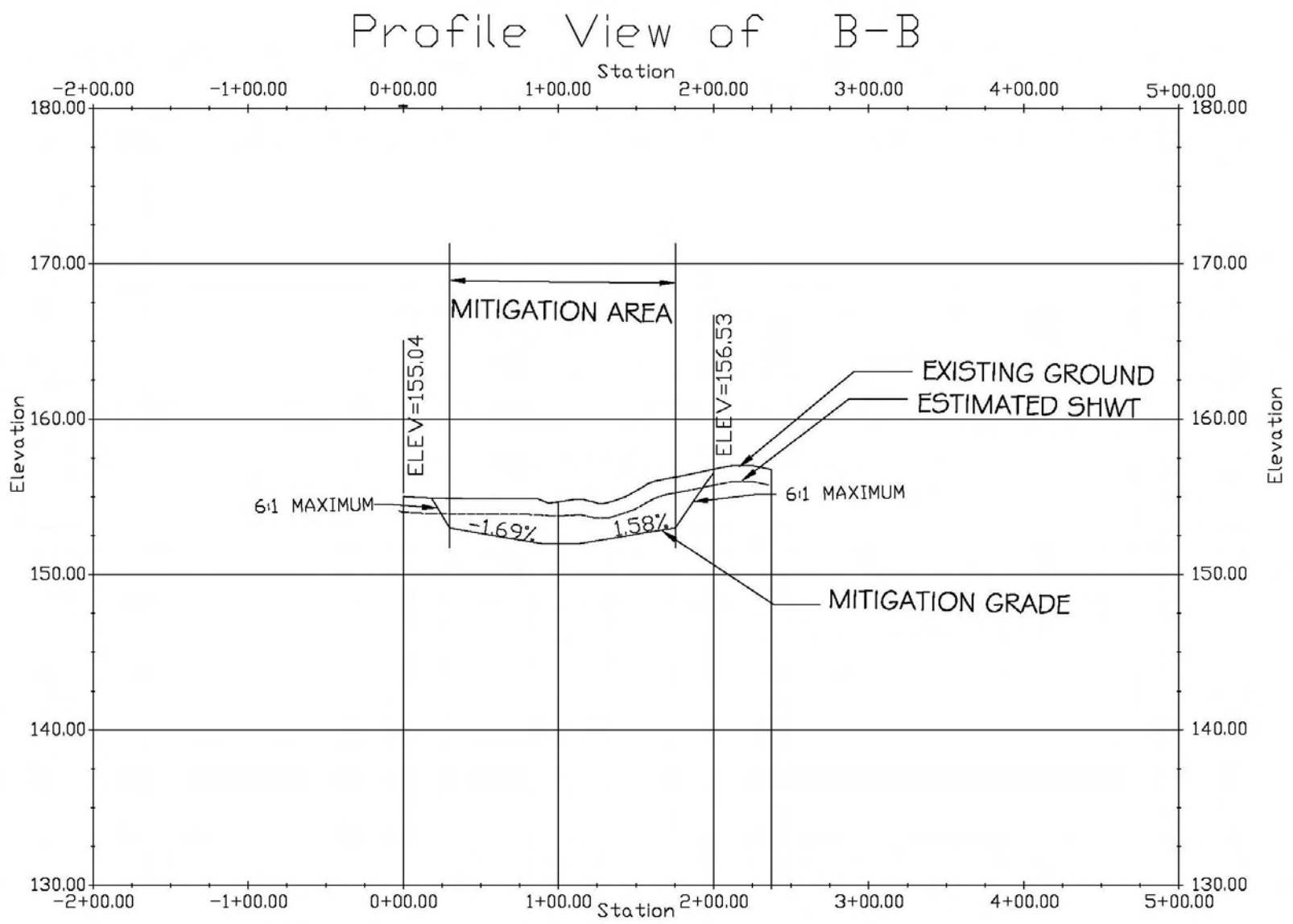


Figure 10. Close-up view of the wetland cross-section.



The mitigation area will be an herbaceous wetland that will be planted at a rate of 800 herbs/acre with a mix of the following species (**Table 10**):

Table 10. Species and planting zones for the mitigation area.

Species	Planting Zone*
Juncus effusus	-0.6 ft to + 1 ft
Spartina bakeri	0 ft to + 1 ft
Muhlenbergia capillaris	0 ft to + 1 ft
Panicum hemitomon	-1.0 ft to 0 ft
Saggitaria lancifolia	-1.5 ft to 0 ft
Pontederia cordata	-1.5 ft to 0 ft
Leersia hexandra	-1.0 ft to 0 ft
Nymphaea odorata	-3.0 ft to 0 ft

*Planting depths are relative to MHW elevations.

A total of 100 trees will be planted around the wetland perimeter to provide for water bird roosting habitat. Tree species will be bald cypress (*Taxodium distichum* [L.] L. Rich.), red maple (*Acer rubrum* L.), sweetgum (*Liquidambar styraciflua* L.) and Carolina ash (*Fraxinus caroliniana* Mill.). This mitigation plan will provide for higher quality and more expansive aquatic habitat than presently exists on site. The wetland will have at least 60% of the area with water depths ranging from 0 ft to -1 ft; 20% of the area will be between 1 and 2 ft deep with 20% being greater than 2 ft deep. This will ensure that both deep water and shallow, littoral zone habitat is provided in the creation area. The creation plan is designed to totally offset all direct impacts for wetland and surface water *acreage* that occurs on site. However, to totally offset all functional loss credits (-0.4724) would require a total of 1.211 acres of creation, calculated as follows:

$$Total\ Acres\ of\ Created\ Wetlands\ Needed = \frac{FL\ (Table\ 8)}{RFG\ (Table\ 9)}$$

$$= 0.4724 \div 0.390$$

$$= 1.211\ acres$$

The proposed creation provides for a total functional gain of *0.882 acres x 0.390 RFG = 0.344 credits*. This results in a deficit of *0.4724 – 0.3440 = 0.1284 credits*. The remaining 0.1284 functional loss credits will be offset passively and provided by the land use contained in the final design of the project. The functional loss will be provided, described as follows:

Mitigation Component #2: Conservation Land Use

The applicant has proposed a land use change to the City of Alachua for this project site. As part of this Land Use Application, all creeks and wetlands on site will be placed in a

conservation land use where no future development activity will be allowed. This conservation land use totals 36.38 acres (**Figure 11; Table 11**), which equals 27.6% of the project site. In addition, 26.77 acres will be placed in an Open Space Land Use where no development is allowed but stormwater management ponds will be placed in certain areas of this land use (Figure 11). The total conservation and open space equals 63.15 acres, or 47.9% of the project area. Examples of the habitat contained in this conservation area is shown in **Photos 9 through 12**. The conservation area includes buffers that extend 75 ft from the wetland line, which is far in excess of the district requirements. The extent of the conservation area is shown in Figure 11 with wetlands and buffers. There are also additional upland areas included in the conservation area that extend landward beyond the 75-ft buffer. These buffers (**Photos 13 and 14**) are now primarily pasture heavily affected by cattle. These buffers and wetlands will be allowed to succeed naturally to develop into native, forested systems. After removal of cattle, groundcover in these areas will recover quickly and forests will grow and water quality will be enhanced due to removal of significant cattle waste inputs.

Because the City of Alachua will not allow future activity in this area, a Conservation Easement should not be required. The enhancement of this area results in a total functional gain of 2.11 credits (0.058 RFG x 36.38 acres) (Table 11), which is scored very conservatively and significantly offsets the deficit of 0.1284 functional loss credits by a factor of 16.4 : 1 (2.110 ÷ 0.1284). This mitigation component also totally offsets the total functional loss for the entire project, which equals -0.4724 (Table 8).

Mitigation Component #3: Extended Wetland Buffers

As previously discussed, the conservation land use area includes all wetlands and buffers extending 75 ft from the wetland boundary. This is far in excess of the 25-ft buffer required by the District. If a UMAM is performed on just the buffer area extending from 25 to 75 ft (Figure 11) from the wetland area, the following functional gain (**Table 12**) is realized:

$$Total\ functional\ gain = 15.65\ acres\ x\ 0.117\ RFG = 1.831$$

Again, this placement of upland buffers (established beyond the District's regulatory boundary) results in a functional gain of 1.831 credits, which offsets the functional loss deficit of 0.1284 by a factor of 14.3 : 1. The functional gain of 1.831 also is sufficient to offset the total functional loss for the project of 0.4724 acres.

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site.

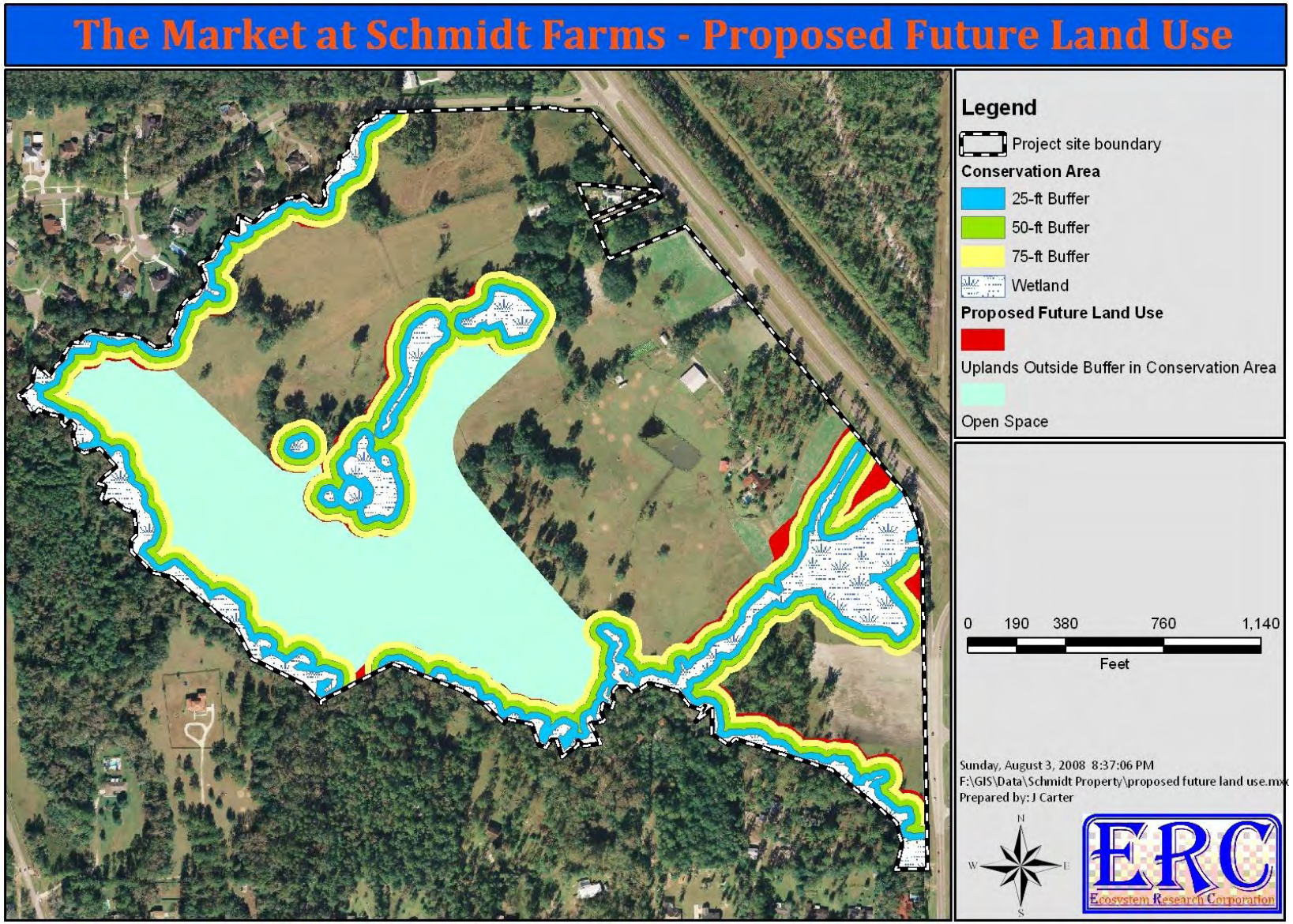


Table 11. Part II UMAM Assessment of Conservation Area #1.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Conservation Area #1
Impact or Mitigation: Mitigation (36.38 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The conservation land use will be placed on 36.38 acres of upland and wetland areas where an agricultural land use currently exists. Cattle will be removed and the area, through natural succession, will be allowed to return to a more natural plant community assemblage.	0	1
.500(6)(b)Water Environment (n/a for uplands)	The surface and surficial groundwater quality will improve because direct effects of cattle grazing and foraging are removed.	0	1
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Plant community structure will improve due to removal of cattle, thus allowing recolonization of native groundcover species in both the wetlands and associated upland buffers.	0	1

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	3	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres =NA

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.058

Form 62-345.900(2), F.A.C. [effective date]

Photo 9. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.



Photo 10. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.



Photo 11. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.



Photo 12. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.



Photo 13. Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.



Photo 14. Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.



Table 12. Part II UMAM Assessment for the Buffer Areas.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Upland Buffer (25' to 75' in width)
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (15.65 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 4	with: 7	The buffer extending from 25 to 75 feet from the wetland is being placed in a conservation landuse for the City of Alachua. This is pasture and will be allowed to succeed naturally. This area is outside of the jurisdiction of the Suwannee River Water Management District.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	Water quality inflows to wetland creek areas will be improved by removal of cattle.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 7	Vegetation will succeed naturally from pasture or cattle affected disturbed forested areas to natural forested areas.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.267	with: 0.467	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA
Delta = [with-current]: 0.2		If mitigation Time lag (t-factor) = 1.14 Risk factor = 1.50	For mitigation assessment areas RFG = delta/(t-factor x risk) = 0.117

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Mitigation Component #4: Creation of Stormwater Basins

A fourth mitigation component to consider, which is a result of the project development and not an active mitigation plan, is the construction of stormwater basins on the site. The project will result in creation of three (3) storm basins that total 6.883 acres (Figures 6 and 7)

Pond A	0.4794 acres
Pond B	6.2080 acres
Pond C	0.1956 acres
Total	**6.883 acres**

These ponds, which provide for stormwater treatment, will also provide significant on-site aquatic habitat. The impacts that occur on site occur to a very disturbed agricultural pond, or surface water. This pond accounts for 88% (0.777 acres ÷ 0.882 acres = 88%) of the total impacts that occur on site; therefore, some consideration should be given for credit obtained by storm pond construction to mitigate for surface water habitat losses as a result of filling the pond. The UMAM (**Table 13**) calculated for the storm pond construction provides for 1.542 functional gain credits (0.224 RFG x 6.883 acres), which offsets the deficit functional loss credits of 0.1284 by a factor of 12.0 : 1 (1.542 ÷ 0.1284). These ponds will be constructed as wet ponds adjacent to conservation areas and contained in the open space land use. They will provide aquatic dependent animal habitat and provide for aquatic landscape support for the onsite creek systems that are much better than the existing landscape provides for today.

Summary

The proposed project will result in the loss of 0.882 acres of wetlands and surface waters. This acreage loss is equivalent to a functional loss of -0.4724 credits as calculated by UMAM. The loss, as compared to the functional gain described in this report, is summarized as follows:

Impacts	Acreage	Functional Loss
Wetland/Surface Water Impacts	0.882	-0.4724
Mitigation Components		
#1: Creation	0.882	+0.344
#2: Conservation Area	36.38	+2.110
#3: Extended Buffers	15.65	1.831
#4: Storm Pond Creation	6.883	1.542

As can be seen by this summary, Mitigation Components 2, 3, or 4 are individually sufficient to offset mitigation requirements as determined by UMAM. All components are being performed passively as a result of this project. The creation Component is being performed to ensure that ***no net loss of wetlands*** occurs in the drainage basin.

Table 13. Part II UMAM Assessment for the Stormwater Ponds.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Stormwater Ponds
Impact or Mitigation: Mitigation (6.883 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	0	4	The storm ponds will be wet systems constructed in uplands that are primarily designated as open space land use and will be adjacent to conservation areas. The ponds will provide much greater landscape support to the adjacent aquatic habitats than what exists in the present condition.
.500(6)(b)Water Environment (n/a for uplands)	0	4	The ponds will be permanently wet and provide for permanent on-site aquatic habitat.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	0	4	The ponds will provide foraging habitat for a host of listed bird species as well as permanent habitat for aquatic fish, turtles, reptiles and amphibians.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.4	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = NA

Delta = [with-current]
0.4

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.224

Form 62-345.900(2), F.A.C. [effective date]

ATTACHMENT 6: Completeness Summary Issued 5 September 2019

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to jmontalto@windstream.net

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Completeness Review for:
- 121 Acre Traditional Neighborhood Development (TND) Large Scale Comprehensive Plan Amendment (LSCPA)
- 121 Acre Traditional Neighborhood Development (TND) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Montalto:

On August 29, 2019 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the 121 Acre Traditional Neighborhood Development (TND), which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Traditional Neighborhood Development (PD-TND) on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Unless otherwise noted, this information must be submitted not later than 5 PM on September 12, 2019. If the requested information is not provided within the timeframe provided, the application shall be considered incomplete.

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

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Application was not signed or notarized. Please submit a signed and notarized application form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
2. Rezoning Application:
    a. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. Environmental Reports are dated from 2008. Updated and revised reports are required as conditions have changed on the site. This comment will be included with the Development Review Team comments associated with this application. The updated reports may be submitted with future resubmittal.

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

ATTACHMENT 7: Completeness Summary Issued 30 September 2021

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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Phone: (386) 418-6120
Fax: (386) 418-6130

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that the proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development. The rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that the proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.
17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.
e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.
f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.
   b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM
Subject : Updated US 441 Traditional Neighborhood Traffic Study
To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

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Should there still be any question on the origin of this email, contact the IT Department immediately.

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To: August 29, 2021
Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND
Project Type: DEVELOPMENT
Project Description: 121-acre project site in consideration for a Traditional Neighborhood Development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.7441333,-82.39379557863518,14z



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon corais couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise *Gopherus polyphemus* Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander *Ambystoma cingulatum*	Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.
Species profile: https://ecos.fws.gov/ecp/species/4981

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 **4**-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

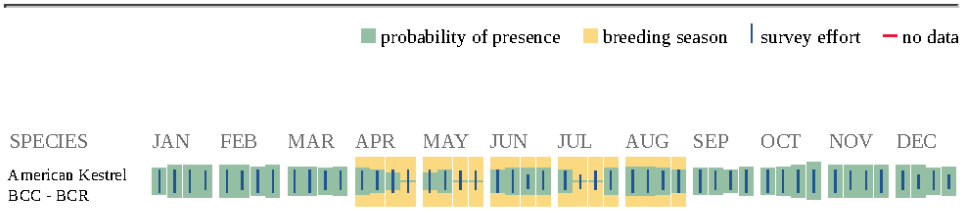
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

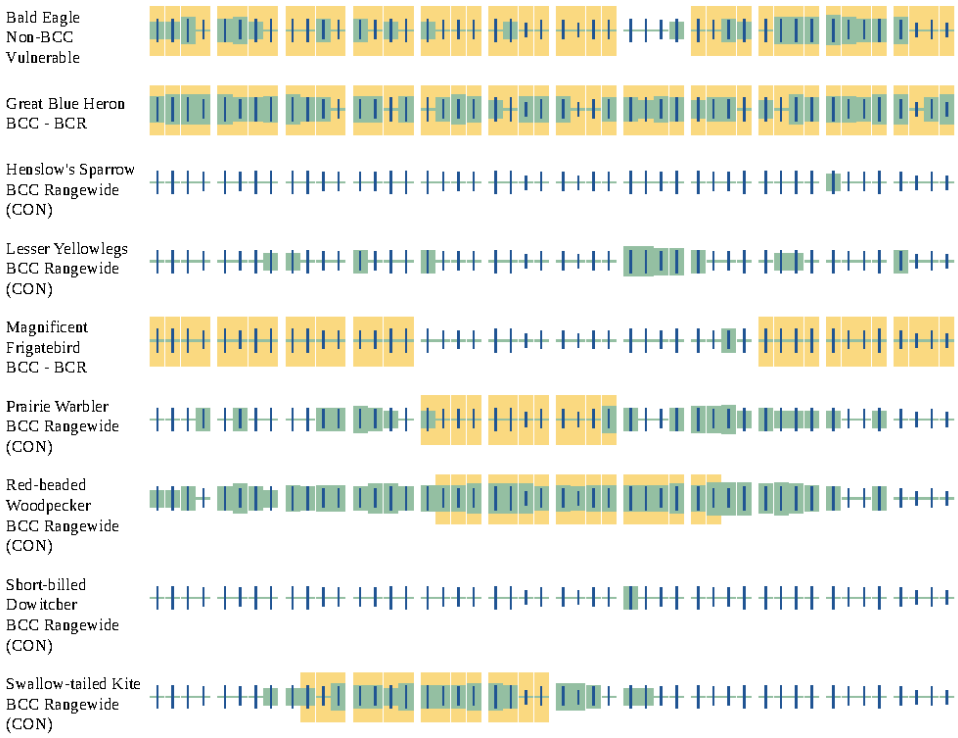
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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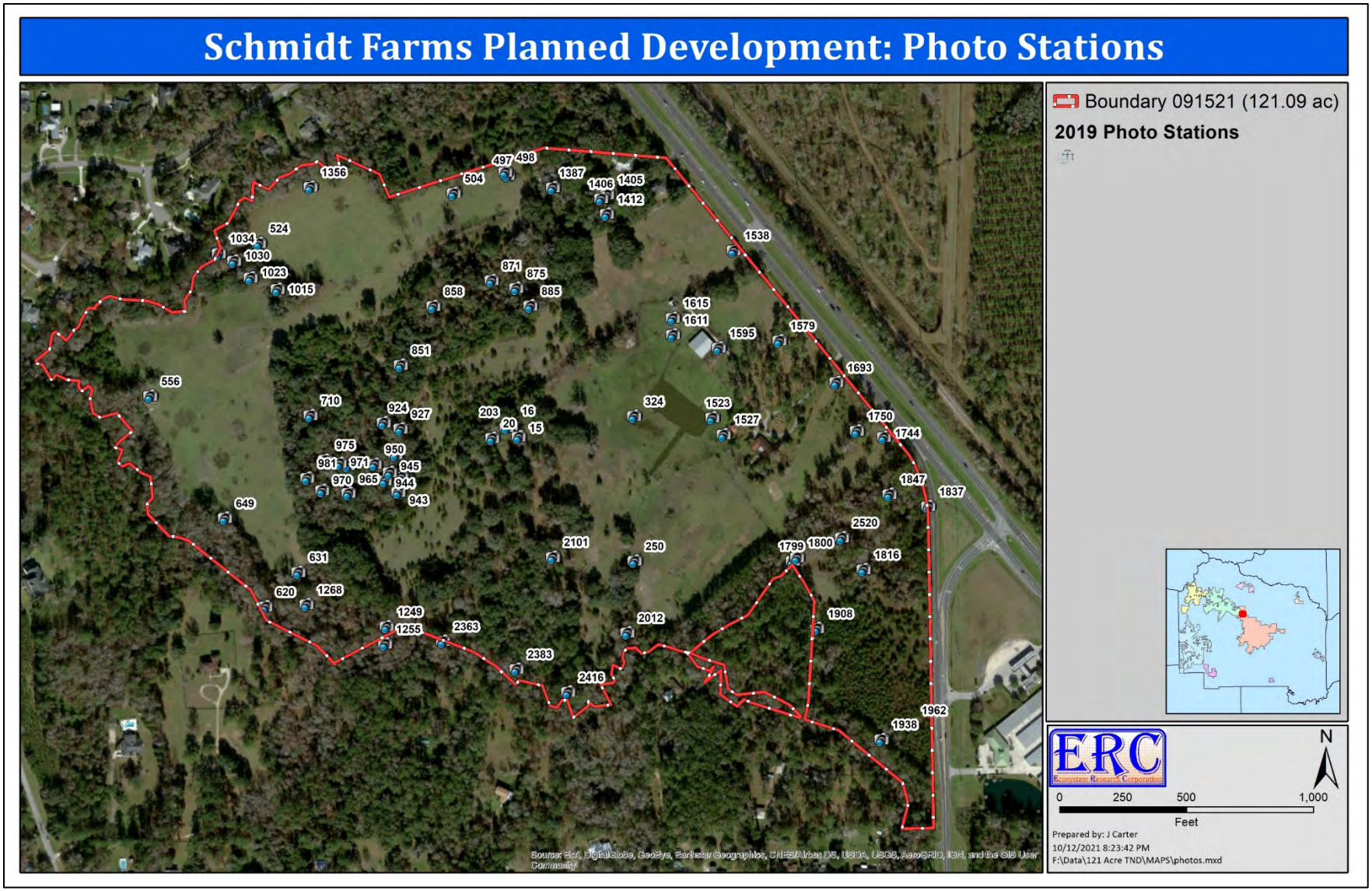

Figure A–1. Locations where photos were taken showing current habitat conditions on the Planning Parcel.



Photo 1. **View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019.**



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Photo 5. **View of a Non-Wetland Surface Water Depression at GPS location 250 (polygon 9) as seen looking east on 4 November 2019.**



Photo 6. **View of Improved Pasture Habitat at GPS location 324 as seen looking east-southeast on 4 November 2019.**



Photo 7. **View of cattle within Improved Pasture Habitat as seen on 5 November 2019.**

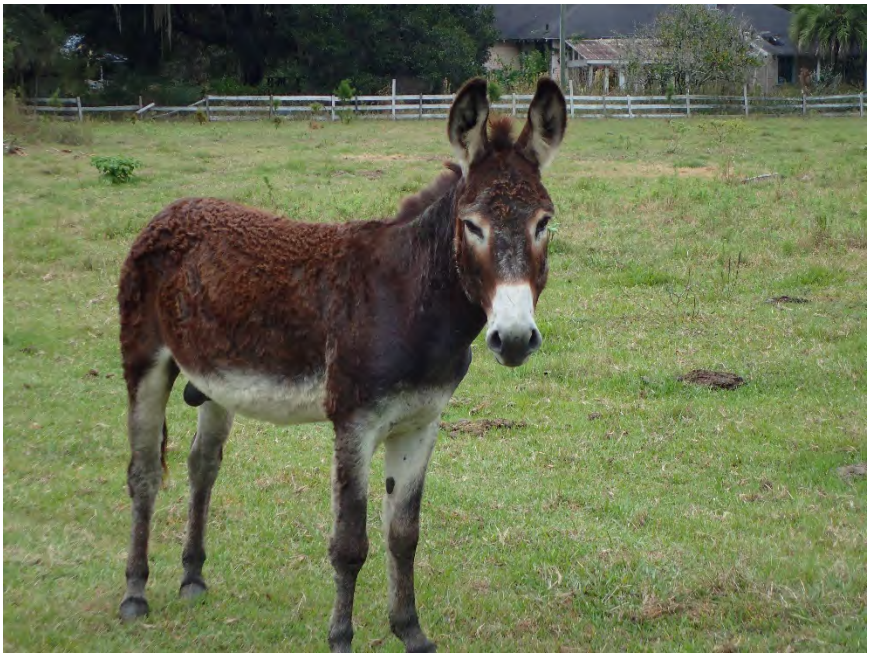

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Photo 67. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019.**



Photo 68. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northeast from GPS locations 1255 and 1268 on 23 November 2019.**



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Photo 73. **View of agricultural structure at GPS location 1387 as seen on 23 November 2019.**



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Photo 76. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019.**



Photo 77. **Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523.**



Photo 78. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 79. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 80. **View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019.**



Photo 81. **View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019.**



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Photo 90. **View of cinder block building at GPS location 1615 as seen on 23 November 2019.**



Photo 91. **View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019.**



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Photo 94. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 95. **View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019.**



Photo 96. **View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019.**



Photo 97. **View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019.**



Photo 98. **Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019.**



Photo 99. **View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019.**



Photo 100. **View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019.**



Photo 101. **View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019.**



Photo 102. **View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019.**



Photo 103. **View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019.**



Photo 104. **View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019.**



Photo 105. **View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019.**



Photo 106. **View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019.**



Photo 107. **View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019.**



Photo 108. **View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019.**



Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

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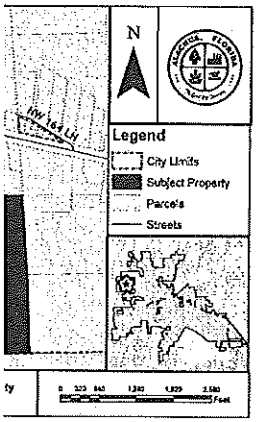

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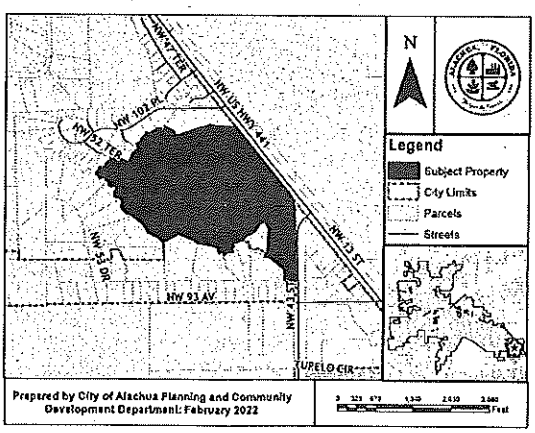
City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±121.1 acre subject property from Agriculture (±81.15 acres) and Commercial (±39.95 acres) to Conservation (±35.63 acres), Moderate Density Residential (±41.33 acres), High Density Residential (±17.8 acres), and Commercial (±14.33 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential, High Density Residential and Commercial ; Existing Zoning: Agricultural (A), Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

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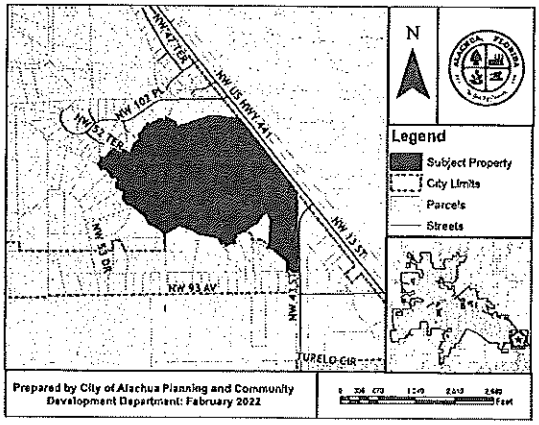

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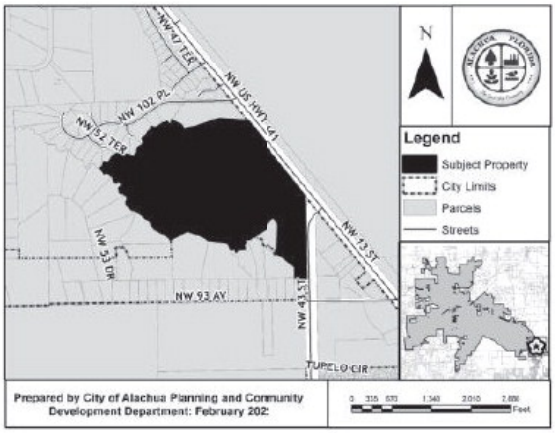

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City of ALACHUA
THE GOOD LIFE COMMUNITY

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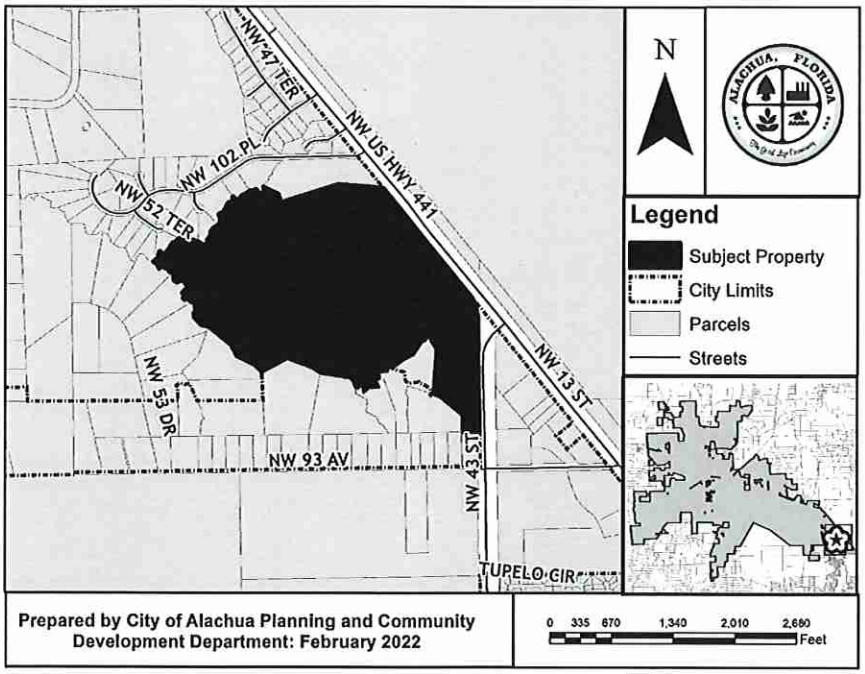

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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NEWBERRY, FL 32669

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GAINESVILLE, FL 32653

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T
4416 NW 93RD AVE
GAINESVILLE, FL 32653

POPE H D & TEIKO
4622 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
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NEWBERRY, FL 32669

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GAINESVILLE, FL 32653

FISHER CRAIG H & ROBIN HOPKINS
5219 NW 102ND PL
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

YESH JANET A LIFE ESTATE
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6524 PINE DR
PANAMA CITY BEACH, FL 32408

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KOCHERT DAVID W & MARGARET J
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FOX & GRIGGS W/H
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GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R
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EGGERKING LINDA D TRUSTEE
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JONES CASEY & NEKIA
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GAINESVILLE, FL 32653

BROCK J OWEN JR & JANDA
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GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
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FENNELL CHAKA A
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THOMAS JUSTIN & ADRIANA L
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CITY OF GAINESVILLE
LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

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Gainesville, FL 32606

David Tate & Amy McBride
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Gainesville, FL 32653

Thomas & Vickie Coleridge
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Gainesville, FL 32653

DH Custom Cabinets
2302 NW 71st Pl
Gainesville FL 32653

McKinney Investments
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Gainesville, FL 32653

Deerhaven, LLC
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Gainesville, FL 32641

Rupert Murphy
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Gainesville, FL 32653

Danny Rich & Ruth Rich
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Gainesville, FL 32653

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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
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David Forest
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Shasta Schoellhorn
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16611 NW 138th Ave
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/8/2022
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 27 conditions provided in Exhibit "A" of this Staff Report, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by David Meeks, on behalf of DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM").

The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is approximately 121.1 acres in size. The subject property is located southwest of the intersection of US 441 and NW 43rd Street. The subject property contains two vacant commercial structures, and one residential structure with several associated farm buildings.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation on approximately 72.7 acres and a Commercial FLUM Designation on approximately 48.4 acres of the subject property. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Conservation, Moderate Density Residential, High Density Residential, and Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 213 residential units, and 2,500 square feet for an amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum

of 259 residential units, and 489,400 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

Development of the subject property would place most of the wetland and associated wetland buffer area within the Conservation Future Land Use Designation and Common Area/Open Space (Development Area E). The only uses allowed within these areas would be recreational facilities such as trails or parks. Typical single family detached uses would be permitted adjacent to these areas (Development Area F). A wider variety of residential uses, including cottage style uses, would be permitted to the east of Development Area F. Development Areas A and B, adjacent to US 441 would permit a variety of residential and commercial uses. Access to the proposed development would be provided at two locations. One ingress/egress would be provided from US 441, and one ingress/egress would be provided from NW 43rd Street.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

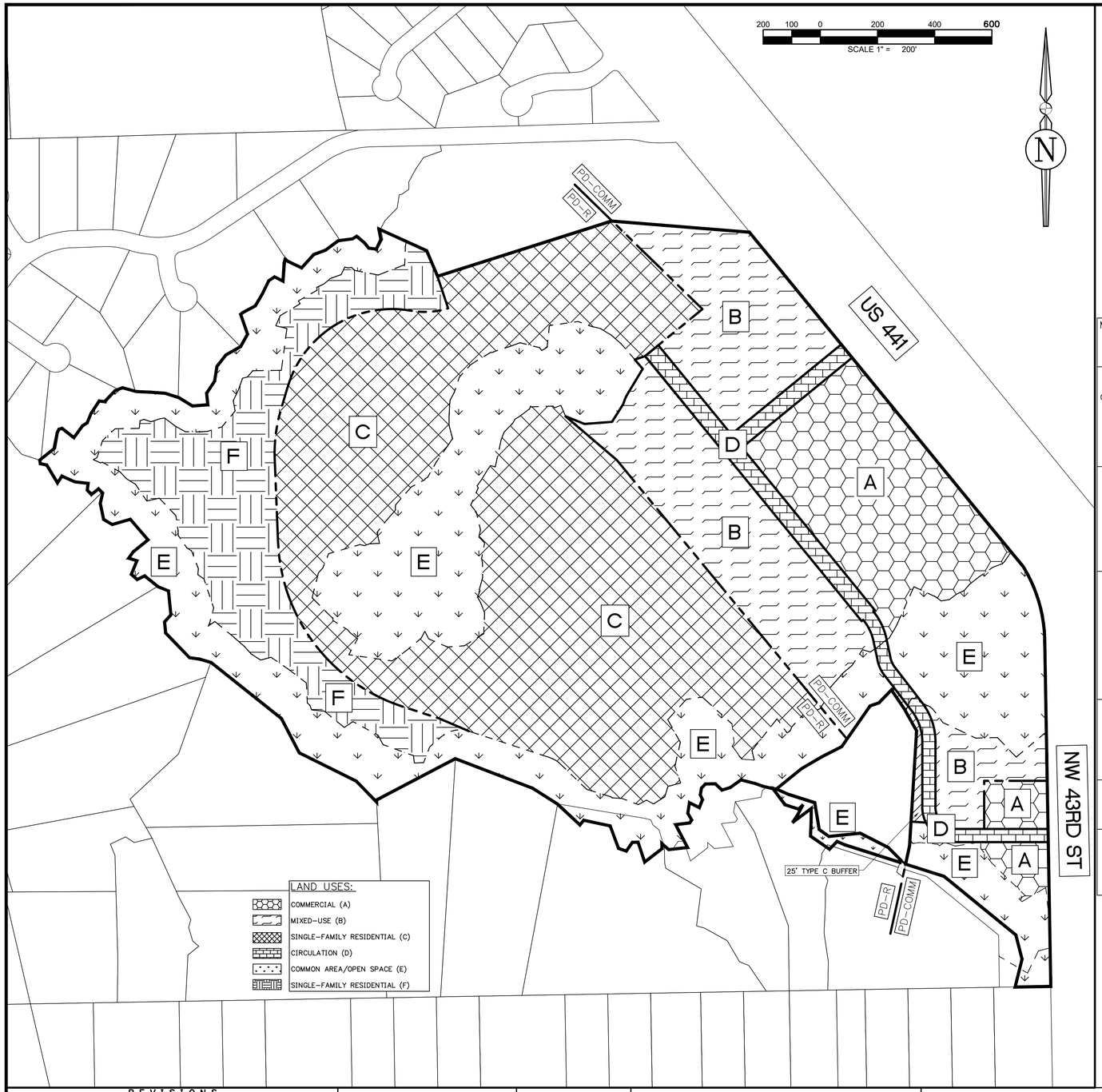
> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

ATTACHMENTS:

Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Draft PD Ordinance

- Draft PD Agreement
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- Public Notice Materials for the 03/08/22 PZB Meeting



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1 EXCEPT THE FOLLOWING USES SHALL NOT BE ALLOWED IN DEVELOPMENT AREA B: AUTOMOBILE RENTAL AND SALES, AUTOMOBILE REPAIR AND SERVICING, AUTOMOBILE SERVICE STATION, BOAT AND MARINE RENTAL AND SALES, CARWASH AND AUTO DETAILING, RECREATIONAL VEHICLE RENTAL AND SALES, TAXICAB SERVICE, TIRE SALES AND MOUNTING, TOWING SERVICE, TRANSMISSION OR MUFFLER SHOP, PAWN SHOP, LIGHT MANUFACTURING, AIRPLANE LANDING STRIP, AND HELICOPTER LANDING FACILITIES • STORMWATER MANAGEMENT FACILITIES • COMMON AREA AND OPEN SPACE • NEIGHBORHOOD AMENITY CENTER IS PERMISSIBLE IN DEVELOPMENT AREA B	489,400 SF 259 D.U. 2,500 SF MAXIMUM FOR NEIGHBORHOOD AMENITY CENTER BUILDING	±28.6	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC				S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%	
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• DWELLING, LIVE/WORK • SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1 • NEIGHBORHOOD AMENITY CENTER	164 D.U. MAXIMUM OF 82 COTTAGE STYLE HOMES (50% OF MAXIMUM DWELLING UNITS) 2,500 SF MAXIMUM FOR NEIGHBORHOOD AMENITY CENTER BUILDING	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%	
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE	N/A	±3.6	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7		N/A
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A		10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%		55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D" EXCEPT FOR THOSE USES IDENTIFIED ABOVE FOR DEVELOPMENT AREA B.
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.
8. NEIGHBORHOOD AMENITY CENTER PARKING REQUIREMENTS: 4 PER 1,000 SQUARE FEET GROSS FLOOR AREA.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")
APPLICANT/AGENT:	David Meeks
PROPERTY OWNER:	DM Alachua Investments, LLC
LOCATION:	Southwest of the intersection of US 441 and NW 43rd Street
PARCEL ID NUMBERS:	05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000
ACREAGE:	± 121.1 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 27 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by David Meeks, on behalf of DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM").

The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is approximately 121.1 acres in size. The subject property is located southwest of the intersection of US 441 and NW 43rd Street. The subject property contains two vacant commercial structures, and one residential structure with several associated farm buildings.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation on approximately 72.7 acres and a Commercial FLUM Designation on approximately 48.4 acres of the subject property. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Conservation, Moderate Density Residential, High Density Residential, and Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 213 residential units, and 2,500 square feet for an amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 259 residential units, and 489,400 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

Development of the subject property would place most of the wetland and associated wetland buffer area within the Conservation Future Land Use Designation and Common Area/Open Space (Development Area E). The only uses allowed within these areas would be recreational facilities such as trails or parks. Typical single family detached uses would be permitted adjacent to these areas (Development Area F). A wider variety of residential uses, including cottage style uses, would be permitted to the east of Development Area F. Development Areas A and B, adjacent to US 441 would permit a variety of residential and commercial uses. Access to the proposed development would be provided at two locations. One ingress/egress would be provided from US 441, and one ingress/egress would be provided from NW 43rd Street.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) *Greater Freedom to Provide Access, Open Space, and Amenities*
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

EXISTING USES

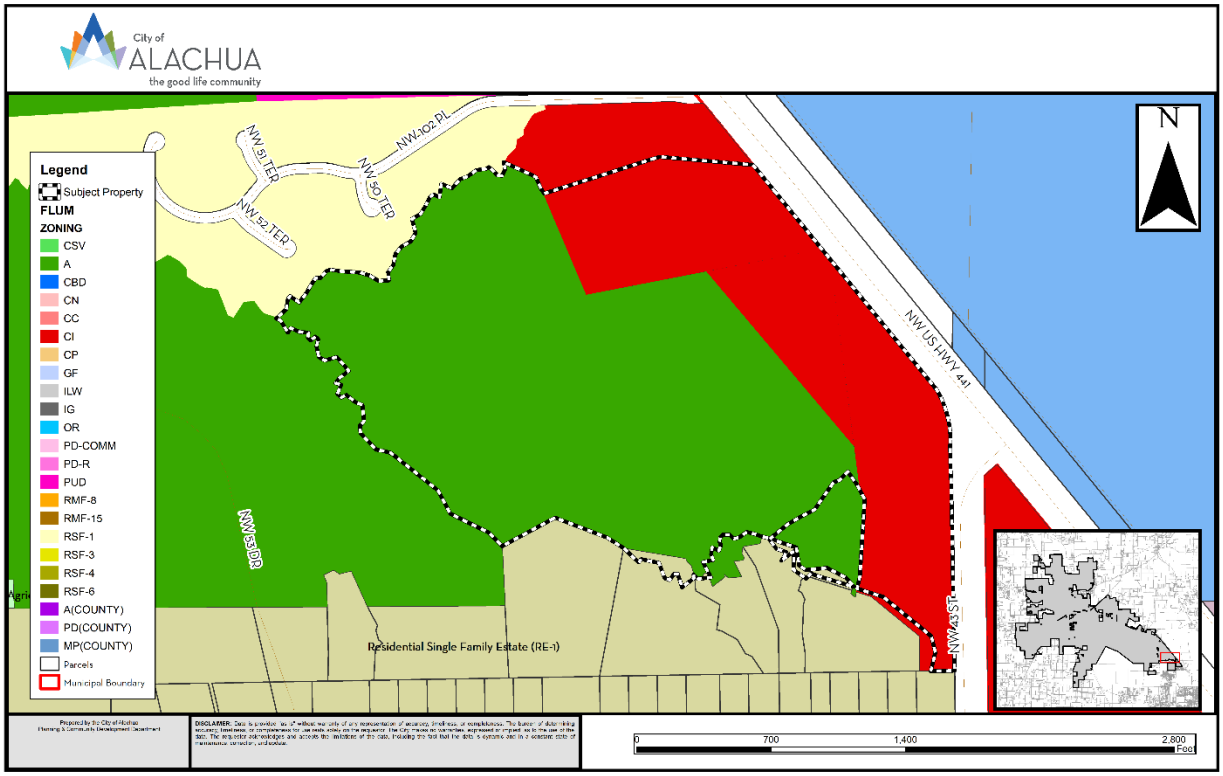
The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

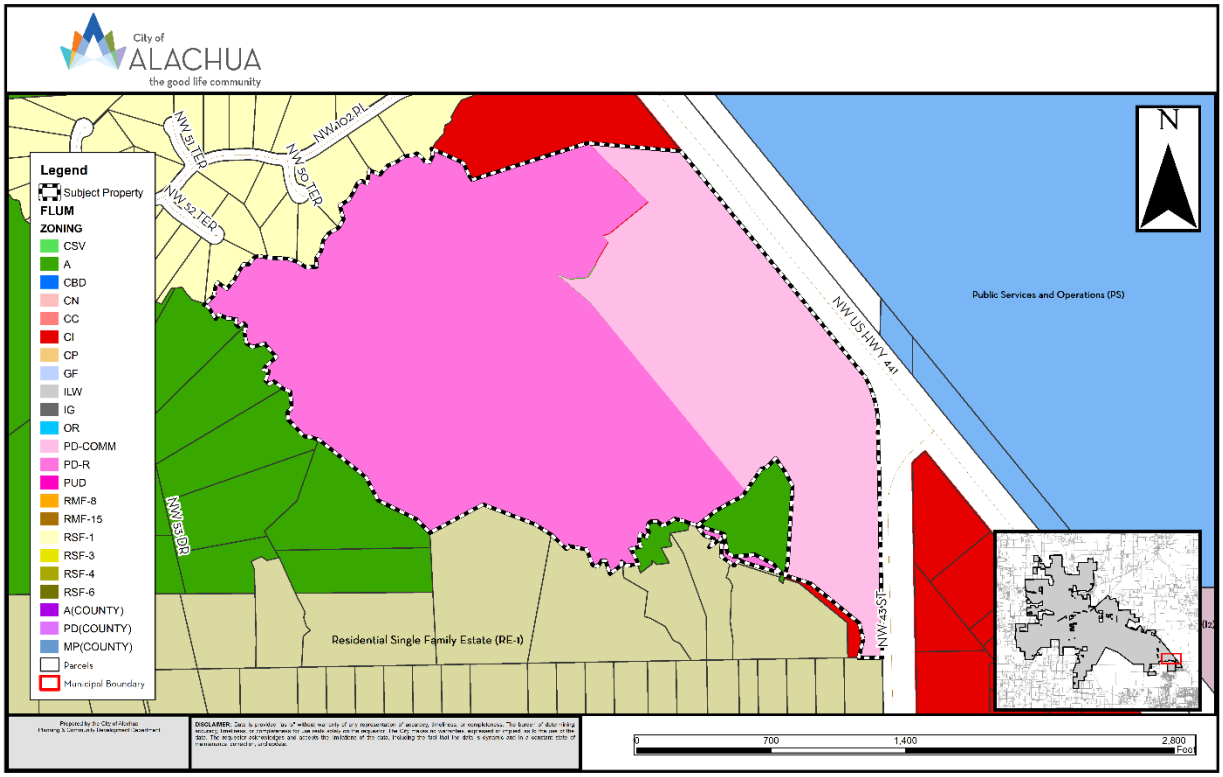
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts		Proposed Zoning District	
Zoning District:	Agricultural (A) 72.7 acres	Commercial Intensive (CI) 48.4 acres	Planned Development – Residential (PD-R) 79.52 acres	Planned Development – Commercial (PD-COMM) 41.55 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 14 dwelling units per acre*	NA	Established by PD Master Plan *213 dwelling units for PD-R Zoned Area*	Established by PD Master Plan *259 dwelling units for PD-Comm Zoned Area*
Floor Area Ratio:	N/A	1.0 FAR 2,108,304 square feet nonresidential	Established by PD Master Plan *2,500 square feet maximum for neighborhood amenity center building*	Established by PD Master Plan *489,400 square feet of non-residential uses for PD- Comm Zoned Area* *2,500 square feet maximum for neighborhood amenity center for PD-Comm Zoned Area*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.	Single family attached and detached, townhouse, two to four family, stormwater management facilities, common areas, open space, and cottage style detached single family units	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

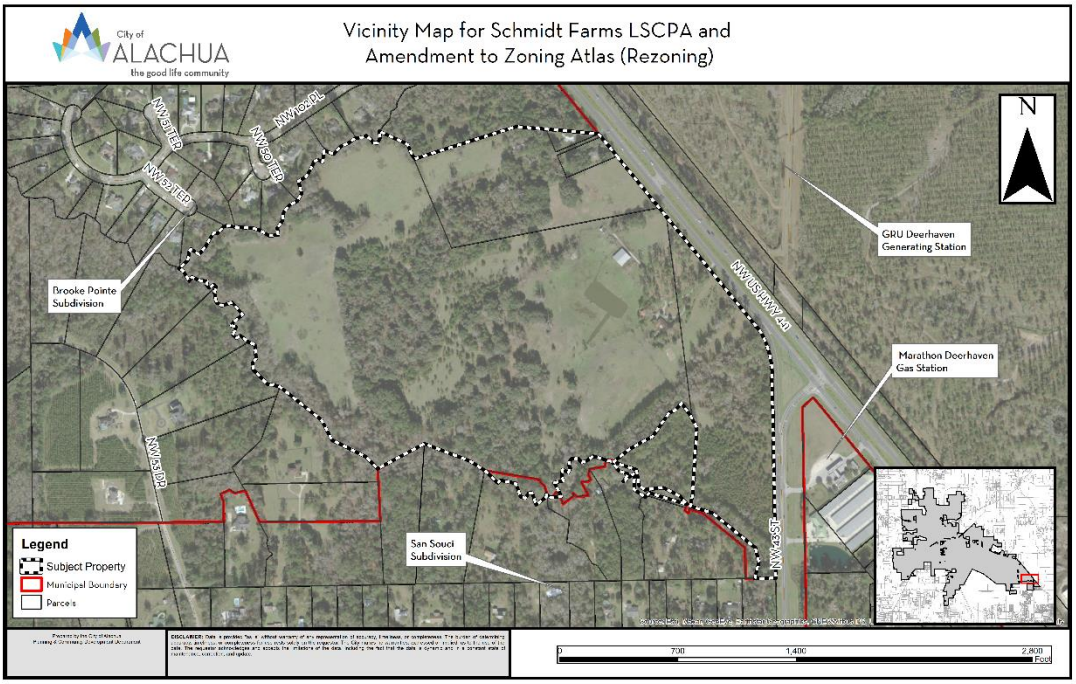
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential / Major Utility (Deerhaven Generating Plant)/ Vacant Commercial	Moderate Density Residential/ Public Facilities (City of Gainesville)/ Commercial	RSF-1, CI, PS (City of Gainesville)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Agriculture	A
South	Residential	Low Density (Alachua County)	RE-1 (Alachua County)

Map 3. 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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 12, 2021, at the Alachua Branch Library, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 30 members of the public.

Concerns included stormwater and flood plain management related to Turkey Creek, impacts to natural resources existing on and near the property, and traffic.

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.

Through a related application, the applicant proposes to amend the FLUM Designation from Agriculture and Commercial to Conservation, Moderate Density Residential, High Density Residential and Commercial on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.3.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Commercial FLUM Designation, and states the following:

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Policy 1.3.b: The proposed Zoning is consistent with the Commercial Future Land Use Category, under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with

this Policy.

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the High Density Residential FLUM Designation, and states the following:

> *Policy 1.2.d* High Density Residential (8 to 15 dwelling units per acre)**:** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.d: The proposed zoning to Commercial Planned Development is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

> *Policy 1.8.a: Conservation uses:* Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Analysis of Consistency with Policy 1.8.a: Any proposed future development within the Conservation land use area would be required to conform with this Policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R and PD-COMM, which are zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, Policy 2.1.a, and Policy 2.1.d are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal

flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with two commercial structures along US 441. The subject property contains surface water bodies, wetlands, special flood hazard areas. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. 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.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities

and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan

and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is

employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.

d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

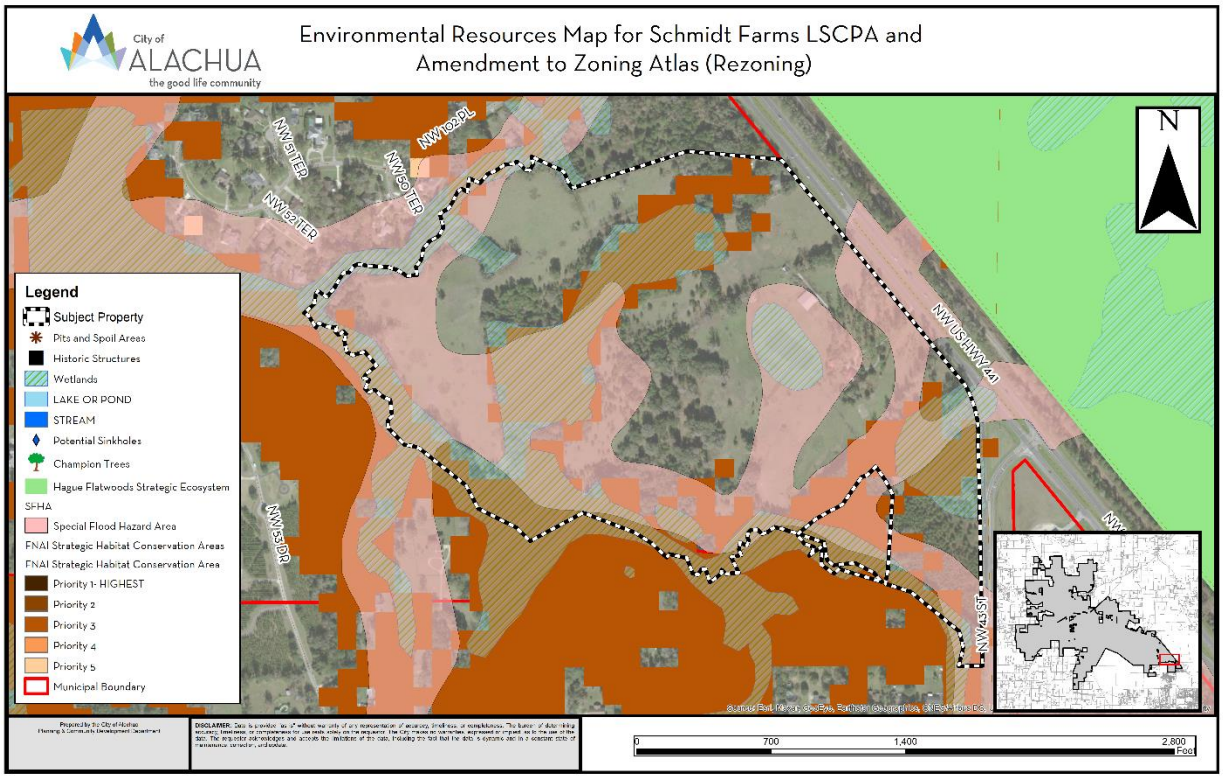
Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

The existing wetlands and associated wetland buffers required under Policy 1.10.g are primarily located within the Conservation Future Land Use category.

Map 4. Environmental Features



Wetlands

According to the wetlands delineation provided by the applicant there are wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The vast majority of wetlands and the associated required buffer areas are being proposed to be placed within the Conservation Future Land Use designation; 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. The subject property is adjacent to the Hague Flatwoods Strategic Ecosystem. The GRU Deerhaven Generating Station is also located within this Strategic Ecosystem. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be

significant, 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, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other The subject property contains an amount of Priority 3 lands under the Florida Natural Areas inventory. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. 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 five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited/ Very limited	12.3
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited/ Not limited	4.2
Pomona sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited/ Very limited	19.7
Floridana sand, frequently ponded, 0 to 2 percent slopes	C/D	Very poorly drained	Very limited/ Very limited	2.3
Mulat sand	C/D	Poorly drained	Very limited/ Very limited	59.4

Evaluation: The soil types located within the subject property pose limitations for development of residential and small commercial buildings. Special engineering, drainage, soil reclamation and foundation design will be required to overcome site limitations.

Flood Potential

Panels 12001C0282E 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 "X" designations (areas determined to be outside of the 500-year floodplain), Flood Zone "A" (areas determined to be in the 500-year floodplain for which base flood elevations have not been established, and Flood Zone "AE" (areas determined to be in the 500-year floodplain for which base flood elevations have been established).

Evaluation: Portions of the subject property contains areas located within Special Flood Hazard Areas (Areas A and AE). Compliance with applicable requirements of the City's Land Development Regulations will be required as a part of any future proposed development.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow

hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any 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.

Evaluation: There are two historic structures located on the subject property, as indicated in the Florida Master Site File. Placement on the Florida Master Site File does not necessarily indicate historic significance, but rather that the structure is documented to be greater than 50 years old. The Site file is not a state historic registry.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and commercial uses.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. The residential lands to the south are separated by Turkey Creek and the associated buffer required. In locations where potential commercial and existing residential uses exist, a 25' Type C landscape buffer is provided. Furthermore, certain uses are not permitted in Development Area B, which is adjacent to proposed single family residential areas. These uses include automotive and light industrial uses.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development. The proposed amendment would permit Commercial uses along US Highway 441 and NW 43rd Street, both of which are existing major arterials. The proposed PD Ordinance limits the number of gasoline sales in the PD-Comm area to 1 (one). The proposed PD Ordinance limits the amount of drive through restaurant space to 15,000 square feet.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections for wetlands and surface water bodies located on the subject property.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and PD-COMM are consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property. Additionally, GRU has existing utilities in the immediate vicinity.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The applicant has submitted a letter which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) ***Master Plan***
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland

buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R and PD-Comm zoning district are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The proposed PD Ordinance limits the number of gasoline sales in the PD-Comm area to 1 (one). The proposed PD Ordinance limits the amount of drive through restaurant space to 15,000 square feet.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years. The PD Ordinance requires that no more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property, and that a minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district. This condition is intended to ensure a mix of uses as envisioned by the PD-COMM zoning objective.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the PD Master Plan.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the two (2) roadway segments affected by this project and monitored for concurrency (US 441 (from MPO to CR25A East) and US 441 (from CR25A East to SR235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for

solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area E.

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this

report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Further Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 6 and 7), prohibiting the planting of any invasive plant species (Condition 8), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 9).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional

development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 79.52 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future and Conservation Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. Turkey Creek and the associated wetland buffer provide for adequate separation from existing residential uses to the west, south, and north.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction

of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.3.1 (B)(1)(c)(1)	24 foot wide wearing surface	20 foot wide wearing surface
7.2.3 (B)	Maximum block length of 600'	Where block length of 1000' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.
7.2.5 (I)(3)	Minimum curb radii of 25'	Minimum curb radii of 15'

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) STANDARDS

Section 3.6.3(D) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development –Commercial (PD-Comm) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(D) is provided below.

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-Comm district is approximately 41.55 acres in area, exceeding the minimum 10 acre size requirement.

(2) ***Uses***

The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-COMM district as identified in Table 4.1-1. The PD Ordinance requires that no more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property, and that a minimum of 25,000 square feet non-residential uses must be

constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district. This condition is intended to ensure a mix of uses as envisioned by the PD-COMM zoning objective.

(3) *Densities/Intensities*

The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation: The number of residential units and floor area of non-residential development is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed High Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. Further, a 25' Type C landscaped setback is propose where lots adjoin adjacent existing residential development. Additionally condition 1 of the PD Ordinance limit certain uses, including automotive uses, from being located within Development Area B.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-3, *Development Standards Applicable in the PD-COMM District*, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required

materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

f. The reduction or modification is necessary as a traffic-calming measure;

g. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

h. Access for emergency service vehicles is not substantially impaired;

i. Adequate off-street parking is provided for the uses proposed; and

j. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(D)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.3.1 (B)(1)(c)(1)	24 foot wide wearing surface	20 foot wide wearing surface
7.2.3 (B)	Maximum block length of 600'	Where block length of 1000' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.
7.2.5 (I)(3)	Minimum curb radii of 25'	Minimum curb radii of 15'

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The traffic impact data are obtained from a traffic concurrency report drafted by Buckholz Traffic.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	2,790 (1,395/1,395)	266 (66/200)	133 (84/49)
	Commercial[1]	4,654 (2,327/2,327)	147 (91/56)	412 (198/214)
Potential Trips		**7,444 (3,722/3,722)**	**413 (157/256)**	**545 (282/263)**

1 *Buckholz Concurrency Study, October 2021*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	25,536	20,435
Reserved Trips[4]	43	4,323
Available Capacity[4]	19,421	20,942
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	7,444	1,712
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**11,977**	**19,230**
PM Peak Hour Traffic Analysis	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,118	1,941
Reserved Trips[4]	5	298
Available Capacity[4]	1,747	1,871
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	545	109
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**1,202**	**1,762**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua January 2022 Development Monitoring Report.*
5 *Source: Buckholz Traffic Concurrency Study, October 2021.*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: As shown in Table 5, affected segments 3 and 4 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	214,760
Residual Capacity	**584,083**
Percentage of Permitted Design Capacity Utilized	**74.61%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 214,760 gallons per day at build out. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	201,910
Residual Capacity	**440,989**
Percentage of Permitted Design Capacity Utilized	**70.60%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 201,910 gallons per day. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	7.09
Residual Recreational Capacity After Impacts	**71.58**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 514 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.70 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (7.09 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	20,065.75	3,662
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 514 dwellings +5.5 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 3,663 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 189 total student stations (72 for elementary, 76 for middle, and 41 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

DM ALACHUA INVESTMENTS, LLC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SCHMIDT FARMS – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

1. The development shall consist of single-family attached and detached, townhouses, 2 to 4 family, cottage residential, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 15 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within the PD-Comm Zoning District • Common area and open space	489,400 square feet 259 dwelling units 2,500 square feet neighborhood amenity center	±11.3	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks* Front (Primary) = 5' Side = 5' Rear=10' *Maximum Building Height* 65 feet *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	±9.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'B' 15du/acre	• All allowable uses within PD-COMM zoning district, except the following: automobile rental and sales, automobile repair and services, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreation vehicle rental an sales, taxicab service, towing service, tire sales and mounting, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, helicopter land facilities. • Common area and open space • Neighborhood amenity center building		±17.3	*Minimum Lot Area* 2,000 square feet (single family attached, townhouse, and 2-4 family) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 80 feet (multiple-family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front (Primary) = 5' Side = 0' Rear=5' *Setbacks from lot lines (multiple -family)* Front (Primary) = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family) 55 feet (multiple- family) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	±14.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'C' 4du/acre	• All allowed uses within the PD-R Zoning District • Common Area/ Open Space • Neighborhood amenity center building	164 dwelling units (82 of which may be "cottage style")	±41.3	*Minimum Lot Area* 2,000 square feet (single family attached, townhouse, and 2-4 family) 5,000 square feet (single family detached 2,250 square feet (cottage) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 50 feet (single family detached) 25 feet (cottage) 80 feet (multiple family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (single family detached)* Front = 20' Side = 7.5' Rear=10' *Setbacks from lot lines (cottage)* Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (multiple-family)* Front = 15' Side = 10' Rear=15'	±34.1%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Building Height 45 feet (single family attached, townhouse, and 2-4 family, cottage, and single family detached) 55 feet (multiple- family) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 50% (single family detached and cottage) 60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) (single family attached, townhouse, 2 to 4 family, single family attached, and multiple – family) 600 square feet (cottage) *Minimum Parking Spaces* As required by Section 6.1, LDRs 1.5 spaces per Cottage unit	
Development Area 'D' N/A	Roadways, parking, driveways, bicycle and pedestrian pathways, and supportive infrastructure	N/A	±3.6	**Public Streets** Per Article 7 of LDRs other than as varied in Condition 14 **Private Alleys** Access Width – 20' Paved Surface Width – 12'	±3.00%
Development Area 'E' N/A	Public or Private Parks, Recreational Trails, resource based recreation, preserved environmentally sensitive wildlife habitat and stream corridors	N/A	±35.7	N/A	29.5%
Development Area 'F' 4du/acre	Single family detached	49 dwelling units	11.8	*Minimum Lot Area* 10,000 square feet	9.8%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Minimum Lot Width 80 feet *Setbacks* Front = 20' Side = 5' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 50% *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	

1 Development within Development Areas A and B are subject to the following limitation and conditions:

i. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

ii. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

iii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

2 Development within Development Area C is subject to the following limitations and conditions:

i. The residential cottage is a group of two or more detached residential units similar in appearance to a detached single family use, but located on a single lot.

ii. For purposes of perimeter buffering requirements, the cottage units shall be considered multiple family uses.

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of

no more than three years from the original date of the survey. All listed species shall be identified, but the survey shall specifically include analysis of the following plants and animals: killdeer (*Charadrius vociferus),* Florida spiny-pod (*Matelea floridana),* and eastern indigo snake (*Drymarchon couperi*).

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

6. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

7. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

8. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

9. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation. Because of the location in relation to surrounding water features, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    a. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    b. No new wells permitted on the property

c. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

10. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

11. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by

the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

12. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

13. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

14. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

15. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 900 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 900 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 20 feet, except for privately maintained alleys, which may not be less than 12 feet. Where on street parking is provided, pavement width must be at least 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets, except where there are no residential lots with frontage along the street.

b. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

c. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.

d. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks

or pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

e. The roadway crossing connecting Development Areas A and B is subject to applicable County regulations regarding wetland buffer impacts.

16. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

17. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

18. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

19. Open spaces and conservation areas shall account for a minimum of twenty-five percent (25%) of the complete project.

20. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

21. The Final PD Plan shall be a Preliminary Plat for single-family detached on platted lots or a Site Plan for single-family detached on unplatted lots and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

22. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

23. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

24. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

25. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

26. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

27. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

DM ALACHUA INVESTMENTS, LLC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SCHMIDT FARMS – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

-Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21. 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than

12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Schmidt Farms

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*. The proposed amendment will entitle 213 single family units and 301 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 28 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 22 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 44 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 22, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

PD-COMM and PD-R Rezoning Review Comments

1. *New Comments*
    a. Combine Allowable Use cells for Development Areas A and B to clarify allowable uses. Possible language:
        - All allowed uses in the PD-Comm Zoning District per Table 4.1-1 except that the following uses shall not be allowed in Development Area B: automobile rental and sales, automobile repair and servicing, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreational vehicle rental and sales, taxicab service, tire sales and mounting, towing service, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, and helicopter landing facilities.
        - Stormwater Water Management Facilities
        - Common Area and Open Space

    b. Combine cells for maximum development potential for Development Areas and B.
    c. Add additional note to Development Area C Maximum Development Potential limiting number of cottage style homes to 82 (50% of permitted maximum of dwelling units proposed)
    d. If there is going to be a neighborhood amenity center (pool, clubhouse, etc) maximum development potential need to be provided (maximum floor area, parking rate, and permitted development areas (suggest B and C).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On December 13, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, January 17, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.**

PD-COMM and PD-R Rezoning Review Comments

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
   a. The reduction or modification is necessary as a traffic-calming measure;
   b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
   c. Access for emergency service vehicles is not substantially impaired;
   d. Adequate off-street parking is provided for the uses proposed; and
   e. Adequate space for public utilities is provided within the right-of-way.

   New Comment: This comment does not appear to have been addressed. Please provide justification for modification to street design standards that address items a-e above.

   b. **NEW COMMENT: Development Area (B) is named multi-family residential, which may indicate that only that use or similar uses are intended or permitted in that development area. Please consider renaming or modifying allowed uses to match current name of development area. Current maximum development potentials as found in PD Masters plan would indicate that only non-residential would go into Development Area A and only Residential would go into Development Area B.**

   c. **NEW COMMENT: Allowable uses column requires clarification for each development area. Are listed uses exclusive or in addition to? All specific uses listed appear to be permitted within PD-Comm zoning district.**

5. *Comprehensive Plan Analysis*
   a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be

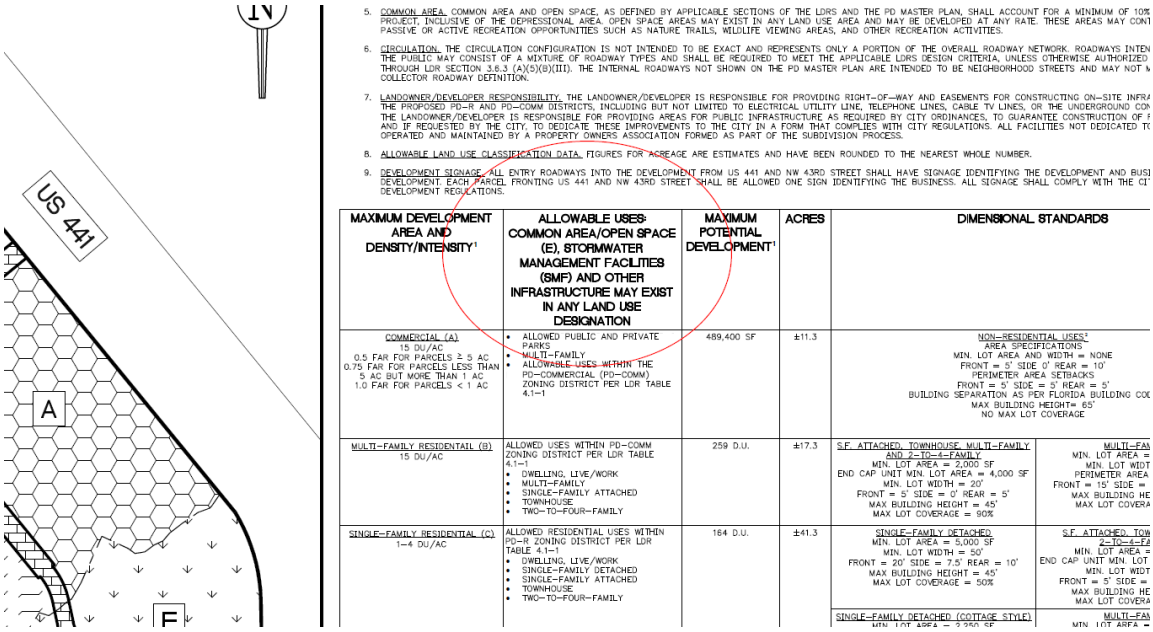
necessary to include a portion as medium density residential or high density residential.

New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.

7. *Miscellaneous / General Comments*

a. Allowable uses column in Table on Master Plan sheet has typo in column title.

New Comment: This does not appear to have been addressed. Please see image below. Please verify column title is correct.



b. **New Comment: In Development Area C, the side setback for the single family detached is 7.5 feet, which would yield a potential maximum building envelope of 35 feet. Please confirm.**

c. **New Comment: A description or definition of cottage style should be included. Staff assumes these would be single family detached structures in appearance on a common parcel. Please confirm.**

d. **New Comment: Please provide legal descriptions (in word format) and sketches for the following:**

i. Overall subject property
ii. Area proposed to be amended to Moderate Density Residential Future Land Use Designation
iii. Area proposed to be amended to High Density Residential Future Land Use Designation
iv. Area proposed to be amended to Commercial Future Land Use Designation
v. Area proposed to be amended to Conservation Future Land Use Designation
vi. Area proposed to be rezoned to PD-Commercial

vii. Area proposed to be rezoned to PD-Residential

If possible, please provide in shapefile format as well.

9. Potential Development Conditions (Revised 01/06/22)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

      The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.
      ii. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.
      iii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
         1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
         2. No new wells permitted on the property
         3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices
      iv. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or

pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

v. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

vi. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

viii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Schmidt Farms Market
Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028.01

December 2021

Schmidt Farms Market
Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028.01 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
404 SW 140th Terrace
Newberry, FL 32669
USA
T: 352.332.3318

December 2021

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Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

List of Appendices

Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment report prepared by Ecosystem Research Corporation (ERC) (2021) for the Schmidt Farms Market Site.

1.2 Background

Schmidt Farms– DM Alachua Investments LLC submitted an Environmental Assessment Report for the Schmidt Farms Market Site (October 2021) in support of a City of Alachua Land Use Comprehensive Plan Amendment and Re-zoning Amendments. Wood scientists have reviewed the Environmental Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2 and 3.

The 121.56 planned development area is located within the southwest quadrant of the intersection of US 441 and NW 43rd Street. Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past that include Angel Gardens, a Bike Shop, and a restaurant to name a few.

2.0 Environmental Assessment Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

ERC performed a desktop review of readily available geographic information system resources to assess the wetland and upland habitats on and adjacent to the subject property. Resources reviewed included current and historic aerial photographs, national wetland inventory, USGS quadrangle maps, Alachua County 2001 LiDAR Topography maps, FEMA flood zone maps, NRCS soils maps, and FDEP land use maps.

ERC scientists conducted a field delineation in 2008 which was reviewed by SRWMD and approved. A more recent delineation was performed by ERC in 2021 according to the *Delineation of the Landward Extent of Wetlands and Surface Waters* (Chapter 62-340 Florida Administrative Code [F.A.C.]) and the wetlands delineation lines were updated. The 2021 wetland delineation lines were approved by Alachua County.

On December 3, 2021, Wood scientists visited the site, reviewed the wetland delineation, and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the ERC report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will also need to be verified by Suwannee River Water Management District (SRWMD).

2.2 Threatened & Endangered Species Review

ERC scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the ERC assessment. The methods used by ERC are consistent with methods that Wood scientists follow for listed species evaluations. **Table 1** outlines the species listed by FNAI and IPaC resource lists, their preferred habitat, if that preferred habitat is found on the subject property, and ERC's effects determination.

In December 2020, the USFWS determined the monarch butterfly (*Danaus plexippus*) should be a candidate for listing under the Endangered Species Act. The monarch butterfly is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). This species was not included in the ERC report and has been included in **Table 1**.

On December 3, 2021, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by ERC scientists.

Wood scientists observed killdeer (*Charadrius vociferus)* during the site visit. The killdeer is a migratory bird species that is common and can be found in the project area year round. During breeding season, the project area would be a common area for nesting as the killdeer are ground nesting birds preferring open areas with high visibility such as bare soil or short-grass fields (Audubon, 2021). The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds. MBTA makes it illegal for people to "take" migratory birds, their eggs, feathers or nests.#

No threatened or endangered wildlife species were observed during Wood's site assessment. The state endangered, Florida spiny-pod (*Matelea floridana),* was observed within the project site within the area that will be conservation easement.

2.3 Tree Protection

The ERC report notes that no Champion Trees have been reported for the project area and most of the historical large trees on the site were removed through silvicultural and agricultural practices. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	No	No effect
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes- foraging habitat No-nesting habitat	No effect
Picoides borealis	Red-cockaded Woodpecker	FE	Slash, longleaf, and loblolly pines	Yes	No effect
Aphelocoma coerulescens	Florida Scrub-Jay	FT	Sand pine and xeric oak scrub, and scrubby flatwoods	No	No effect
Falco sparverius paulus	American Kestrel	ST	Primarily open woodlands, sandhill, and fire-maintained savannah pine, pastures and open fields	Yes	Not Likely to Adversely Affect - Most of the nesting habitat is within a Conservation Easement
Egretta caerulea	Little Blue Heron	ST	Swamps, estuaries, ponds, lakes, and river [b]	No	No effect
Grus canadensis pratensis	Florida Sandhill Crane	ST	Freshwater marshes, prairies, and pastures	Yes – Forage habitat No - Nesting habitat	No effect- forage habitat will be maintained in the post development condition
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes	Not Likely to Adversely Affect
Stilosoma extenuatum	*Short-tailed Snake*	ST	Sandy soils, particularly longleaf pine and xeric oak sandhills, scrub and xeric hammock	No	No effect
Pituophis melanoleucus mugitus	Florida Pine Snake	ST	Well-drained sandy soils with a moderate to open canopy	No	No effect
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	No	No effect

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species	No effect
Notophthalmus perstriatus	Striped Newt	FC	Dry upland habitats. Depression marshes, dome swamps and sinkhole ponds. Natural, ephemeral, isolated Wetlands.	Yes – Natural, ephemeral, isolated Wetlands.	No effect
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*)[c]	No	No effect. Not mentioned in ERC Report
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only found in Squirrel Chimney, a small, deep sinkhole that leads to a flooded cave system of unknown size	No	No effect

Prepared by: JLM Checked by: SEM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.

3.0 Geological Assessment

According to the ERC report, depressions caused by sinkhole activity have been observed on site. Whether or not any of these are active will need to be determined by a more thorough site assessment.

The ERC report included discussion of geotechnical investigations including borings. The majority of the borings (90%) have very loose soil conditions at the surface to a depth of approximately 7 ft. This observation is consistent with active ground loss and internal erosion and is often associated with active karst development in this part of Florida. 8 of the 55 borings (about 15%) have very loose conditions at depths ranging from about 12 ft to 22 ft below ground surface. These very loose soils are often found in heavily karstified topographies and could be indicative of active karst development.

Based on a comparison of historical topographic maps (1966 to present), ground loss appears to be occurring.

3.1 Recommendations

Based on the geological investigations provided in the ERC report, Wood recommends the following:

1) Perform a detailed mapping and evaluation of potential sinkhole features
2) Conduct limited geophysical surveys to detect the presence of caverns or other karst features that could affect development
3) Choose building locations based on avoiding any identified active ground loss areas

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Schmidt Farms property prepared by ERC. Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment Report. The site assessment included review of wetland delineation lines, reviewed the property for potential presence of protected species or their habitat, and review of the geological assessment. In general, Wood agreed with the findings and conclusions made by ERC.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Project information

NAME

Schmidt Farm Market ERA

LOCATION

Alachua County, Florida



DESCRIPTION

Some(Third Party Review of ERA)

Local office

North Florida Ecological Services Field Office

(904) 731-3336

(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/10477

Wood Stork Mycteria americana — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

Eastern Indigo Snake Drymarchon corais couperi — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Gopher Tortoise Gopherus polyphemus — Candidate
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6994

Amphibians

NAME	STATUS

Frosted Flatwoods Salamander Ambystoma cingulatum — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/4981

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE

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	WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow Ammodramus henslowii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

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Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

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Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Henslow's Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



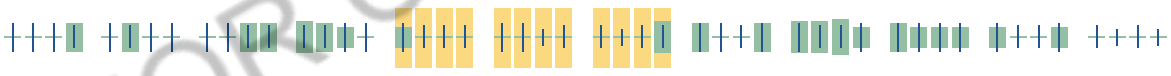
Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



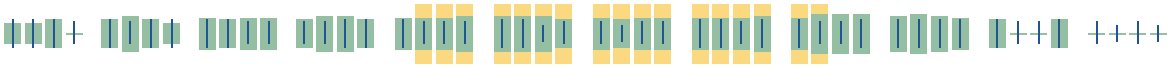
Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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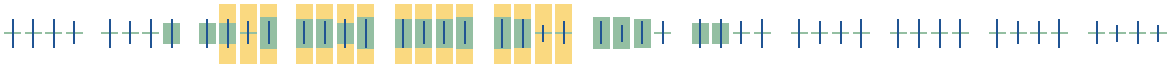
Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring

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in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

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Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 16, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On October 21, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, December 6, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

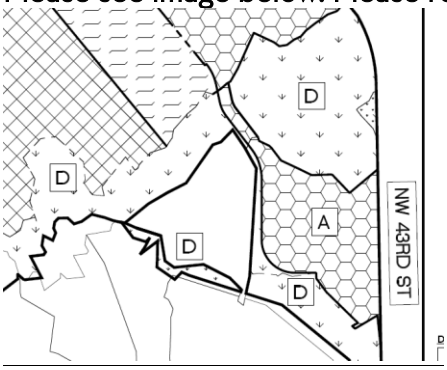
Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Map appears to display development area off of the subject property. Please see image below. Please review and amend map as needed.**



2. *Concurrency Impact Analysis*
   a. **New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).**

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

      New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?

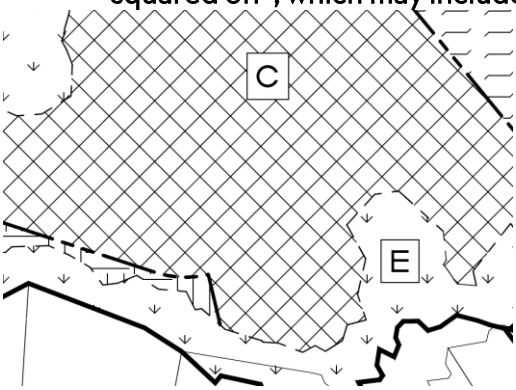
New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

c. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

New Comment: Outside review of environmental impacts are currently underway. Once received, these will be forwarded to the applicant.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.



2. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
   New Comment: Response indicates that the transportation/circulation development area is "E" but displayed map indicates that the circulation development area is "D".
3. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.
   New Comment: Unless otherwise modified through the PD Master Plan, the sign regulations regarding multi-tenant development would govern the signage. The standards can be found in Section 6.5.4 (C)(2).

b. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
   New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
      New Comment: Response addresses setbacks from property lines. Please provide separation distances from surrounding residential uses. For example, Development Area C is located, at the closest x' from nearest residential use to the west. Development Area A is located at the closest x' from nearest residential use.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

New Comment: In locations where on street parallel parking is provided, the minimum right-of-way provided for any subdivision, site plan, or infrastructure plan shall be 60' to provide for adequate spacing of travel lanes, sidewalks, parking areas, and utility infrastructure.

b. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

5. *Comprehensive Plan Analysis*

a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
New Comment: While medium and high density residential development is permitted within the PD-Comm zoning district, there is no minimum or maximum residential density established by the Commercial or Community Commercial land use districts proposed by the associated large scale comprehensive plan amendment. At a high density residential maximum rate of 15 dwelling units per acre, 20.07 acres would be required, leaving 8.53 acres to establish maximum floor to area ratio (FAR). At a FAR of 1.0, the maximum permittable non-residential development would be 371,566 square feet, which exceeds the proposed non-residential of 489,400 square feet of non-residential development in Development Areas A and B. Further, Policy 2.1.d, of the Future Land Use Element states that the Planned Development Commercial zoning is permitted as an options within the commercial and high density residential land use categories, which would indicate that the drafters envisioned a Commercial PD zoning with both residential and commercial uses proposed would require a mix of future land use designations associated with the PD.

b. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development

Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

c. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

6. *Concurrency Impact Analysis*
   a. New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).

7. *Miscellaneous / General Comments*
   a. Allowable uses column in Table on Master Plan sheet has typo in column title.
   New Comment: This does not appear to have been addressed.

8. *Outside Review/ Public Services*
   a. New Comment: See attached review of Traffic Study in a letter dated October 30, 2021 from Brian Kanely, P.E. The City is working to coordinate with FDOT on the issues raised by the letter. Also, please note that the referenced roundabout would require a PD Plan amendment if pursued at a later date.
   b. New Comment: Environmental review is currently underway. We anticipate to have a response from Wood Environmental by December 13, 2021.
   c. New Comment: Please see information from Public Services Department in the attached memo from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated November 2, 2021.

9. Potential Development Conditions (Revised 11/16/21)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any

development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    2. No new wells permitted on the property
    3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 2, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 11/2/2021

RE: **Schmidt Farms LSCPA &RZ Applications – Submittal 2**

Public Services has reviewed the subject project (Oct 21, 2021) and offer the following comments. Review was specific to Public Services utilities.

NO.	COMMENTS
1.	**Comments on Oct 21st, 2021 Submittal** **Sheet PD-3** It is still to be determined whether the proposed lift station will be private or regional. If private, the lift station will only service the Schmidt Farm Development. Subject to a future COA wastewater study, please note that the proposed lift station may be designated as a regional lift station. **For Your Information (FYI)**
2.	
3	
4	

NO.	COMMENTS
5	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Independent Review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study for the City of Alachua, Florida; Project Located in the Southwest Quadrant of US 441 & NW 43rd Street; Prepared by Volkert, Inc. October 2021

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study located in the southwest quadrant of the intersection of US 441 & NW 43rd Street. The Traffic Study was prepared by Buckholz Traffic in October 2021.

The Schmidt Farms Project is in the southwest quadrant of the signalized intersection of US 441 (FDOT State Highway) and NW 43rd Street (Alachua County highway). The proposed Project contains 214 single family homes, 130 apartment units, 171 "residential-over commercial units", and 300,000 gross square feet of retail space. The Project is expected to generate 9,918 external trips with 763 external trips (386 entering and 377 exiting) during the PM peak hour. The Project anticipates having a driveway onto US 441 (north driveway) and a driveway onto NW 43rd Street (south driveway) that will align with the Marathon Gas Station driveway. The build out year for the project is 2031.

The independent review of the Traffic Study will include the following:

- Review of existing traffic volumes.
- Review of trip generation of site traffic.
- Review of distribution and assignment of site traffic onto US 441 and NW 43rd Street.
- Review of future traffic volumes.
- Review of turn lane analysis.
- Review of signalized intersection capacity analysis.
- Review of non-signalized intersection capacity analysis.
- Review of access management evaluation.
- Review of the traffic study recommendations.
- Additional Volkert comments/recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study.

This project was originally reviewed by Volkert in September 2019. The updated project is similar to the 2019 project with respect to land use. Access to the project from US 441 and NW 43rd Street is identical to the proposed 2019 project.

Review of the Traffic Study

Existing Traffic Volumes

This section of the Traffic Study documents (1) how the existing traffic volumes were obtained and (2) how the directional traffic enter/exit counts were obtained from nearby roadways and driveways. This information is correct and there are no comments or suggestions

Trip Generation of Site Traffic

This section of the Traffic Study describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 10th Edition.* It is important to note that there were no adjustments for pass-by traffic in the trip generation (pass-by traffic is traffic that does not originate in the project, is already on the adjacent roadways and the motorist stops by the project land use for a product or service; a gas station is a good example of pass-by traffic). The primary goal of the traffic study is to analyze the total driveway volumes accessing the site and this includes traffic that originates in the project and pass-by traffic. Not reducing the driveway volumes produces site traffic volumes that are conservatively high. The trip generation information is correct and there are no comments or suggestions.

Distribution and Assignment of Site Traffic

This section of the Traffic Study distributes and assigns site traffic onto the streets adjacent to the Project. Manual traffic counts that were obtained at nearby side streets onto US 441 in the Project area resulted in 75% - 80% of traffic headed south towards Gainesville and 20% - 25% of traffic headed north towards Alachua. This distribution of traffic is consistent with previous traffic studies that Volkert has reviewed for the City of Alachua for projects along this portion of US 441.

The assignment of project southbound traffic to 36% US 441 and 36% to NW 43rd Street is reasonable. The University of Florida, Shands Hospital and city and county government offices are east of NW 43rd Street and the Oaks Mall, Butler Plaza/Celebration Point, I-75, and large residential areas are west of NW 43rd Street. Assigning traffic equally to southbound US 441 and southbound NW 43rd Street is a reasonable assumption.

The distribution and assignment of site traffic is correct and there are no comments or suggestions.

Future Traffic Volumes

This section of the Traffic Study describes and documents how the future traffic volumes were calculated. The existing traffic volumes were adjusted by the appropriate FDOT seasonal adjustment factor and then adjusted forward in time by a growth factor from nearby FDOT historical traffic count stations. Site traffic was then added to the future traffic volumes to produce 2031 total traffic volumes for the project. The future traffic volumes are correctly calculated and there are no comments or suggestions.

Turn Lane Analysis

This section of the Traffic Study describes and documents how the determination for left and/or right turn lanes at the Project north driveway onto US 441 and the Project south driveway onto NW 43rd Street were determined. The documentation and methodology for making the determination for the warrants for right and left turn lanes support the conclusions of the Traffic Study. The turn lane analysis was correctly performed and there are no comments or suggestions.

Signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the signalized intersection at US 441 and NW 43rd Street. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report documents the capacity calculations for this intersection for the existing (2021), 2031 No Build and 2031 Build conditions; there are no comments or suggestions.

Non-signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the non-signalized intersections of NW 43rd Street/Project south driveway/Marathon Gas Station Driveway and the US 441/Project north driveway. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report accurately documents the capacity calculations for these intersections for the existing, 2031 No Build and 2031 Build conditions; and there are no comments or suggestions.

Access Management Evaluation

The Traffic Study recommends that the existing full median opening on US 441 just north of the proposed Project north driveway be closed and consideration be given to providing a directional median opening on US 441 at the proposed Project north driveway. A directional median opening allows right in/right out/left in traffic and prohibits left out traffic. Given the high-speed conditions on US 441 at this location, Volkert concurs with the Traffic Study recommendation for a directional median opening at this location.

Volkert also concurs with the Traffic Study recommendation to align the proposed Project south driveway onto NW 43rd street with the existing Marathon Gas Station driveway.

Traffic Study Recommendations

This section of the Traffic Study lists the recommendations for modifications to the adjacent roadways that are needed to accommodate the Project site traffic. These recommendations are:

- Relocate the existing median opening on US 441 that is just north of the proposed Project north driveway to the south, so it aligns with the Project north driveway and construct this median opening as a directional median opening (allows right in/right out/left in traffic and prohibits left out traffic.).
- Construct a southbound right turn lane on US 441 at the Project north driveway.
- Construct a northbound left turn lane on NW 43rd Street at the Project south driveway. The Project south driveway will align with the Marathon Gas Station driveway.
- At the Project south driveway, construct two westbound egress lanes, a right only and left/straight.
- As the Project develops, monitor traffic conditions at the Project south driveway on NW 43rd Street to determine if any additional traffic operational modifications are required.

Volkert concurs with these recommendations.

Additional Volkert Comments/Recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study

1. The US 441 Traditional Neighborhood Project is a large project that will most likely be developed in phases. If this is the case, the traffic improvements required by the FDOT for US 441 and by Alachua County for NW 43rd Street may need to be phased as the project develops. The issues of (a) a follow-up traffic study and (b) phasing of roadway improvements on US 441 and NW 43rd Street needs to be discussed between the City of Alachua, the FDOT, Alachua County and the developer as the Project moves forward through the approval process.
2. The Traffic Study mentioned the possibility of a roundabout on NW 43rd Street at the Project south driveway. The right of way required for a roundabout or other roadway modification at the Project south driveway needs to be dedicated at the initial approval stage of the Project. This will guarantee that right of way is available at a future time when the Project trip generation dictates the need for such improvements. A roundabout has significantly different right of way requirements than a standard intersection. The minimum dimension for the inscribed circle of a single lane roundabout on an arterial street like NW 43rd Street is approximately one hundred feet (distance from outside edge of pavement though the central island to the other outside edge of pavement). You then add two feet of curb and gutter, a five-foot grass strip, an eight-foot-wide sidewalk to accommodate bicycles and pedestrians, and a five-foot grass strip for utilities. This results in a right of way width of approximately *one hundred fifty feet* for planning purposes for a one lane roundabout. The minimum dimension for the inscribed circle of a two-lane roundabout is approximately one hundred thirty feet. When you add in the other roadway design features, the right of way width for planning purposes for a two-lane roundabout is approximately *one hundred and eighty feet*. If a roundabout is proposed at the Project south driveway/NW 43rd it is important that the right of way be dedicated when the project is initially approved.
3. As part of the review and approval process for this Project, the FDOT needs to review the issue of adding protected only traffic signal phasing at the US 441/NW 43rd Street traffic signal for the southbound to northbound U-turn maneuver. A protected only traffic signal phasing is the red arrow/yellow arrow/green arrow operation. There is no flashing yellow arrow for permissive left turns. Adding the protected only signal phasing for the southbound to northbound U-turn on US 441 would require adding a three section traffic signal head on the end of the existing mast arm for southbound traffic on US 441. This raises the question as to whether the traffic signal mast arm pole was structurally designed to accommodate the additional traffic signal head that would be needed. Structural design requirements for mast arm poles change over time and what was acceptable when this traffic signal was constructed may not be acceptable with respect to current FDOT structural mast arm pole design requirements and specifications. The City of Gainesville Traffic Operations – Traffic Signals Section maintains all the traffic signals in Alachua County. They were contacted in conjunction with the 2019 traffic study to find out what information was available with respect to the mast arm poles at the US 441/NW 43rd Street traffic signal. Their response was the signal was constructed in August 2004. However, the traffic signal construction plans do not state whether the mast arm

pole for southbound traffic on US 441 was designed to accommodate an additional traffic signal head at the end of the mast arm. A more complete review of the traffic signal plans and whether the existing southbound mast arm pole could accommodate an additional three section traffic signal head needs be explored as part of the approval of the roadway modifications for this project. This is a significant issue due to costs. The current FDOT historical cost information for a seventy (70) foot mast arm pole is approximately $50,000 (this is just the cost for the mast arm pole, it does not include the associated engineering and construction costs). If a new mast arm pole is necessary, the total replacement cost would need to be factored into the costs associated with the highway improvements portion of the project. There is also a traffic safety issue for the U-turn traffic at the traffic signal associated with being able to see northbound oncoming traffic. This section of US 441 would be classified as a high-speed location (greater than 45 mph), plus the left turn lanes on US 441 are offset, which can make it difficult to see oncoming traffic under certain conditions. To summarize this discussion, as part of the review of highway improvements associated with this Project, the City of Alachua should request the FDOT review the following with respect to the traffic signal at US 441/NW 43rd Street:

a. Should the southbound to northbound U-turn be signalized due to the increased volume of traffic from the Project that will be making the U-turn movement and/or due to the high-speed classification of US 441 at NW 43rd Street and the associated traffic safety concerns?

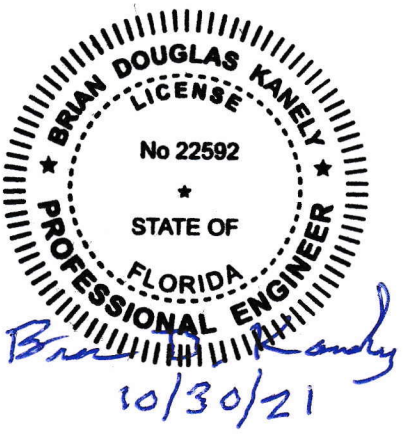
b. If the U-turn movement is signalized, the movement should be a protected only movement. Note: At this traffic signal the existing northbound left turn/U-turn movement is signalized as a protected only movement (three section traffic signal head).

c. If the U-turn movement is signalized, a structural analysis should be performed to determine if the existing mast arm pole can accommodate the additional traffic signal head required for the southbound to northbound U-turn movement

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2021
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that the proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development. The rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that the proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.

17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).

d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.

e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.

f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*

a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.

b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*

a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.

b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM

Subject : Updated US 441 Traditional Neighborhood Traffic Study

To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 25, 2021 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the application is incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.
2. Rezoning Application:
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 19, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 17, 2021 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete, conditional upon submission of certain information found below. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Proposed application sheet identifies proposed future land use categories as Medium Density Residential and Commercial, but provided application narrative and submitted proposed future land use map identifies Moderate Density Residential, Commercial, Community Commercial, and Conservation as proposed Future Land Use Categories. Please verify and revise.
2. Rezoning Application:
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Per Section 3.6.2 (A)(1), the PD Master Plan:

        (a)Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
        (b)Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
        (c)Identifies the general location of open space;
        (d)Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;
        (e)Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
        (f)Identifies on-site potable water and wastewater facilities; and
        (g)Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

        The provided PD Master Plan does not appear to identify the location of environmentally sensitive lands, such as wetlands or stream corridors. The PD Master Plan does not appear to identify on-site potable water and wastewater facilities. The PD Master Plan does not appear to identify the general location of all public facility sites serving the development such as potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. Please note that the PD Master Plan may be multiple sheets in order to display all required information. Please provide a revised PD Master Plan.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by DM Alachua Investments, LLC, a Florida corporation ("Owner"); and

WHEREAS, the Owner desires to obtain approval for a Planned Development ("PD") in the City known as Schmidt Farms Planned Development ("PD-R", "PD-Comm" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units and 489,400 square feet of non-residential uses on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____ , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____ , and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development–Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") for Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family attached and detached, townhouses, 2 to 4 family, cottage residential, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 15 du/acre .5 FAR for Parcels greater than or equal to 5 acres	• All allowable uses within the PD-Comm Zoning District • Common area and open space	489,400 square feet 259 dwelling units 2,500 square feet neighborhood amenity center	±11.3	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks* Front (Primary) = 5'	±9.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
.75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre				Side = 5' Rear=10' *Maximum Building Height* 65 feet *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'B' 15du/acre	• All allowable uses within PD-COMM zoning district, except the following: automobile rental and sales, automobile repair and services, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreation vehicle rental an sales, taxicab service, towing service, tire sales and mounting, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, helicopter land facilities. • Common area and open space		±17.3	*Minimum Lot Area* 2,000 square feet (single family attached, townhouse, and 2-4 family) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 80 feet (multiple-family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front (Primary) = 5' Side = 0' Rear=5' *Setbacks from lot lines (multiple - family)* Front (Primary) = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family) 55 feet (multiple- family) *Maximum Lot Coverage*	±14.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	• Neighborhood amenity center building			90% (single family attached, townhouse, and 2-4 family) 60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 4du/acre	• All allowed uses within the PD-R Zoning District • Common Area/ Open Space • Neighborhood amenity center building	164 dwelling units (82 of which may be "cottage style")	±41.3	*Minimum Lot Area* 2,000 square feet (single family attached, townhouse, and 2-4 family) 5,000 square feet (single family detached 2,250 square feet (cottage) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 50 feet (single family detached) 25 feet (cottage) 80 feet (multiple family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (single family detached)* Front = 20' Side = 7.5' Rear=10' *Setbacks from lot lines (cottage)*	±34.1%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (multiple - family)* Front = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family, cottage, and single family detached) 55 feet (multiple- family) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 50% (single family detached and cottage) 60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) (single family attached, townhouse, 2 to 4 family, single family attached, and multiple – family) 600 square feet (cottage) *Minimum Parking Spaces* As required by Section 6.1, LDRs 1.5 spaces per Cottage unit	
Development Area 'D' N/A	Roadways, parking, driveways, bicycle and pedestrian pathways, and supportive infrastructure	N/A	±3.6	**Public Streets** Per Article 7 of LDRs other than as varied in Condition 14 **Private Alleys**	±3.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Access Width – 20' Paved Surface Width – 12'	
Development Area 'E' N/A	Public or Private Parks, Recreational Trails, resource based recreation, preserved environmentally sensitive wildlife habitat and stream corridors	N/A	±35.7	N/A	29.5%
Development Area 'F' 4du/acre	Single family detached	49 dwelling units	11.8	*Minimum Lot Area* 10,000 square feet *Minimum Lot Width* 80 feet *Setbacks* Front = 20' Side = 5' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 50% *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	9.8%

1 Development within Development Areas A and B are subject to the following limitation and conditions:
   i. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.
   ii. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.
   iii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.
2 Development within Development Area C is subject to the following limitations and conditions:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
i. The residential cottage is a group of two or more detached residential units similar in appearance to a detached single family use, but located on a single lot. ii. For purposes of perimeter buffering requirements, the cottage units shall be considered multiple family uses.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. All listed species shall be identified, but the survey shall specifically include analysis of the following plants and animals: killdeer (*Charadrius vociferus),* Florida spiny-pod (*Matelea floridana),* and eastern indigo snake (*Drymarchon couperi*).

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

6. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

7. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

8. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

9. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation. Because of the location in relation to surrounding water features, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    a. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    b. No new wells permitted on the property
    c. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

10. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

11. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted

by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

12. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

13. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

14. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

15. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 900 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 900 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly

delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 20 feet, except for privately maintained alleys, which may not be less than 12 feet. Where on street parking is provided, pavement width must be at least 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets, except where there are no residential lots with frontage along the street.

b. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

c. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.

d. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

e. The roadway crossing connecting Development Areas A and B is subject to applicable County regulations regarding wetland buffer impacts.

16. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that

includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

17. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

18. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

19. Open spaces and conservation areas shall account for a minimum of twenty-five percent (25%) of the complete project.

20. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

21. The Final PD Plan shall be a Preliminary Plat for single-family detached on platted lots or a Site Plan for single-family detached on unplatted lots and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

22. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

23. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

24. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

25. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

26. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

27. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ th day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20__.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000

Legal Description of Subject Property

A TRACT OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST AND FRACTIONAL SECTIONS 02 AND 03, TOWNSHIP 09 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S.
HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 39° 18' 51" EAST, A DISTANCE OF 1519.87 FEET TO THE WESTERLY
RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 264.22 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01° 00' 27" EAST, A DISTANCE OF
1209.59 FEET; THENCE SOUTH 89° 00' 24" WEST, A DISTANCE OF 124.94 FEET; THENCE NORTH 14° 06' 37" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 56" WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 50° 46' 11" WEST,
A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 11' 29" EAST, A DISTANCE OF 65.09 FEET; THENCE NORTH 03° 27' 56" EAST, A DISTANCE OF 402.32 FEET; THENCE NORTH 29°
23' 12" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 34° 02' 15" WEST, A DISTANCE OF 80.23 FEET; THENCE SOUTH 43° 57' 19" WEST, A DISTANCE OF 62.87 FEET; THENCE SOUTH 70° 44' 42" WEST, A DISTANCE OF 32.24 FEET; THENCE
SOUTH 34° 52' 41" WEST, A DISTANCE OF 174.06 FEET; THENCE SOUTH 61° 29' 17" WEST, A DISTANCE OF 158.59 FEET; THENCE SOUTH 50° 50' 36" WEST, A DISTANCE OF 113.82 FEET; THENCE SOUTH 66° 13' 16" EAST, A DISTANCE OF 46.47
FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 22' 38" EAST, A DISTANCE OF 95.12 FEET; THENCE SOUTH 54° 36' 38" EAST, A DISTANCE OF 41.71 FEET; THENCE NORTH 84° 08' 05" EAST, A DISTANCE
OF 110.34 FEET; THENCE SOUTH 62° 59' 51" EAST, A DISTANCE OF 110.03 FEET; THENCE SOUTH 44° 29' 36" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 39" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST,

A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 55° 15' 08" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 01°
30' 12" EAST, A DISTANCE OF 96.25 FEET; THENCE SOUTH 53° 05' 42" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 18" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 50' 01" EAST, A DISTANCE OF 39.55 FEET; THENCE
SOUTH 43° 58' 40" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 33" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 55" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76° 09' 44" WEST, A DISTANCE OF 35.84
FEET; THENCE NORTH 70° 12' 04" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 40" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 15" WEST, A
DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 23" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 10° 01'
46" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 55" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 26" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 10" WEST, A DISTANCE OF 38.59 FEET; THENCE
SOUTH 08° 56' 12" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 29° 50' 46" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 22" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68
FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 53" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 16" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 33" EAST, A
DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 04" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 27" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40'
38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 58" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 23" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 18" WEST, A DISTANCE OF 94.70 FEET; THENCE
SOUTH 39° 05' 49" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 37" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 10" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00
FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A
DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82°

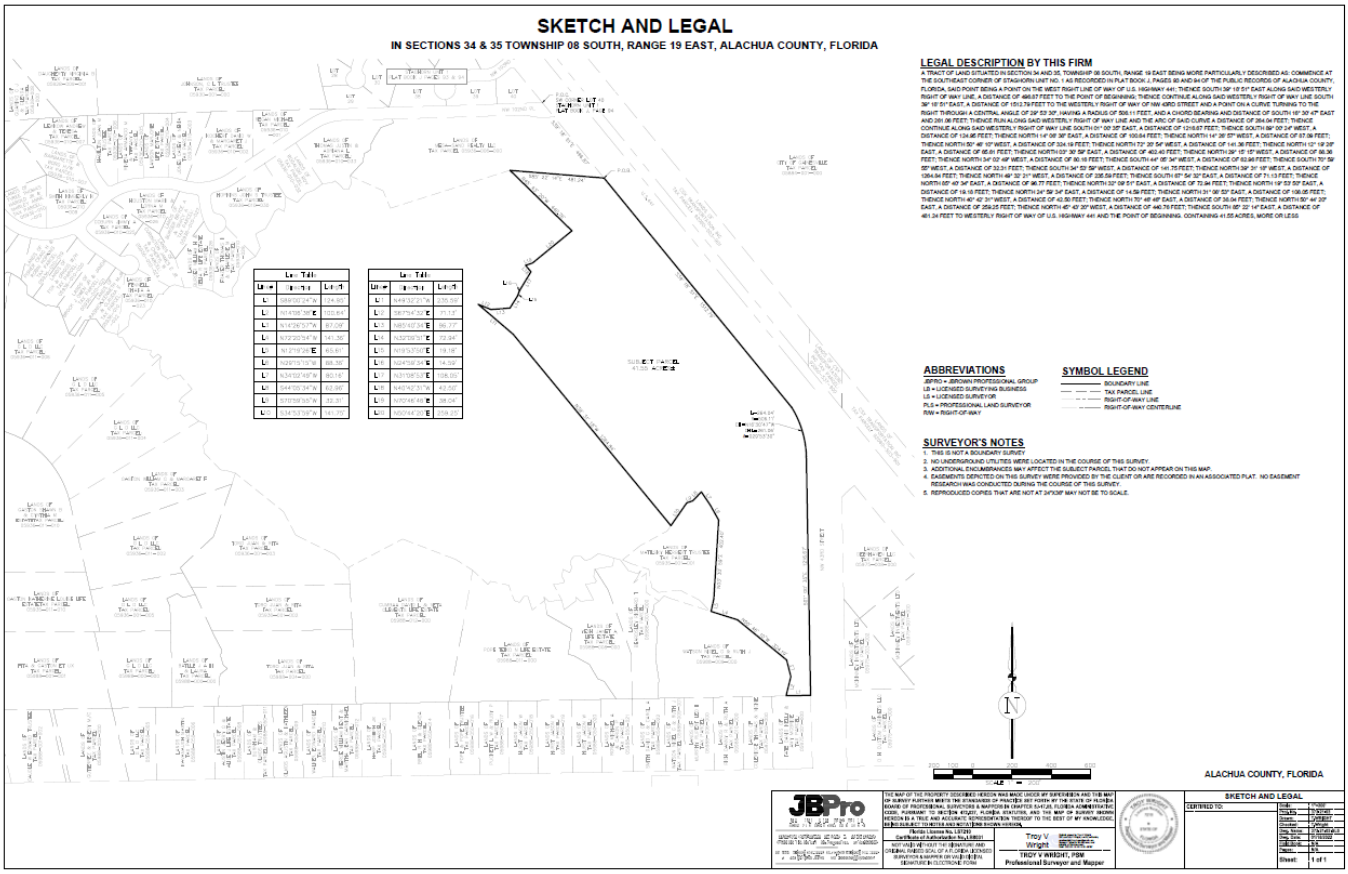
00' 33" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 42" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 16" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 11" EAST, A DISTANCE OF 33.37 FEET;
THENCE NORTH 05° 47' 12" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 26" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 12" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 19" WEST, A DISTANCE OF
29.28 FEET; THENCE NORTH 48° 25' 38" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 37" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 10" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 14" EAST, A
DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 43" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 56" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00'
09" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 04" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 52" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 32" WEST, A DISTANCE OF 20.41 FEET; THENCE
SOUTH 51° 27' 48" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 54" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 48" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 02" WEST, A DISTANCE OF 46.76
FEET; THENCE NORTH 66° 12' 09" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 35" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 20" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 16" WEST, A
DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 08" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 50" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 37" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25'
45" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 56" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 54' 02" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE
NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 33° 05' 11" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 11" EAST, A DISTANCE OF 25.81 FEET;
THENCE NORTH 54° 05' 02" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 44" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 29" EAST, A DISTANCE OF
50.64 FEET; THENCE SOUTH 86° 37' 36" EAST, A DISTANCE OF 100.12 FEET; THENCE SOUTH 72° 27' 14" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 28" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 53" EAST, A
DISTANCE OF 53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 06" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 55" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04'

12" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 01" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 53" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE
NORTH 48° 43' 21" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 27" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 36" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 38" EAST, A DISTANCE OF 50.04 FEET;
THENCE NORTH 56° 29' 37" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 18" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF
12.21 FEET; THENCE SOUTH 58° 10' 57" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 32" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 55" EAST, A
DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 47" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 15" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 49" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06'
15" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 39° 32' 23" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 04" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 25" EAST, A DISTANCE OF 37.20 FEET; THENCE
NORTH 10° 44' 42" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 57' 20" EAST, A DISTANCE OF 96.98 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.40
FEET; ; THENCE SOUTH 85° 22' 03" EAST, A DISTANCE OF 483.70 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 44 AND THE POINT OF BEGINNING. CONTAINING 121.09 ACRES, MORE OR LESS

Legal Description of PD-COMM Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH
39° 18' 51" EAST, A DISTANCE OF 1512.79 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 29° 53' 30", HAVING A RADIUS OF 506.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16° 30' 47" EAST
AND 261.06 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 264.04 FEET; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 35" EAST, A DISTANCE OF 1216.67 FEET; THENCE SOUTH 89° 00' 24" WEST, A
DISTANCE OF 124.95 FEET; THENCE NORTH 14° 06' 38" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 57" WEST, A DISTANCE OF 87.09 FEET;
THENCE NORTH 50° 46' 10" WEST, A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 19' 26"
EAST, A DISTANCE OF 65.61 FEET; THENCE NORTH 03° 30' 59" EAST, A DISTANCE OF 402.40 FEET; THENCE NORTH 29° 15' 15" WEST, A DISTANCE OF 88.36
FEET; THENCE NORTH 34° 02' 49" WEST, A DISTANCE OF 80.16 FEET; THENCE SOUTH 44° 05' 34" WEST, A DISTANCE OF 62.96 FEET; THENCE SOUTH 70° 59'
55" WEST, A DISTANCE OF 32.31 FEET; THENCE SOUTH 34° 53' 59" WEST, A DISTANCE OF 141.75 FEET; THENCE NORTH 39° 31' 18" WEST, A DISTANCE OF
1264.84 FEET; THENCE NORTH 49° 32' 21" WEST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 67° 54' 32" EAST, A DISTANCE OF 71.13 FEET; THENCE
NORTH 85° 40' 34" EAST, A DISTANCE OF 96.77 FEET; THENCE NORTH 32° 09' 51" EAST, A DISTANCE OF 72.94 FEET; THENCE NORTH 19° 53' 50" EAST, A
DISTANCE OF 19.18 FEET; THENCE NORTH 24° 59' 34" EAST, A DISTANCE OF 14.59 FEET; THENCE NORTH 31° 08' 53" EAST, A DISTANCE OF 108.05 FEET;
THENCE NORTH 40° 42' 31" WEST, A DISTANCE OF 42.50 FEET; THENCE NORTH 70° 46' 46" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 50° 44' 20"
EAST, A DISTANCE OF 259.25 FEET; THENCE NORTH 45° 43' 20" WEST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 85° 22' 14" EAST, A DISTANCE OF
481.24 FEET TO WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 41.55 ACRES, MORE OR LESS


SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
LEGAL DESCRIPTION BY THIS FIRM
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
ALACHUA COUNTY, FLORIDA
SKETCH AND LEGAL

Legal Description of PD-R Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY RIGHT OF WAY
LINE, A DISTANCE OF 496.87 FEET; THENCE NORTH 85° 22' 14" WEST, A DISTANCE OF 481.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45° 43' 20" EAST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 50° 44' 20" WEST, A DISTANCE OF 259.25 FEET; THENCE SOUTH 70° 46' 46" WEST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 40° 42' 31" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 31° 08' 53" WEST, A DISTANCE OF 108.05 FEET; THENCE SOUTH 24° 59' 34" WEST, A
DISTANCE OF 14.59 FEET; THENCE SOUTH 19° 53' 50" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 32° 09' 51" WEST, A DISTANCE OF 72.94 FEET; THENCE SOUTH 85° 40' 34" WEST, A DISTANCE OF 96.77 FEET; THENCE NORTH 67° 54' 32" WEST, A DISTANCE OF 71.13 FEET; THENCE SOUTH 49° 32' 21" EAST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 39° 31' 18" EAST, A DISTANCE OF 1264.84 FEET; THENCE SOUTH 35° 16' 21" WEST, A DISTANCE OF 32.12 FEET; THENCE SOUTH
62° 59' 52" WEST, A DISTANCE OF 78.54 FEET; THENCE SOUTH 60° 03' 42" WEST, A DISTANCE OF 80.11 FEET; THENCE SOUTH 50° 51' 25" WEST, A DISTANCE OF 113.85 FEET; THENCE SOUTH 65° 07' 35" EAST, A DISTANCE OF 46.44 FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 39' 20" EAST, A DISTANCE OF 94.49 FEET; THENCE SOUTH 53° 33' 28" EAST, A DISTANCE OF 41.83 FEET; THENCE NORTH 83° 50' 03" EAST, A DISTANCE OF 110.70 FEET;
THENCE SOUTH 62° 38' 36" EAST, A DISTANCE OF 110.05 FEET; THENCE SOUTH 44° 29' 37" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 28" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 37.99 FEET; THENCE NORTH 55° 15' 10" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 02° 20' 37" EAST, A
DISTANCE OF 48.16 FEET; THENCE NORTH 00° 39' 46" EAST, A DISTANCE OF 48.09 FEET; THENCE SOUTH 53° 05' 43" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 21" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 49' 58" EAST, A DISTANCE OF 39.55 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 34" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 54" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76°
09' 50" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 70° 11' 59" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 41" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 11" WEST, A DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 44" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 26" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 10° 01' 51" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 56" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 24" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 09" WEST, A DISTANCE OF 38.59 FEET; THENCE SOUTH 08° 56' 10" WEST, A DISTANCE OF

37.44 FEET; THENCE SOUTH 29° 50' 48" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 16" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 52" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 17" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 35" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 03" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40' 38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 59" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 24" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 17" WEST, A DISTANCE OF 94.70 FEET; THENCE SOUTH 39° 05' 40" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 36" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 11" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82° 00' 35" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 43" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 13" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 06" EAST, A DISTANCE OF 33.37 FEET; THENCE NORTH 05° 47' 11" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 23" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 13" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 23" WEST, A DISTANCE OF 29.28 FEET; THENCE NORTH 48° 25' 45" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 40" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 09" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 11" EAST, A DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 45" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 57" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00' 07" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 03" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 55" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 39" WEST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 51° 27' 45" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 51" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 50" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 03" WEST, A DISTANCE OF 46.76 FEET; THENCE NORTH 66° 12' 11" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 37" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 21" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 20" WEST, A DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 03" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 51" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 38" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25' 39" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 47" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 53' 58" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE

NORTH 33° 05' 13" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 14" EAST, A DISTANCE OF 25.81 FEET; THENCE NORTH 54° 05' 29" WEST, A DISTANCE OF 5.72 FEET;
THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 40" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 27" EAST, A DISTANCE OF 50.64 FEET; THENCE SOUTH 87° 11' 53" EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 86° 03' 18" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 72° 27' 16" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 24" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 50" EAST, A DISTANCE OF
53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 09" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 54" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04' 11" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 03" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 50" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE NORTH 48° 43' 27" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 31" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 32" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 40" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 56° 29' 35" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 19" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 58° 11'
06" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 31" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 56" EAST, A DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 46" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 14" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 50" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06' 12" EAST, A DISTANCE OF 34.83 FEET; THENCE
SOUTH 39° 32' 25" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 06" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 27" EAST, A DISTANCE OF 37.20 FEET; THENCE NORTH 10° 44' 43" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 55' 21" EAST, A DISTANCE OF 97.26 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.32 FEET; ; THENCE SOUTH 85° 22' 35" EAST, A DISTANCE OF 2.53
FEET TO THE POINT OF BEGINNING. CONTAINING 79.52 ACRES, MORE OR LESS.

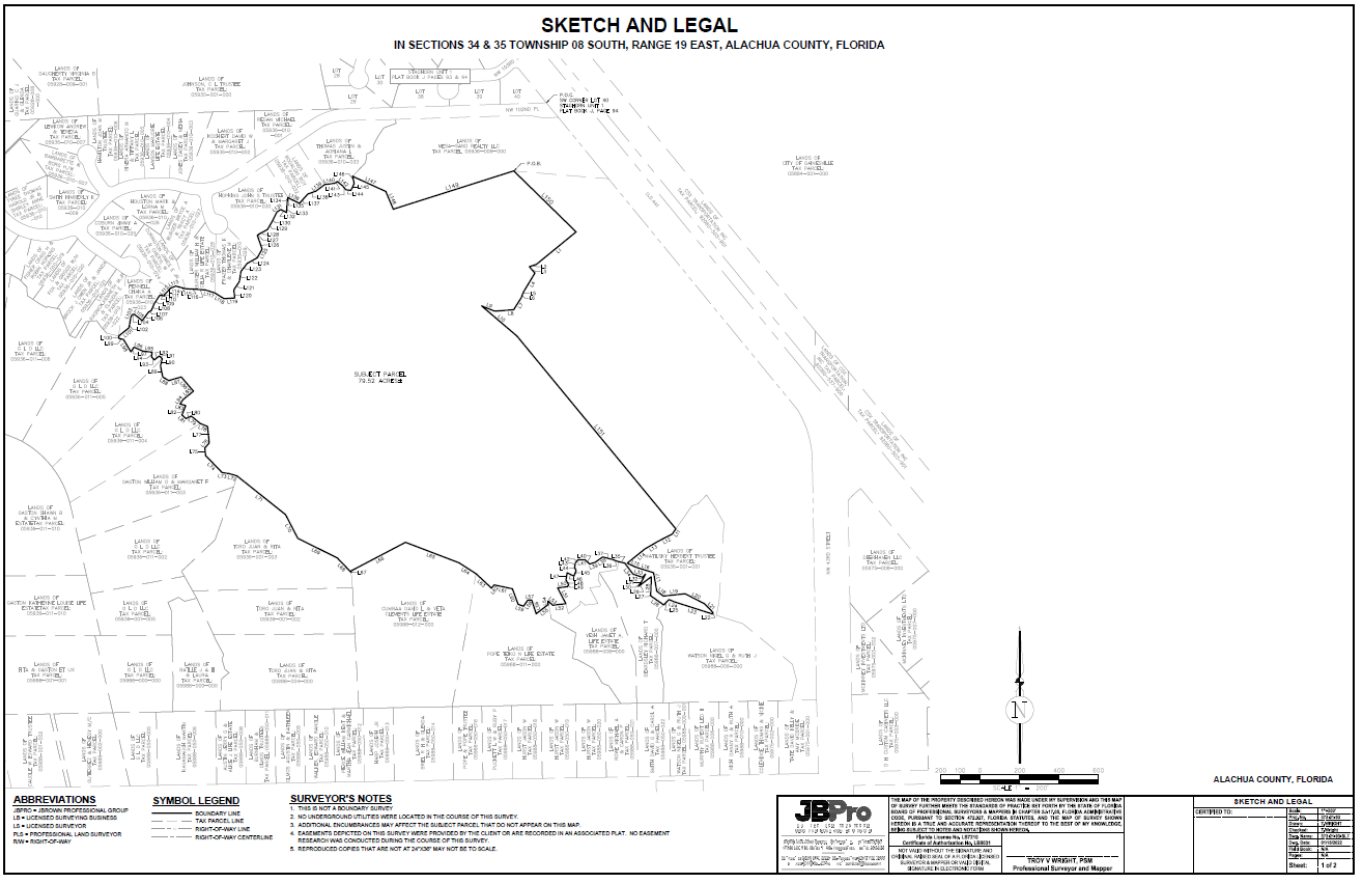
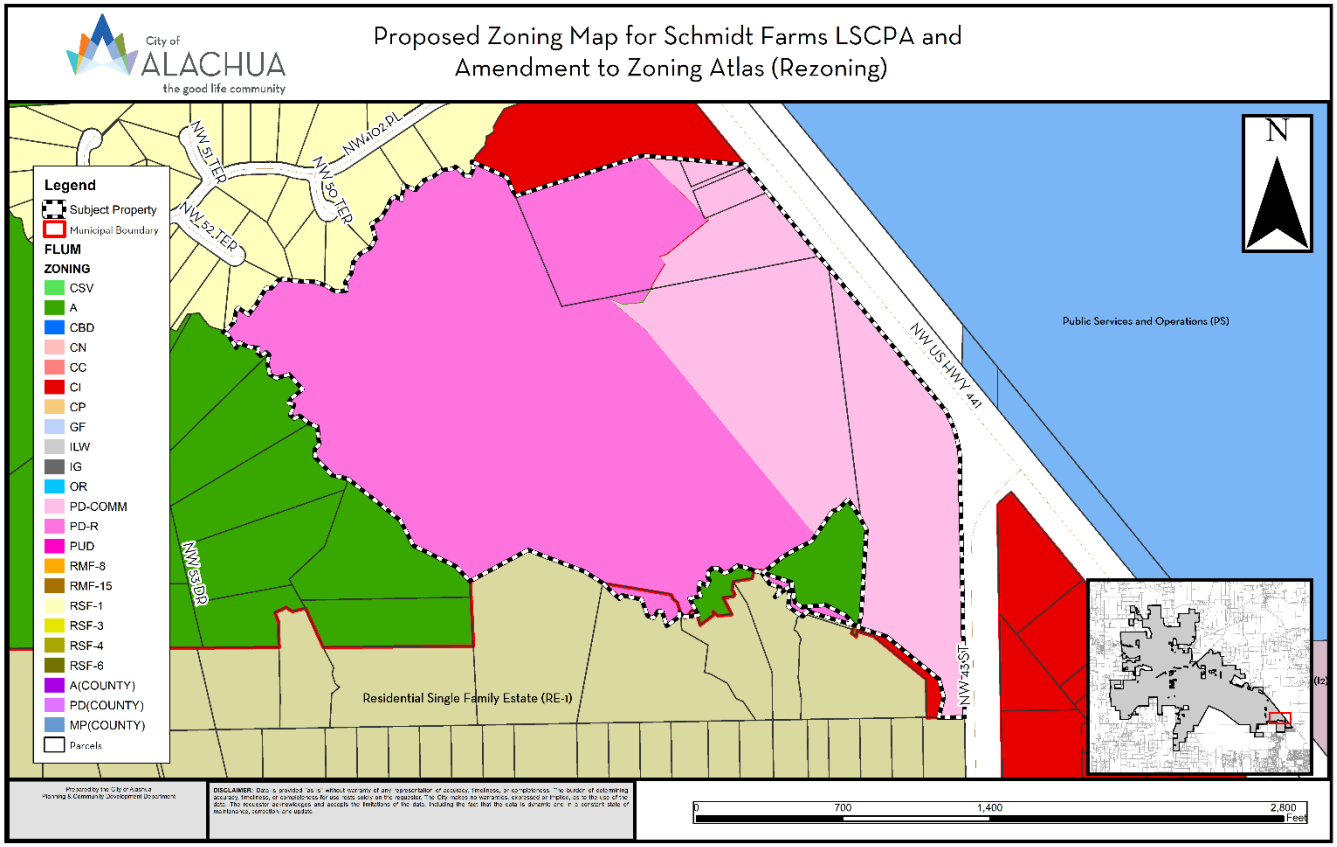

SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
SUBJECT PARCEL
79.52 ACRES±
ALACHUA COUNTY, FLORIDA
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
JBPro
SKETCH AND LEGAL

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Zoning Map for Schmidt Farms LSCPA and
Amendment to Zoning Atlas (Rezoning)
N
Legend
Subject Property
Municipal Boundary
FLUM
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
NW 51 TER
NW 50 TER
NW 52 TER
NW 102 PL
NW 53 DR
NW US HWY 441
NW 143 ST
Public Services and Operations (PS)
Residential Single Family Estate (RE-1)
0
700
1,400
2,800
Feet

PLANNED DEVELOPMENT AGREEMENT
FOR SCHMIDT FARMS PD PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **DM ALACHUA INVESTMENTS, LLC.**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Schmidt Farms PD ("Project")**, which is proposed to consist of ±121.1 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD, an application to rezone the Property from Commercial Intensive ("CI") and Agricultural ("A")to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Commercial Intensive ("CI") and Agricultural ("A")to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") at a quasi-judicial public hearing held on _____;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Commercial Intensive ("CI") and Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developer:

DM Alachua Investments, LLC
4045 NW 43rd Street
Gainesville, FL 32609

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed

as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
DM Alachua Investments, LLC.

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000

Legal Description of Subject Property

A TRACT OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST AND FRACTIONAL SECTIONS 02 AND 03, TOWNSHIP 09 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S.
HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 39° 18' 51" EAST, A DISTANCE OF 1519.87 FEET TO THE WESTERLY
RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 264.22 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01° 00' 27" EAST, A DISTANCE OF
1209.59 FEET; THENCE SOUTH 89° 00' 24" WEST, A DISTANCE OF 124.94 FEET; THENCE NORTH 14° 06' 37" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 56" WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 50° 46' 11" WEST,
A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 11' 29" EAST, A DISTANCE OF 65.09 FEET; THENCE NORTH 03° 27' 56" EAST, A DISTANCE OF 402.32 FEET; THENCE NORTH 29°
23' 12" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 34° 02' 15" WEST, A DISTANCE OF 80.23 FEET; THENCE SOUTH 43° 57' 19" WEST, A DISTANCE OF 62.87 FEET; THENCE SOUTH 70° 44' 42" WEST, A DISTANCE OF 32.24 FEET; THENCE
SOUTH 34° 52' 41" WEST, A DISTANCE OF 174.06 FEET; THENCE SOUTH 61° 29' 17" WEST, A DISTANCE OF 158.59 FEET; THENCE SOUTH 50° 50' 36" WEST, A DISTANCE OF 113.82 FEET; THENCE SOUTH 66° 13' 16" EAST, A DISTANCE OF 46.47
FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 22' 38" EAST, A DISTANCE OF 95.12 FEET; THENCE SOUTH 54° 36' 38" EAST, A DISTANCE OF 41.71 FEET; THENCE NORTH 84° 08' 05" EAST, A DISTANCE
OF 110.34 FEET; THENCE SOUTH 62° 59' 51" EAST, A DISTANCE OF 110.03 FEET; THENCE SOUTH 44° 29' 36" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 39" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST,
A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 55° 15' 08" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 01°
30' 12" EAST, A DISTANCE OF 96.25 FEET; THENCE SOUTH 53° 05' 42" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 18" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 50' 01" EAST, A DISTANCE OF 39.55 FEET; THENCE
SOUTH 43° 58' 40" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 33" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 55" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76° 09' 44" WEST, A DISTANCE OF 35.84
FEET; THENCE NORTH 70° 12' 04" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 40" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 15" WEST, A
DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 23" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 10° 01'

46" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 55" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 26" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 10" WEST, A DISTANCE OF 38.59 FEET; THENCE
SOUTH 08° 56' 12" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 29° 50' 46" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 22" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68
FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 53" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 16" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 33" EAST, A
DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 04" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 27" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40'
38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 58" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 23" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 18" WEST, A DISTANCE OF 94.70 FEET; THENCE
SOUTH 39° 05' 49" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 37" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 10" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00
FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A
DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82°
00' 33" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 42" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 16" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 11" EAST, A DISTANCE OF 33.37 FEET;
THENCE NORTH 05° 47' 12" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 26" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 12" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 19" WEST, A DISTANCE OF
29.28 FEET; THENCE NORTH 48° 25' 38" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 37" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 10" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 14" EAST, A
DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 43" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 56" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00'
09" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 04" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 52" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 32" WEST, A DISTANCE OF 20.41 FEET; THENCE
SOUTH 51° 27' 48" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 54" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 48" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 02" WEST, A DISTANCE OF 46.76
FEET; THENCE NORTH 66° 12' 09" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 35" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 20" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 16" WEST, A
DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 08" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 50" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 37" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25'
45" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 56" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 54' 02" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE
NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 33° 05' 11" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 11" EAST, A DISTANCE OF 25.81 FEET;

THENCE NORTH 54° 05' 02" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 44" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 29" EAST, A DISTANCE OF
50.64 FEET; THENCE SOUTH 86° 37' 36" EAST, A DISTANCE OF 100.12 FEET; THENCE SOUTH 72° 27' 14" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 28" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 53" EAST, A
DISTANCE OF 53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 06" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 55" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04'
12" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 01" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 53" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE
NORTH 48° 43' 21" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 27" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 36" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 38" EAST, A DISTANCE OF 50.04 FEET;
THENCE NORTH 56° 29' 37" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 18" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF
12.21 FEET; THENCE SOUTH 58° 10' 57" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 32" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 55" EAST, A
DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 47" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 15" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 49" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06'
15" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 39° 32' 23" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 04" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 25" EAST, A DISTANCE OF 37.20 FEET; THENCE
NORTH 10° 44' 42" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 57' 20" EAST, A DISTANCE OF 96.98 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.40
FEET; ; THENCE SOUTH 85° 22' 03" EAST, A DISTANCE OF 483.70 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 44 AND THE POINT OF BEGINNING. CONTAINING 121.09 ACRES, MORE OR LESS

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT "C"

[PD MASTER PLAN]

Schmidt Farms

Rezone from Agriculture & Commercial

to

Planned Development Commercial and Planned Development Residential

City of Alachua

January, 2022

Christopher Potts, P.E.
Director of Engineering
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

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I. Statement of Proposed Change:

The proposed project is located near the intersection of HWY 441 and NW 43rd Street. Turkey Creek abuts the rear of the property. There are five lots that make up the proposed development. The largest lot is 96.69 acres and has a house and barn on it. The the are two other lots are 17.78 and 14.13 acres, that are vacant as well. Two of the smallest lots, 05936-007-002 and 05936-007-001 have structures on them a 1,444 SF restaurant and a 2,135 SF retail store. Both former businesses are closed.

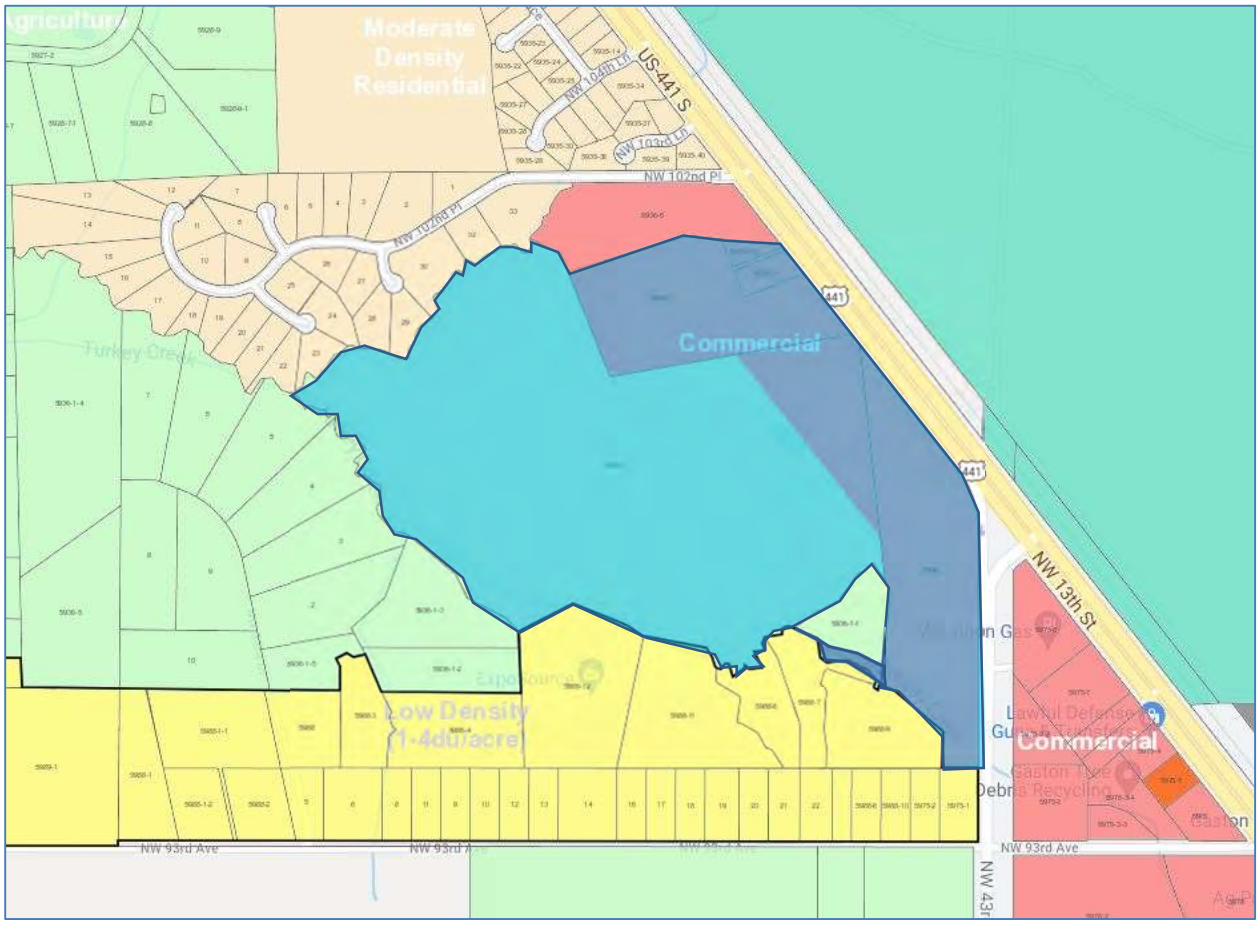
The applicant is requesting a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres that encompasses, parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000. The current Future Land Use Designations are agriculture to the back and commercial to the front along Highway 441. The residential portion of the comprehensive plan amendment will request moderate density, which allows for 1 to 4 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

The Commercial portion of the Comprehensive Plan Amendment will request High-Density Residential for the interior and Commercial along Highway 441. The High-Density Residential Land Use Category intent is to provide multi-family residential as well as neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The Commercial Land Use intent is to provide for general commercial uses, as well as more intense commercial highway commercial uses and largescale and regional commercial uses. Commercial uses shall be limited to an intensity of not more than 0.50 floor area ratio for parcels 5 acres or larger. The allowed uses for the Future Land Uses Designations are provided as ***Table 1*** on the following page.

The Development is proposing a rezone to a Planned Development containing both commercial and mixture of residential uses. The rezone will request Planned Development Commercial District (PD-COMM) and Planned Development Residential (PD-R). The Planned Development will have a mixture of retail uses and commercial square footage that will what be dictated by market demand.

As shown in the following figures, the property has a current Future Land Use designation of Agriculture and Commercial.

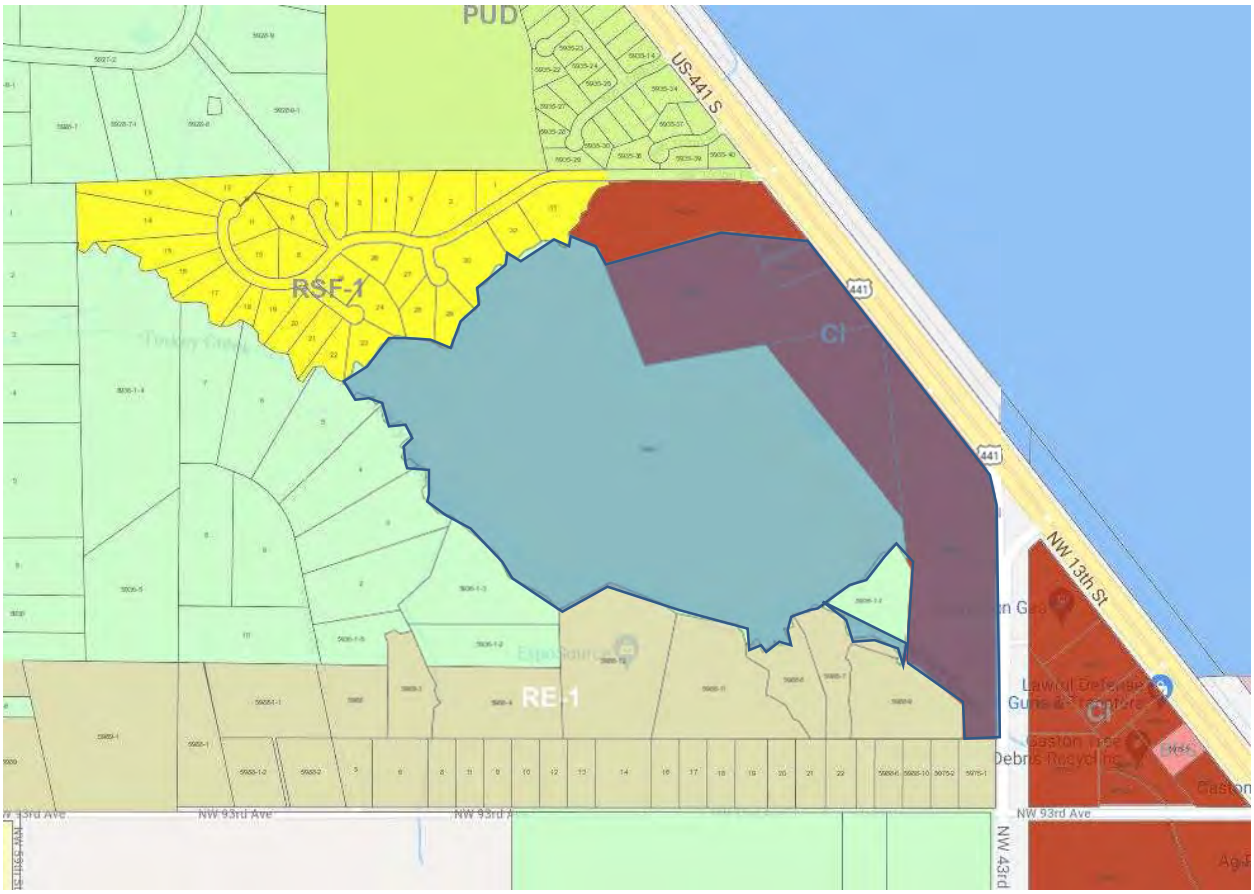
FIGURE 1: EXISTING FUTURE LAND USE MAP



Alachua County GIS

The proposed land uses, and the existing land uses will be consistent. Commercial land uses as shown in the above **Figure 1** are along the US 441 and the eastern NW 43rd Street corridor while Moderate Density Residential (0-4 du/ac), Agriculture, and Low Density Residential (0-1 du/ac) are located along the northwest, west, and southern boundaries of the proposed development. The proposed land use of Moderate Density Residential (0-4 du/ac) along those boundaries of the development will be consistent with the existing residential and agriculture land uses.

FIGURE 2: EXISTING ZONING MAP



Alachua County GIS

LOCATION	EXISTING USE	LAND USE	ZONING
North	Commercial/Single Family Units	Commercial/Moderate Density Residential	Commercial Intensive/RSF-1
South	Single Family Units	Low Density (Alachua County)	RE-1 (Alachua County)
East	Commercial	Commercial	Commercial Intensive
West	Single Family Units	Agriculture	Agriculture

The proposed zoning and uses will be consistent with existing development pattern of the area. Commercial uses are proposed along the US 441 and NW 43rd Street corridor which mimics the existing uses and the uses on the east side of NW 43rd Street within the City's limits. Existing residential uses are located along the western and southern boundaries of the proposed development. The proposed development proposed residential uses along those boundaries for consistency.

II. Concurrency Impact Analysis

Concurrency is a shorthand expression for a set of land use regulations that local governments are required (by the Florida Legislature) to ensure that new development does not outstrip local government's ability to provide services or strain current level of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss the impacts to potable water, wastewater, stormwater, school student projection needs, stormwater, and transportation.

Potable Water

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate of 853,649 gallons per day.

Potable Water Available Capacity

Table 4.2 Potable Water Public Facilities Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Potable Water Project Impact

Below in Table 1 that utilizes a 275 gallons per day for residential potable water and 0.15 gallons per day for office/retail. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 514 residential units. The total gallons per day for residential development of potable water will be 141,350 gallons and 73,410 gallons for non-residential. The total potential development potable water is 214,760 gallons, which leaves 638,889 gallons of residual capacity remaining.

Table 1 - Potable Water	Density	Gallons Per Day
Single Family Detached	213 units	58,575
Multi-Family	301 units	82,775
Office/Retail	489,400 sf	73,410
Totals	-	214,760
Based off a LOS of 275 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 514 residential units and 0.15 gallons per day for non-residential. The total potential development wastewater is 201,910 gallons, which leaves 493,950 gallons of residual capacity remaining.

Table 2 - Wastewater	Density	Gallons Per Day
Single Family Detached	213 units	53,250
Multi-Family	301 units	75,250
Office/Retail	489,400 sf	73,410
Totals	-	201,910
Based off a LOS of 250 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Transportation

In June 2020, the City of Alachua adopted amendments to the Comprehensive Plan as part of the seven-year evaluation and appraisal update to the City's Comprehensive Plan. As part of this update, Policy 1.1.a was amended to establish additional road segments to be monitored for concurrency, to assign segment numbers to County roads, and to update the Comprehensive Plan Road segments to be consistent with the segments defined by the Florida Department of Transportation. These updates provide an enhancement to the structure of the

City's transportation concurrency monitoring system.

Table 4.1 below identifies each monitored roadway segment, as well as the adopted LOS Standard for each segment, existing traffic, reserved trips, available capacity, and the percentage of capacity utilized. Table 4.1 indicates that presently there are no imminent deficiencies for any monitored roadway segments. However, Segment 6 – US 441 from Interstate 75 to County Road 235A – is presently at 90.66 percent of the capacity of the segment and is therefore approaching a potential imminent deficiency. Continued monitoring of this segment will be required to evaluate if the segment exceeds 95 percent of the capacity of the segment and thus presents an imminent deficiency.

Transportation Available Capacity

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,941	627	1,542	62.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,299	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,739	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^ 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.

Transportation Project Impact

The tables below from the traffic study prepared by Buckholz Traffic identify the trip generated by the development and future developments. The complete traffic study is included in the submittal.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	496

EXTERNAL TRIPS

% External Trips:	99%	99%	
	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	491

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	413

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS

% External Trips:	56%	86%	
	Residential	Retail	TOTAL
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste and 5.5 pounds per thousand square feet of non-residential.

Table 3 – Solid Waste	Density	Tons Per Year
Residential	514 units	968
Non-Residential	489,400 sq.ft.	2,692
Totals	-	3,662
Based off a LOS of .73 tons per capita per day for residential and 5.5 pounds per thousand sf of non-residential		

Recreation

Policy 1.2.b of the Recreation Element of the Comprehensive Plan establishes a LOS Standard for recreational facilities of five (5) acres of community,

neighborhood, or pocket park area per 1,000 persons, with a minimum of 20 percent of the required acreage consisting of improved, passive parks.

The US Census Bureau estimates the number of persons per household for the City to be 2.76 persons per household (2015-2019). The method to determine recreational impacts, multiple the total number of units proposed by the level of service standard (0.005) and the total number of persons per household (2.76).

Recreation Available Capacity

Table 4.6 Improved Passive Park Space Analysis	
System Category	**Acreage**
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b, Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Recreation Project Impact

The proposed development will potentially utilize 2.58 acres of recreational impact per Table 4 below. The proposed development will provide passive recreational and open space areas for the development's residential units but these facilities will not be open to the public.

Table 4 – Recreational	Residential Units	Acres
Single Family Detached	213	1.07
Multi-Family	301	1.51
Totals	514	2.58
Based off a LOS of .0.005		

Stormwater

Policy 3.1.a of the CFNGAR Element of the Comprehensive Plan adopts the LOS Standard for stormwater facilities. Policy 3.1.a requires that the peak rate of post-development not exceed the peak rate of pre-development runoff for storm events up to the 100- year critical duration rainfall depth for all development (with the exception of agricultural, silvicultural, conservation, or recreational uses, which are subject to a different standard). Additionally, stormwater basins must be designed to treat the first inch of runoff and must be designed in accordance with and to perform to the standards established in Chapters 40C-42.025 and 40C-42.035, Florida Administrative Code.

Stormwater Impact

The proposed development will comply with Chapters 40C-42.025 and 40C-42.03 of the Florida Administrative Code and all of the permitting requirements for the Suwannee River Water Management District.

Public Schools Impact

The proposed development in in the following school concurrency areas. The Elementary School is NW Alachua, the Middle School is Mebane the High School, and the High School is Santa Fe concurrency area. The proposed development shows a generation rate for total students at 189. The multi-family developments generates more students overall than single-family developments. The greatest need will be at the elementary school level and middle school level at 42 students each. The Public-School Generation form is provided as Attachment H.

Table 5 – School	Density	Elementary (.14)	Middle (.16)	High School (.08)	Grand Total
Single Family Detached	213	30	34	17	81
Multi-Family	301	42	42	24	108
Totals	514	72	76	41	189

III. Comprehensive Plan Consistency:

Future Land Use Element

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Response: The proposed development is requesting Moderate Density Residential, which allows for 0 to 4 units per acre and High-Density Residential, which allows for 8-15 units per acre. and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting moderate density residential, which allows for 0 to 4 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2.d: High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale Future Land Use Element | 4-4 City of Alachua Comprehensive Plan Effective July 31, 2020 retail and services. The following uses are allowed within the High Density Residential land use category: 1. Single family attached and detached dwelling units ; 2. Accessory dwelling units; 3. Apartments and townhomes; 4. Duplexes and quadplexes; 5. Live/work units; 6. Residential Planned Developments; 7. Traditional Neighborhood Planned Developments; 8. Group living; 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and, 10.Supporting community services, such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting high-density residential, which allows for 8 to 15 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Response: The proposed development is requesting Moderate Density Residential, High-Density Residential, and Commercial in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Outdoor recreation and entertainment; 5. Tourist-

related uses; 6. Hotels and motels; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10.Employment Center Planned Developments; 11.Commercial recreation centers; 12.Office/business parks; 13.Limited industrial services; and, 14.Eating establishments.

Response: The proposed development will be in compliance with the uses that are allowed under the Commercial Land Use Category and in accordance with the City of Alachua Comprehensive Plan.

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 to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique 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; and,
11.Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less

than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: All the standards will be evaluated and met when the proposed development will submit for Site Plan Review of Phase 1 of the project.

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.

Response: Planned Development by their very nature allows for more creative design that will still have to comply with the land development regulations.

Objective 2.1: Planned Development (PD) Standards In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates and external and internal interrelated neighborhoods.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:
1. Residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: The proposed development will be a mixed-use development that will provide moderate density residential, high-density residential and commercial use near residential uses. The proposed development will also have open spaces and passive uses for the enjoyment to the residents.

5. Conservation of materials, financial resources, and energy through efficient design of infrastructure

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates walkability to different land uses such as residential, commercial, conservation, open space areas, which not only improves the quality for internal residents, but also improves the quality of life for the City of Alachua by reducing dependency on vehicles and allows residents to walk to adjacent uses, provides job creation and economic development opportunities, as well as the ability for residents to work from home.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Response: The applicant is proposing a mixed-use development that will provide variety of commercial and residential in accordance with the allowable densities under the moderate residential, commercial, and high-density residential land uses.

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.

Response: The proposed development will provide the 10% Open Space as provided by Section 6.7.

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.

Response: The proposed development will provide the 10% Open Space as provided by Section 6. 7 of the City of Alachua Land Development Regulations.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development will comply all sections of Section 6.7 of the City of Alachua Land Development Regulations.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Response: The proposed development has acknowledged and will comply.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: The proposed development has acknowledged and will comply with this requirement.

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.

Response: The property abuts RSF-1, Agriculture and property that is located in Alachua County. A wetland buffer is being proposed along the perimeter abutting adjacent residential and agriculture zoning.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: The proposed development has acknowledged and will comply with the requirement.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Response: The project is proposed as a mixed used development. By virtue of its nature, a mixed used development is a planning principle that deters Urban Sprawl.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a) 9.a. and b., Florida Statutes, respectively.

Response: The proposed development has acknowledged and will comply with the requirement and State Statute 163.317(6)(a) 9.a. and b.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained. Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities. Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 Development Agreement has commenced. Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Response: The proposed development will meet the level of service of the City of Alachua.

Goal 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Response: The proposed mixed-use development will connect to the City's water and wastewater systems.

Economic Development Element

Objective 1.6: Mixed Use, Workforce Housing: The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Response: The Development is proposing a variety of housing types, single family detached, townhomes multifamily and perhaps live work units. This will allow for ownership and rental opportunities.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities. The commercial uses within the planned development could be considered an employment centers, upon full build out.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Response: The proposed development will provide passive recreational opportunities.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.

Response: The Developer is current and is currently marketing for tenants for commercial out parcels.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.

Response: The developer has acknowledged this statement. Market demand and other factors will influence the price and housing types as well as commercial tenant.

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.

Response: An environmental assessment has been performed on the mixed-use development and the proposed development will protect all listed species. The existing wetlands and upland buffers will be protected and remain undisturbed.

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.

Response: An environmental assessment has been performed on the mixed-use development which will identify all listed species that shall be protected.

Objective 1.8: Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface

water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Response: There are four (4) wetlands along with required buffer along Turkey Creek. The proposed development will follow State procedures for wetlands preservation and water of the State.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Response: The proposed development acknowledged this regulation and will comply. The proposed development will have 36.7 acres of open spaces that will include conservation areas.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or

removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.

c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.

e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.

b. All support buildings and other support facilities shall be constructed outside the wetland.

c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.

d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.

e. All residences shall be connected to a central sewage system owned and operated by the City.

f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and

ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions: a. Less than .25 acres in size; and, b. Determined to be of poor quality by a certified environmental specialist; and, c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and, d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Response: The proposed development will comply with the City's wetland impacts. If wetlands are impacted, the environmental report will identify the quality and reasonable assurances for the impact.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Response: The proposed development will comply with the City's wetland buffers and will provide a minimum 50' buffer and average 75' buffer.

Recreation Element

Objective 1.3: New Development Recreation Requirements: The City shall consider providing incentives for new development to enhance the City's recreation lands and facilities.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.b: The City shall consider incentives for new industrial, institutional, and commercial development to encourage the inclusion of linear and pocket parks, particularly within proximity to the downtown core.

Response: The proposed development will provide commercial uses and will include a pocket park.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments. Policy 1.3.d: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Response: The proposed development will provide walking path and sidewalks and passive recreation uses that can be utilized by the citizen of the City of Alachua.

IV. Compliance with Land Development Regulations (LDRs):

The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) Increasing flexibility. Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
(2) Greater freedom to provide access, open space and amenities. Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
(4) Providing greater opportunity for more efficient land use patterns. Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
(5) Promoting quality design and environmentally sensitive development through site characteristics. Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
(6) Quality design through density increases. In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

Proposed Development Regulations

Please see the Planned Development Master Plan Provided as **Attachment C.** The maximum number of residential units are 514 and 489,400 SF of non-residential development.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY*	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT*	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES† AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		56% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

NOTES:

1) Alleys are allowable in Single Family Residential Attached land use area
2) Allowable uses within the non-residential land use area per LDR table 4.1-1 for PD-COMM.

E. Development Standards

Development standards may be modified in ways consistent with the general intent and purpose for the PD-R and PD-COMM Districts. The applicant is requesting the following modifications to development standards:

1) In Development Area A, B, and C, the parking criteria shall be one space per 2 bedrooms.
2) Entrance signage at roadway access connections shall be allowed adjacent to the rights-of-way. Directional signage may be allowed within the right-of-way medians.

3) Rights-of-way/street standards: generally, the goals and objectives of the Schmidt Farms PD are to provide a roadway/street network that promotes safety and reduced speeds throughout the residential neighborhoods. Traffic calming measures shall be provided at mid-blocks where streets are longer than 1,000 feet. Such measures may include, but not be limited to, speed humps, speed cushions, speed tables, bulbouts, raised pedestrian crossings, and changes in the surface material or texture.

   a. Minimum roadway pavement width equals 20 feet; Maximum roadway pavement width equals 24 feet (except at entrances where 36 feet is allowable) for residential streets.

   b. Minimum right-of-way width equals 50 feet; Maximum right-of-way width equals 60 feet (except at entrances where 80 feet is allowable) for residential streets. A minimum 60' right-of-way is required if the roadway will have on-street parking.

   c. Streets within PD-COMM shall conform to the City of Alachua Land Development Regulations Article 7.

   d. Alleys are optional in Single Family Residential Detached. Minimum alley pavement width equals 12 feet; Minimum alley right-of-way/common area width equals 20 feet.

   e. Minimum street centerline radius equals 50 feet.

   f. Minimum curb return radius equals 15 feet (measured at back of curb).

   g. Sidewalks are required on one side of the street where fronting residential lots. Sidewalks are optional on street sides with no lot frontages.

   h. Miami curb is allowed on all residential streets. Type F curb and gutter is required on all streets within the non-residential developments.

   i. Sidewalks shall be placed a minimum of 7 feet off back of curb to allow for street tree plantings.

   j. Minimum sidewalk width equals 5 feet.

   k. On street parallel parking is allowed on all streets within the development.

l. The roadway crossing over wetland Area E is required to connect Development Area C to Development Area B and connect NW 43rd Street to US 441 through the project.

m. The design standards of the PD shall comply with Section 3.6.3(A)(5)(iii) of the land development regulations. All traffic-calming measures, emergency services access, off-street parking, and adequate spacing for public infrastructure shall be provided. At time of development review the above items will be met.

F. Development Phasing Plan

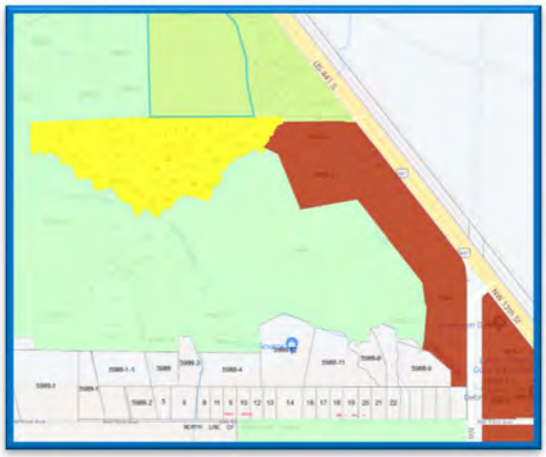
This PD shall be valid for 10 years from the date of final zoning approval.

G. Conversion Schedule

All use areas, including the PD-R/PD-COMM boundary line, may be adjusted during the phased buildout of the PD by up to 10.0%.

V. Logical Development Pattern:

Response: The proposed development will be located on a major thoroughfare, Highway 441, and is abutted Planned Development, RSF – 1 and Agriculture. The lots that abut Highway 441 are already zoned commercial. Please see current adjacent zoning as Attachment C.



VI. Pre-Mature Development:

The proposed amendment will not create premature development in undeveloped or rural areas.

Response: The area is not undeveloped or would be considered rural in nature, therefore the definition of pre-mature development does not apply.

VII. Incompatible with Adjacent Lands:

The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Response: The area's land uses are currently commercial, residential and a section of agriculture. The development is proposing residential units at 0 to 4 units per acre and commercial uses. The uses are not incompatible with current uses.

VIII. Adverse Effect on Local Character:

The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Response: The proposed development will not adversely affect the area. Some traffic will be created, but not so substantial that the local character will be affected. The proposed development will provide necessary housing variety as well as create jobs and provide tax revenue for the City of Alachua.

IX. Not Deviate from Pattern of Development:

The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Response: The area's land uses are currently commercial, residential and a section of agriculture. The development is proposing residential units at 0- to 4 units per acre and 8-15 units per acre and commercial uses. The uses are not incompatible with current uses.

X. Encourage Sprawl:

The project is proposed as a mixed used development that by virtue of its nature this planning principle was created to deter Urban Sprawl.

a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

   Response: The proposed development does abut Turkey Creek. The applicant will be required to have the surface water delineation and provide an undisturbed buffer and leave the area will be maintained as green space.

b. Promotes the efficient and cost-effective provision or extension of public infrastructure and service.

   Response: The proposed development will improve the area and contribute to the infrastructure of the City of Alachua. The applicant will be proposing a lift station and the necessary potable water and service extensions as well fire hydrants. The applicant has submitted an infrastructure plan that demonstrates that other users near the Development will benefit from the lift station

c. 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.

   Response: The Development will be a mixed-use community with walkable areas from residential to commercial uses. The applicant is exploring multiple types of residential uses, such as multi-family, single family, live work units, townhomes, and smaller cluster homes. Commercial uses will be mostly neighborhood commercial uses, but market demand and company interests in the area will dictate final users.

d. Promotes conservation of water and energy.

   Response: The Development will follow all of the building regulations for the City of Alachua for water and energy conservation.

e. Preserves agricultural areas and activities.

Response: The property is vacant, and it not being used for any uses.

f. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The Development will provide the required amount of open space and buffers as required with the PD-R and PD-Comm.

g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area.

Response: Residential population demands are the driving factor for the residential and commercial markets. The proposed development will have a direct effect of attracting new businesses by adding to the City of Alachua population overall. In addition, commercial industries use a term called "roof tops" to decide where they will open new locations or franchises. These secondary affects will generate more jobs and tax revenue for the City of Alachua.

h. Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Response: The Development will be a compact, mixed-use, walkable community. Mixed-use developments by design discourage urban sprawl.

XI. Spot Zoning:

The "classic" definition of spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

Response: The proposed development will not result in spot zoning as the adjacent properties are zoned residential and portions of the property are currently zoned commercial. Rezoning to Planned Development with mixed uses will not be a detriment to the adjacent property owners.

XII. Public Facilities:

The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Response: The proposed development is proposing new infrastructure improvements for the development. There are five parcels that comprise the proposed development which are 05945-000-000, 05936-001-000, 05936-007-000, 05936-007-001 and 05936-007-002. This document will evaluate internal and external potential users for the infrastructure improvements, which include a wastewater force main extension, a wastewater lift station, and a potable water main extension, within the city.
Methodology

The Infrastructure Improvement Area Analysis evaluated all the potential users for the infrastructure improvements based on adjacent and vacant properties within the City limits in proximity to the proposed development and the allowed density under the Future Land Use designation. The proposed development is zoned Agriculture and Commercial Intensive. Verification of property vacancy was through the Alachua County Property Appraisers website. Current zoning was confirmed using City of Map Genius. Proposed zoning was calculated based on the maximum density afforded by the Future Land Use Designation.

Commercial land use designation was calculated based off an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater or 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less. Agriculture was calculated at a density of 3.5 dwelling units per acre. The Moderate Density Residential land use designation was calculated maximum density of 0.93 dwelling units per acre.

Analysis of Infrastructure Users

There are five parcels within the proposed development and eight parcels outside of the proposed development that the infrastructure improvements could potentially serve. Of those thirteen parcels, 121 acres would be located within the proposed development and 153 acres would be located outside of the proposed development. The analysis shows that the proposed infrastructure improvements could serve up to 854 potential residential units and 1,252,728 sq.ft. of commercial. The total daily estimated flow to potentially be served is 390,800 gpd. The estimated construction cost for the infrastructure improvements is $1,200,201.00. Based on the calculated ERCs for wastewater and water, the developer should receive connection credits of $765.92 per wastewater ERC and $844.02 per water ERC for the infrastructure improvements.

XIII. No Adverse Effect on the Environment:

The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response: The proposed development will have no adverse impacts to the environment and will follow all the environmental regulations for the City of Alachua and the State of Florida.

XIV. Conclusions:

Job Creation

The proposed development will contribute to the housing variety for the City of Alachua. As well as will contribute to the local job growth with potential for direct creation of 656 jobs from the development of the single family detached component. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents,

lawyers, and brokers provide services to home builders, home buyers as well as building supplies required for building of those homes.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 215 Units X $7,768.95 = $1,670,324.25 in annual property taxes at residential single family detached full build out

At an 800K Valuation = $17,757.00 annual property tax per unit

- 215 Units x $17,757.00 = $3,816,680.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to American Planning Association, is to support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options.

Because of the benefits to the infrastructure, job creation, housing variety and job created by the project, JBPro on behalf DM Alachua Investments, LLC, JBPro is

requesting approval of a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres to change the Future Land Use designations, from Agriculture and Commercial to Moderate Density Residential (0 to 4 units), as well as High-Density Residential (8 to 15 units) and Commercial designation.

Local Analysis

Parcel 05936-001-000 is planned to be a part of the Schmidt Farms PD. Currently 80 acres +/- of that parcel has a land use designation of Rural / Agriculture and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. The existing Agriculture zoned property will have the right for 16 residential units.

The proposed moderate density residential land use amendment would allow up to 4 units per acre. 53.4 acres of the 80 acres is proposed to have the moderate density residential land use and would therefore allow by right 53.4 * 4 = 213 units. Based on information provided within the City of Alachua's Data and Analysis for Evaluation and Appraisal, the population of Alachua currently could be estimated at approximately 11,911. The projected growth in the population by 2025 is estimated to be approximately 12,950 and 14,985 in year 2030. Per the 2010 US Census Bureau the average American home is approximately 2.65 persons, meaning in the next 9 years the City of Alachua could have an expected need of approximately 1,160 homes. As a result, the potential of up to 213 new homes within the Schmidt Farms development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

To support the growing population of the City, there is only approximately 570 acres (2.58%) of developable land for commercial. The proposed land use amendment proposes a total of 29.1 acres for commercial land use which is 26.6% of the proposed Schmidt Farms development. This will expand the available land for commercial development to serve the residents of the City.

XV. List of Attachments

Attachment A: Application

Attachment B: Aerial Map

Attachment C: Planned Development Master Plan

Attachment D: Current Zoning Map

Attachment E: Legal Description

Attachment F: Proof of Ownership

Attachment G: Proof of Payment of Taxes

Attachment H: Public School Concurrency Sheet

Attachment I: Neighborhood Meeting Materials

Attachment J: Schmidt Farms Infrastructure Report

Attachment - A

Application

(Document on Next Page)

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Schmidt Farms f.k.a NW 43rd TND
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Existing Use of Property: Agriculture and Vacant Commercial
5. Future Land Use Map Designation : Agriculture and Commercial
6. Existing Zoning Designation: Agriculture and Commercial Intensive
7. Proposed Zoning Designation: PD-R and PD-Comm
8. Acreage: 121.1

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): David Meeks Title: Owner
   Company (if applicable): DM Alachua Investments, LLC
   Mailing address: 4045 NW 43rd St
   City: Gainesville State: Florida ZIP: 32609
   Telephone: ( ) 352-222-4088 FAX: ( ) e-mail: david.meeks3@gmail.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☒ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

David W. Meeks

Signature of Applicant

Signature of Co-applicant

David W. Meeks, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 22 day of July, 2021 by David Meeks

, who is/are personally known to me, or who has/have produced Florida Drivers License as identification.

NOTARY SEAL

Alejandra Cristina Salazar
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG943541
Expires 1/1/2024

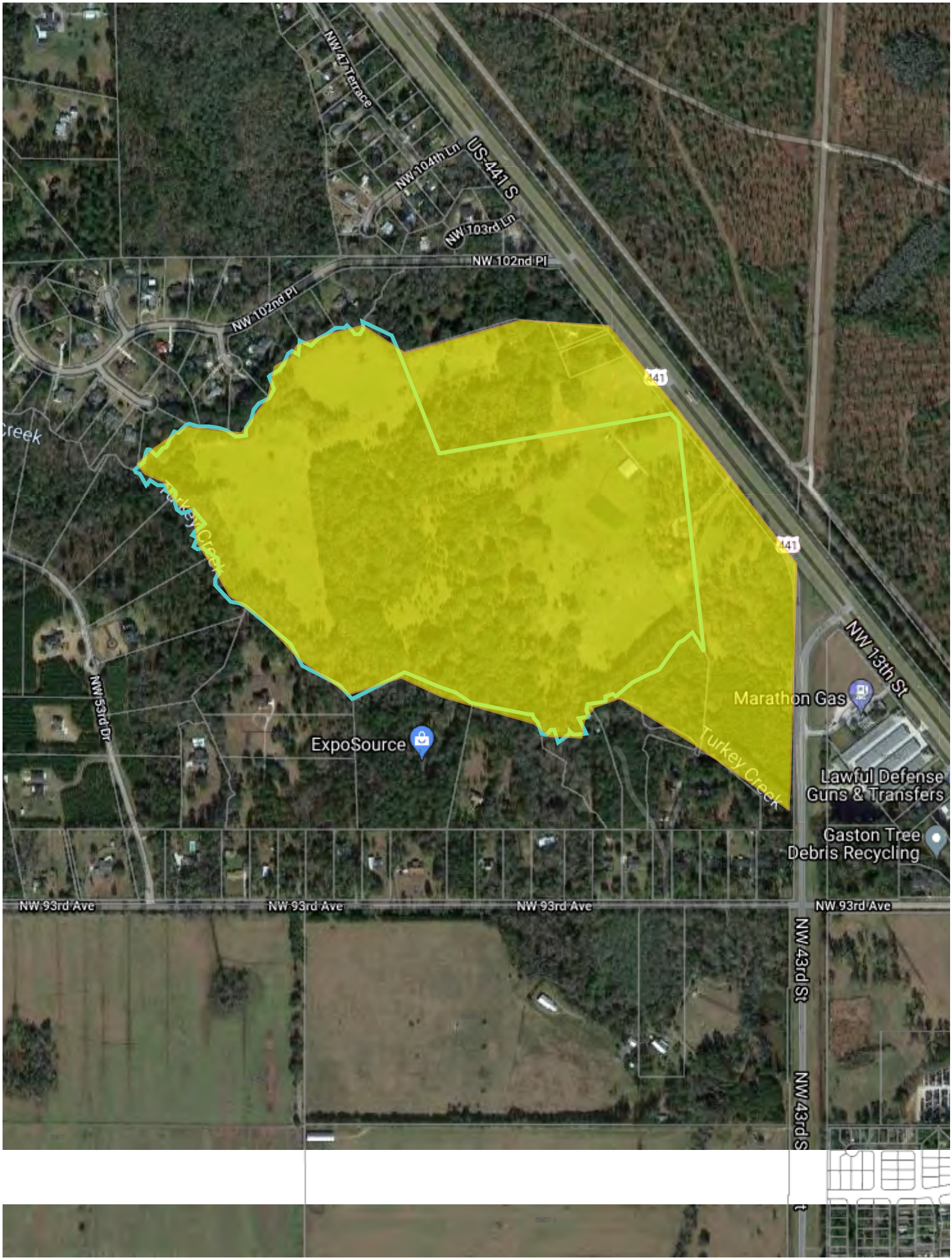
Alejandra Cristina Salazar

Signature of Notary Public, State of Florida

Attachment - B

Aerial Map

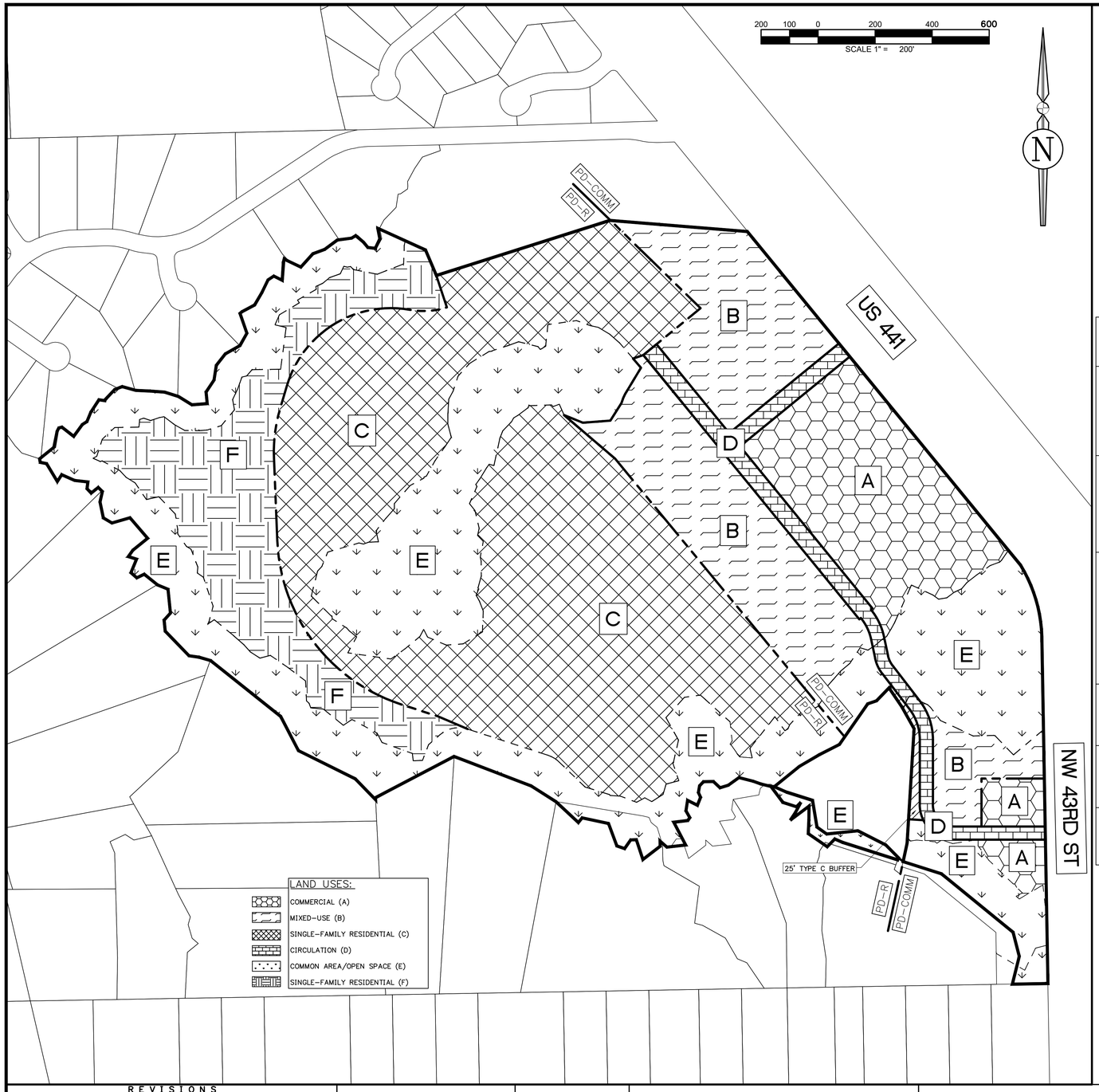
(Document on Next Page)


NW 47 Terrace
US-441 S
NW 104th Ln
NW 103rd Ln
NW 102nd Pl
NW 102nd Pl
441
441
Turkey Creek
NW 53rd Dr
ExpoSource
Marathon Gas
NW 13th St
Turkey Creek
Lawful Defense Guns & Transfers
Gaston Tree Debris Recycling
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 43rd St
NW 43rd St

Attachment - C

Planned Development Master Plan

(Document on Next Page)



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D".
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

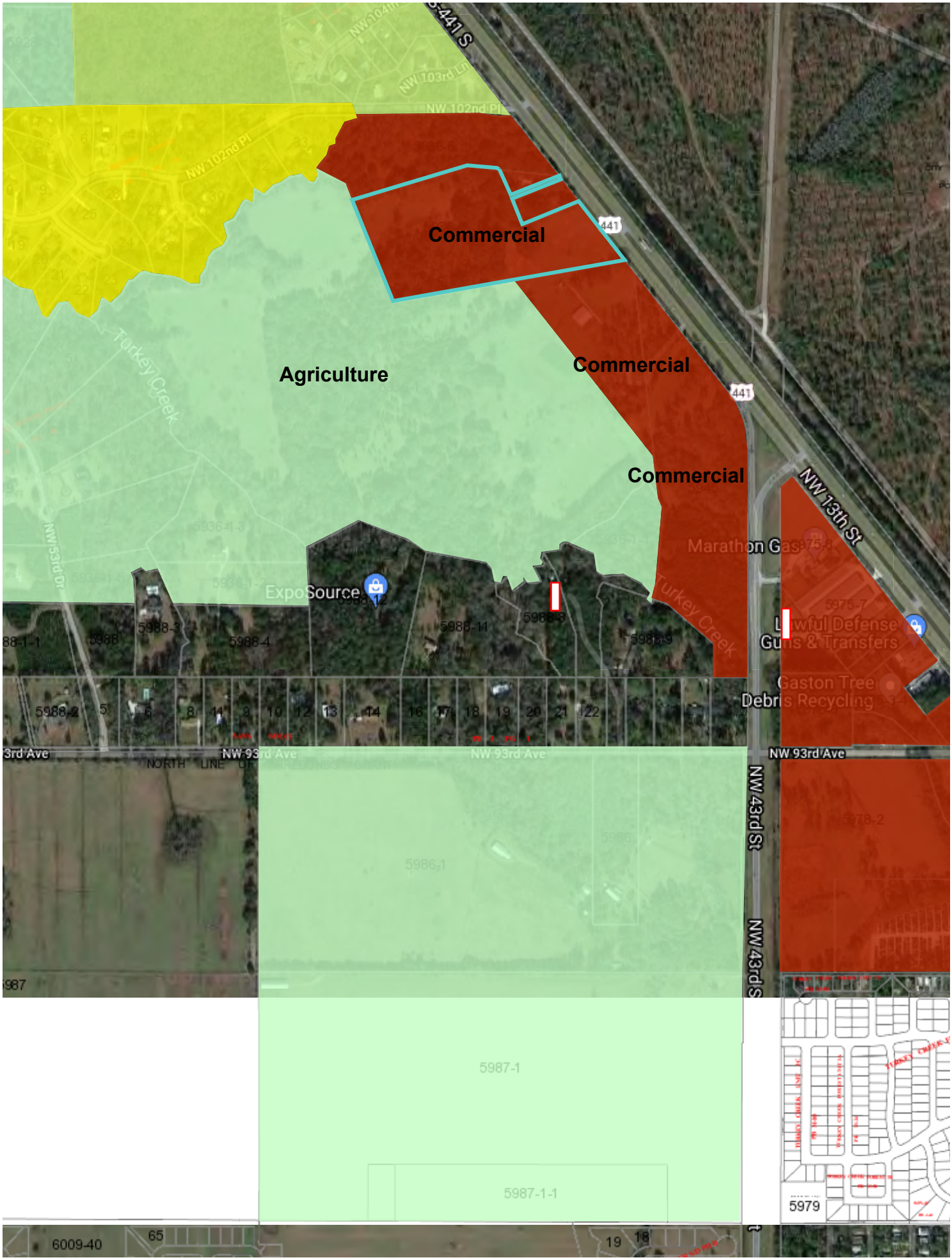
PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

Attachment - D

Current Zoning Map

(Document on Next Page)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Agriculture
Commercial
Commercial
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NW 13th St
NW 43rd St
NW 93rd Ave
NW 102nd Pl
Turkey Creek
ExpoSource
Marathon Gas
Gaston Tree Debris Recycling
5987-1
5987-1-1
5979
6009-40

Attachment - E

Legal Description

(Document on Next Page)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K. 'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

36906 11

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Rachel Walker
Print witness name

#2 Jennifer Murayan
Witness signature
Jennifer Murayan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: SVP Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

Attachment - F

Proof of Ownership

(Document on Next Page)

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-000
Prop ID	29942
Location Address	
Neighborhood/Area	COMM 8 19 & 8 18 (233300.55)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB (LESS COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	14.180
Homestead	N

View Map



Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$4,200	$4,200	$4,200	$4,200	$4,200
Land Value	$0	$0	$1,235,100	$0	$0
Land Agricultural Value	$3,120	$3,120	$0	$2,100	$2,100
Agricultural (Market) Value	$1,235,078	$1,235,078	$0	$1,235,100	$1,235,100
Just (Market) Value	**$1,239,278**	**$1,239,278**	**$1,239,300**	**$1,239,300**	**$1,239,300**
Assessed Value	$7,320	$7,320	$4,620	$6,300	$6,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$7,320	$7,320	$4,620	$6,300	$6,300
Maximum Save Our Homes Portability	$0	$0	$1,234,680	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	14.18	617680.8	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	4,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1920

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2020	SHED	4,160	1920		R2	RES	$4,200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)
5/26/1992	$100	QD	1890	91	U - UNQUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT, JULE E TRUSTEE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Extra Features, Permits, Sketches.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-001
Prop ID	29943
Location Address	10100 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DEG W 324.20 FT N 22 DEG W 143.94 FT N 67 DEG E 281.98 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES (01100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	1.000
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$3,606	$3,606	$1,800	$800	$76,200
Land Value	$130,881	$130,881	$130,900	$130,900	$109,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$134,487**	**$134,487**	**$132,700**	**$131,700**	**$185,300**
Assessed Value	$133,059	$132,861	$132,700	$131,700	$185,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$133,059	$132,861	$132,700	$131,700	$185,300
Maximum Save Our Homes Portability	$1,428	$1,626	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.00	43627	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	3,485	**HC&V**	04-FORCED AIR
Heated Area	2,135	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	04-WOOD TRUSS	**Stories**	1.0
Frame		**Actual Year Built**	1920
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	999	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,135	1975	3	0500	NO VALUE	$0

FSP	FIN SCREENED PORCH	250	1975	3	0500	NO VALUE	$0
FSP	FIN SCREENED PORCH	160	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	400	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3721	DECK 1	128	1992		C2	COMM	$496
3721	DECK 1	110	1992		C2	COMM	$426
3884	FENCE WD	360	1992		C1	COMM	$274
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5221	STG 1	400	1950		C2	COMM	$1,410

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$100	QD	2033	926	U - UNQUALIFIED	Vacant	SCHMIDT JULE E ANN LEE TRUSTEE	GREENEWALD JAMES A PAMELA S	Link (Clerk)
9/30/1992	$70,000	WD	1883	2465	Q - QUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT JULE E ANN LEE TRUSTEE	Link (Clerk)

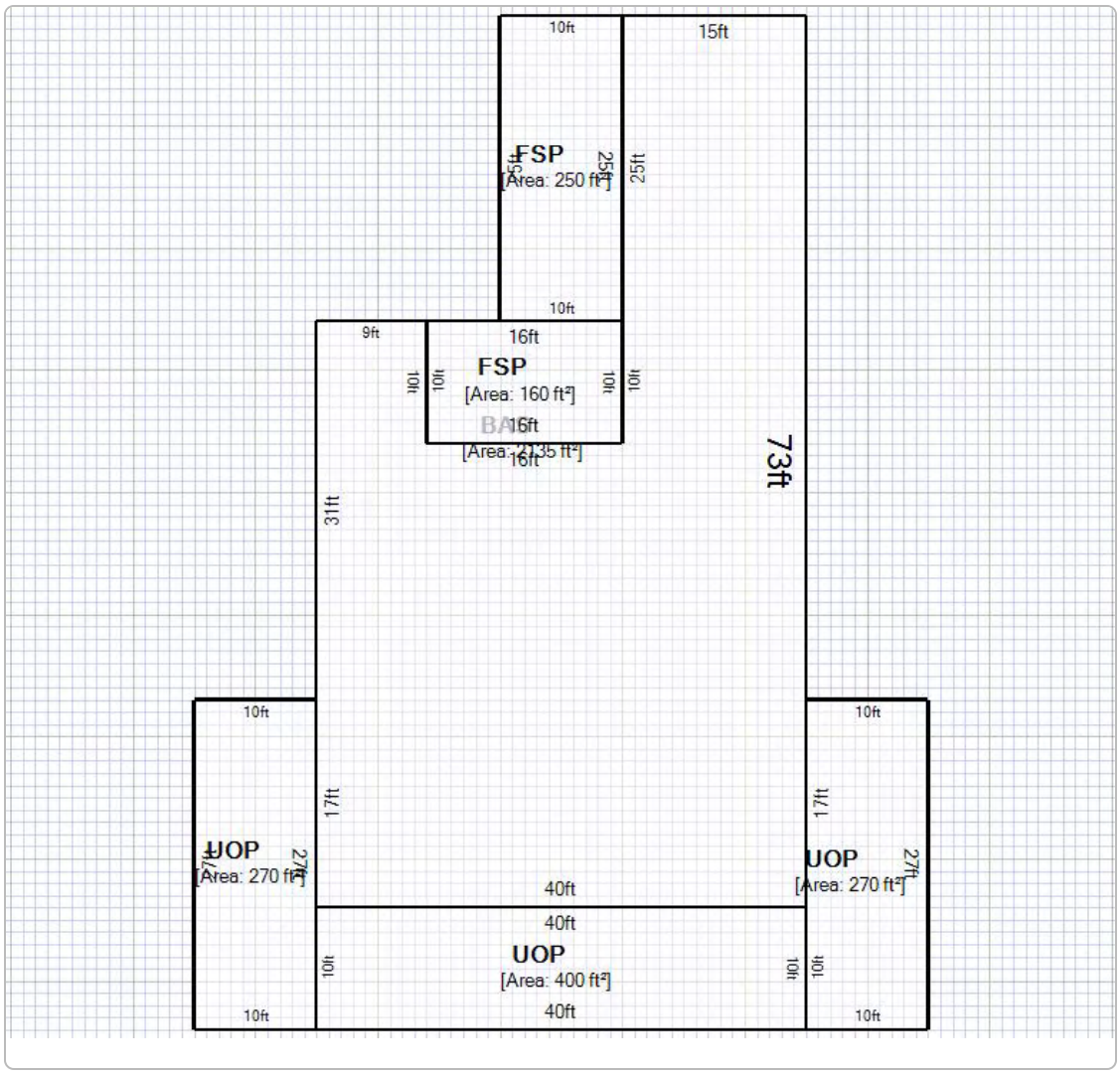
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-10846	MISCELLANEOUS	Yes	No	12/28/2006	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	3/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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Version 2.3.133

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-002
Prop ID	29944
Location Address	10110 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W 273.26 FT N 22 DEG W 142.79 FT S 84 DEG E 308.31 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	0.440
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$2,171	$2,178	$1,300	$300	$69,700
Land Value	$57,498	$57,498	$57,500	$57,500	$47,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$59,669**	**$59,676**	**$58,800**	**$57,800**	**$117,600**
Assessed Value	$59,071	$58,928	$58,800	$57,800	$117,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$59,071	$58,928	$58,800	$57,800	$117,600
Maximum Save Our Homes Portability	$598	$748	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2100	RESTAURANT	0.44	19166	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	2,289	**HC&V**	04-FORCED AIR
Heated Area	1,444	**HVAC**	03-CENTRAL
Exterior Walls	04-SINGLE SIDING	**Bathrooms**	2.0-Baths
Interior Walls	03-PLASTER	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1900
Floor Cover	12-HARDWOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	518	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	1975
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,444	1975	3	0500	NO VALUE	$0
FOP	FINISHED OPEN PORCH	713	1975	3	0500	NO VALUE	$0
UEP	UNFIN ENCL PORCH	132	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	228	1996		C2	COMM	$953
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5080	SLAB	289	1996		C1	COMM	$212

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$20,160	WD	2033	928	Q - QUALIFIED	Vacant	JULE E SCHMIDT TRUSTEE/INDV AN	GREENEWALD JAMES A & PAMELA S	Link (Clerk)

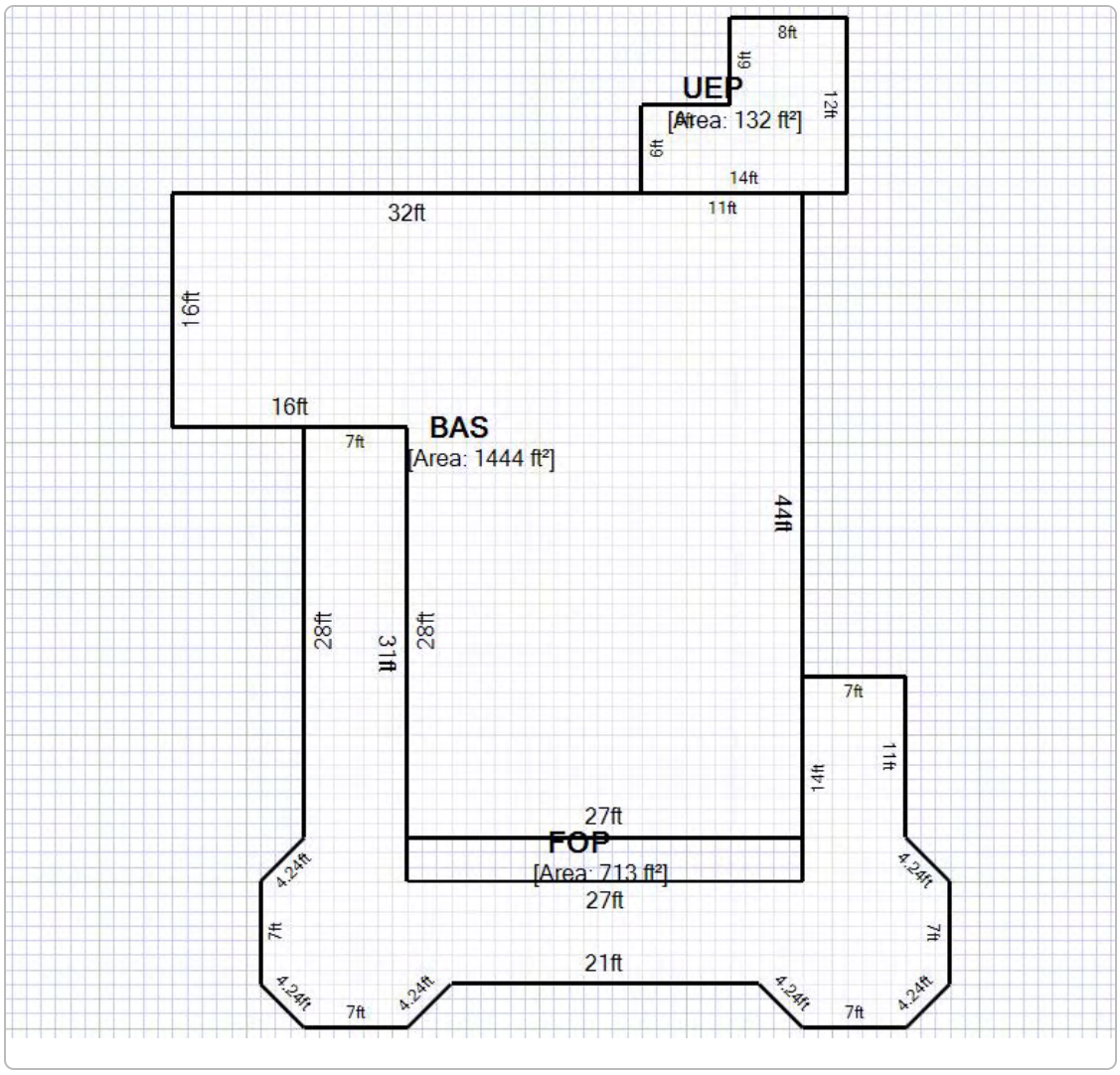
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	4/2/1998	$0
05914	REMODEL COMMERCIAL	Yes	No	1/30/1996	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	12/30/1995	$0
5731	RL COM.	Yes	No	6/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05945-000-000
Prop ID	29994
Location Address	
Neighborhood/Area	441 COMMERCIAL (174300.50)
Subdivision	
Brief Legal Description*	COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB UTIL R/W S ALONG SAID W R/W TO S LINE SEC WLY ALONG S LINE TO SW COR SEC NLY ALONG W LINE SEC TO POB ALSO COM NW COR OF SEC 2-9-19 INSIDE ARREDONDO GRT FOR POB W 70 FT M/L N 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	35-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	15.470
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$1,758,100	$0	$0
Land Agricultural Value	$3,403	$3,403	$0	$2,400	$2,400
Agricultural (Market) Value	$3,032,429	$3,032,429	$0	$1,758,100	$1,758,100
Just (Market) Value	**$3,032,429**	**$3,032,429**	**$1,758,100**	**$1,758,100**	**$1,758,100**
Assessed Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	15.47	673873.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-001-000
Prop ID	29931
Location Address	9900 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	
Brief Legal Description*	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES IN SE COR G L 8 PE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.690
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$234,920	$240,621	$250,300	$255,100	$239,000
Land Value	$9,000	$9,000	$780,200	$9,000	$9,000
Land Agricultural Value	$18,712	$18,712	$0	$12,700	$12,700
Agricultural (Market) Value	$771,210	$771,210	$0	$771,200	$771,200
Just (Market) Value	**$1,015,130**	**$1,020,831**	**$1,030,500**	**$1,035,300**	**$1,019,200**
Assessed Value	$262,632	$268,333	$290,510	$276,800	$260,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$262,632	$268,333	$290,510	$276,800	$260,700
Maximum Save Our Homes Portability	$0	$0	$739,990	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	78.69	3427736.4	0	0	A
5900	PINE/HARDWOOD	7.00	304920	0	0	A
0100	SFR	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,945	**HC&V**	04-FORCED AIR
Heated Area	3,152	**HVAC**	03-CENTRAL
Exterior Walls	11-BD AND BAT AAV; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1967
Floor Cover	12-HARDWOOD; 14-CARPET	**Effective Year Built**	1975

Type	WAREHOUSE STORAGE	**Heat**	01-NONE
Total Area	5,625	**HC&V**	01-NONE
Heated Area	2,850	**HVAC**	01-NONE
Exterior Walls	15-CONCRETE BLOCK	**Bathrooms**	
Interior Walls	07-NONE	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1993
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1993

Type	SOH MISC	**Heat**	
Total Area	9,827	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	1,392	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1967

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,977	1975	3	0100	SINGLE FAMILY	$92,204
BAS	BASE AREA	375	1975	3	0100	SINGLE FAMILY	$17,490
FGR	FINISHED GARAGE	673	1975	3	0100	SINGLE FAMILY	$17,265
FOP	FINISHED OPEN PORCH	120	1975	3	0100	SINGLE FAMILY	$1,679
SFB	SEMI-FINISHED BASE	425	1975	3	0100	SINGLE FAMILY	$15,857
SFB	SEMI-FINISHED BASE	375	1975	3	0100	SINGLE FAMILY	$13,992

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,850	1993	3	8400	WAREHOUSE STORAGE	$40,135
CAN	CANOPY (NO SIDES)	2,775	1993	3	8400	WAREHOUSE STORAGE	$7,822

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0200	A/C 1	1	1980		R7	RES	$145
0661	CP 1	405	1980		R2	RES	$778
0800	DRIVE/WALK	250	1967		R1	RES	$200
0800	DRIVE/WALK	6,670	1984		R1	RES	$5,336
0959	FP 2	1	1967		R7	RES	$1,310
1643	PATIO 3	1,700	1980		R1	RES	$4,318
1762	POOL 2	800	1980		R3	RES	$6,288

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2181	STABLE 1	672	1967		R2	RES	$3,199
2221	STG 1	720	1967		R2	RES	$2,030

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

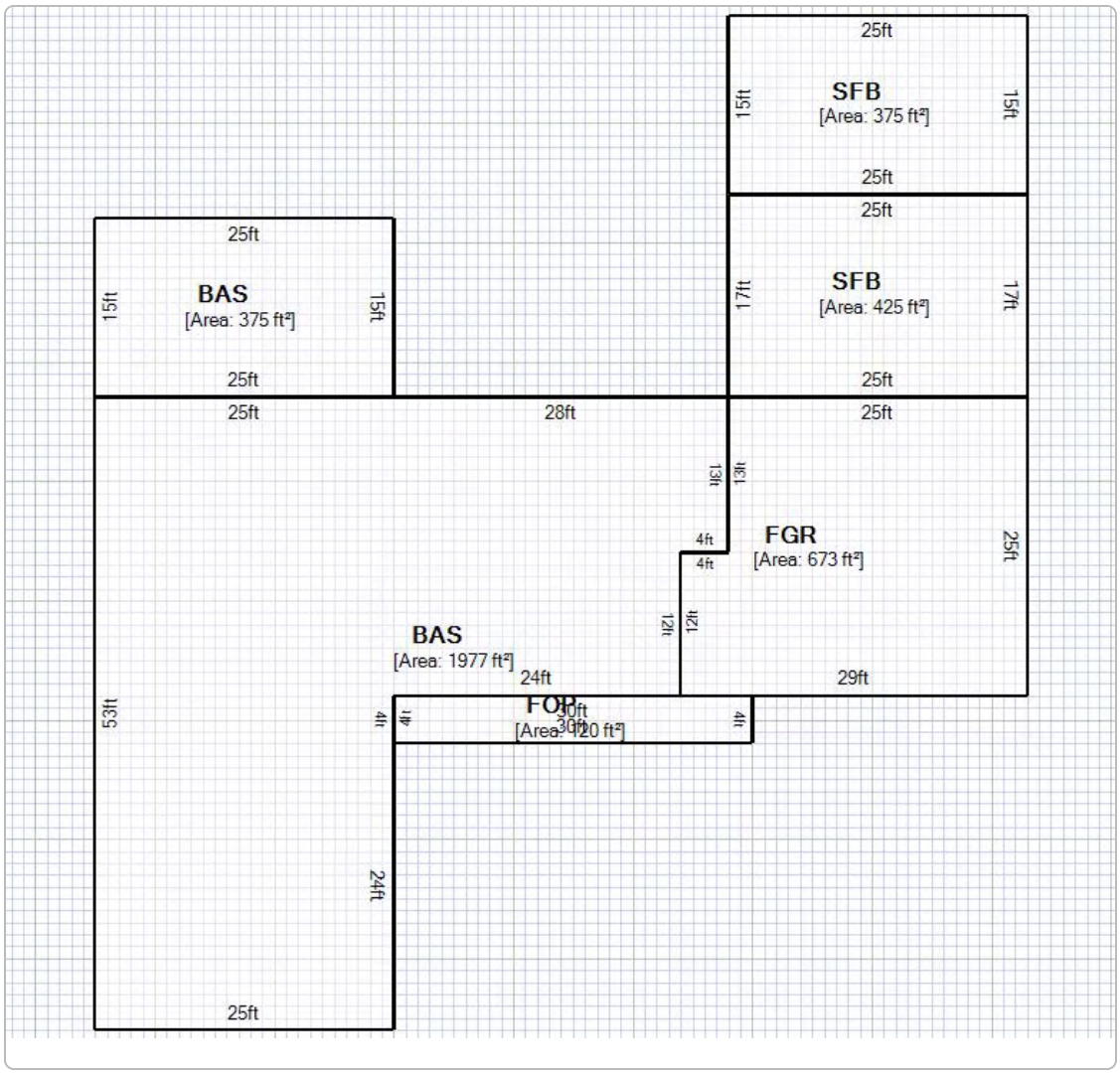
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-6235	MISCELLANEOUS	Yes	No	2/3/1997	$0
000005141	STORAGE BUILDING	Yes	No	10/5/1992	$61,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches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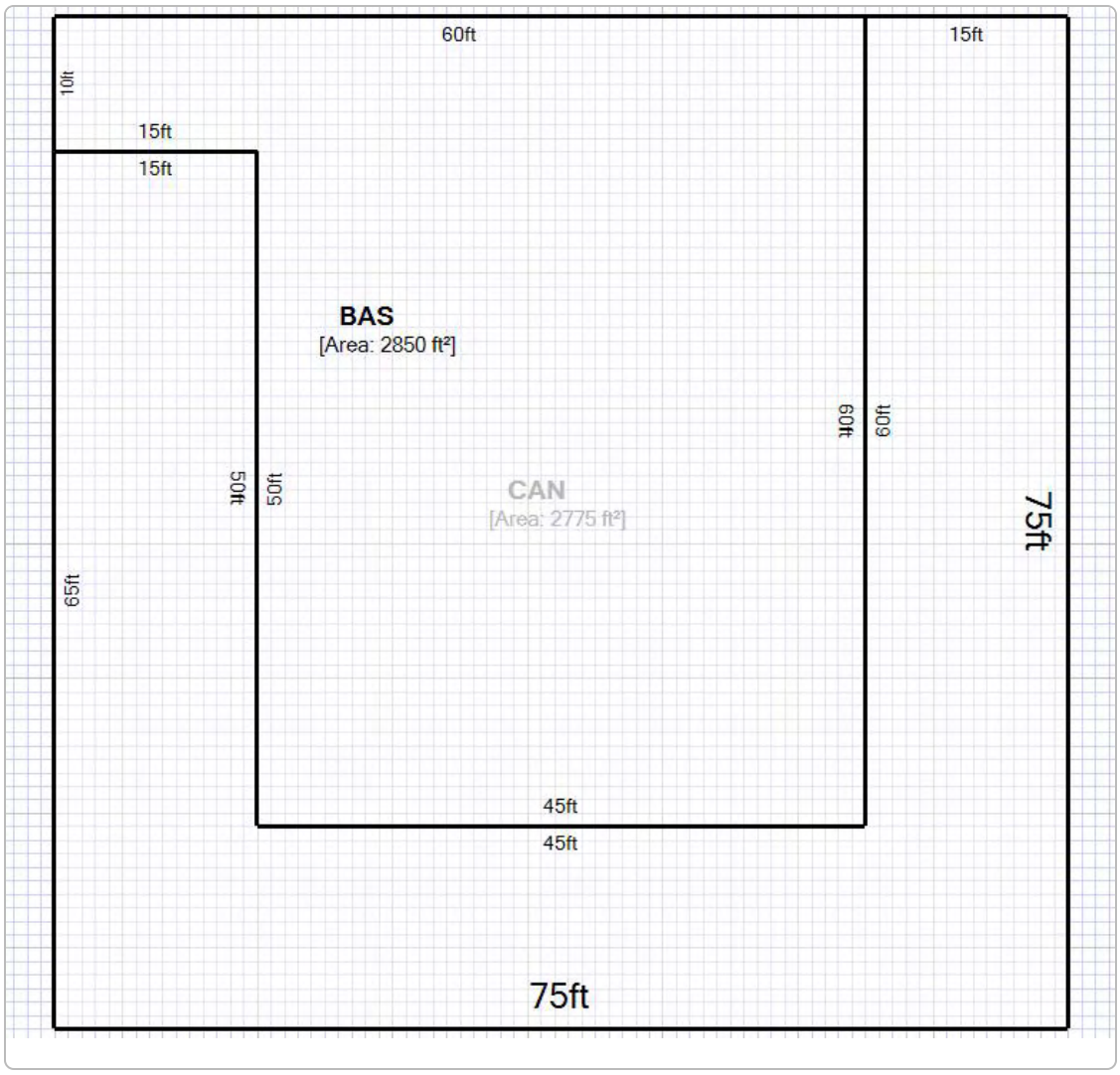
SFB
[Area: 375 ft²]
15ft
15ft
25ft
25ft
SFB
[Area: 425 ft²]
17ft
17ft
25ft
25ft
BAS
[Area: 375 ft²]
15ft
15ft
25ft
25ft
28ft
25ft
13ft
13ft
4ft
4ft
FGR
[Area: 673 ft²]
25ft
12ft
12ft
BAS
[Area: 1977 ft²]
24ft
29ft
53ft
4ft
4ft
FOP
30ft
[Area: 120 ft²]
24ft
25ft



Map



No data available for the following modules: Extra Features, Photos.

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Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Recorded Electronically
ID 3039121
County Alachua
Date 1-26-17 Time 3:29p

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K."JESS" IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Tax Parcel 05936-007-001 & 05936-007-002

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

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WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

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COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered in the presence of:

#1 [signature]
Witness signature
NOLAN WACKER
Print witness name

#2 Jennifer Munyan
Witness signature
Jennifer Munyan
Print witness name

Florida Credit Union

By: [signature]
Print Name: Christine Suarez-Jenkins
Title: Svp Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins, of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires:_____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, 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:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, 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:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

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THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

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ALSO:

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COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

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Attachment - G

Proof of Payment of Taxes

(Document on Next Page)

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 001 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

9900 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

GOVT LOTS 6 7 8 W OF R/W LESS OR
608/45 & 206 LESS PART I
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	262,632	0	262,632	2,073.09
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	262,632	0	262,632	296.49
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	262,632	0	262,632	393.95
SCHL DISCRNRY & CN (S01)	0.7480	262,632	0	262,632	196.45
SCHL GENERAL	3.6670	262,632	0	262,632	963.07
SCHOOL VOTED (S01)	1.0000	262,632	0	262,632	262.63
SUWANNEE RIVER WATER MGT DIST	0.3696	262,632	0	262,632	97.07
17 CITY OF ALACHUA	5.3900	262,632	0	262,632	1,415.59
CHILDREN'S TRUST	0.5000	262,632	0	262,632	131.32
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$5,829.66

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
C550	550 COUNTY FIRE SERVICES	1.000	Varies	434.32
	NON-AD VALOREM ASSESSMENTS			$455.10

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $6,284.76

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 001 000	9900 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $6,096.22 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

29942

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 496.80
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	7,320	0	7,320	57.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	7,320	0	7,320	8.26
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	7,320	0	7,320	10.98
SCHL DISCRNRY & CN (S01)	0.7480	7,320	0	7,320	5.48
SCHL GENERAL	3.6670	7,320	0	7,320	26.84
SCHOOL VOTED (S01)	1.0000	7,320	0	7,320	7.32
SUWANNEE RIVER WATER MGT DIST	0.3696	7,320	0	7,320	2.71
17 CITY OF ALACHUA	5.3900	7,320	0	7,320	39.45
CHILDREN'S TRUST	0.5000	7,320	0	7,320	3.66
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$162.48

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
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS	$162.48

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
29942

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $157.61 Paid 12/08/2020

ALATBJ5081F

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10100 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 527.80 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	133,059	0	133,059	1,050.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	133,059	0	133,059	150.21
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	134,487	0	134,487	201.73
SCHL DISCRNRY & CN (S01)	0.7480	134,487	0	134,487	100.60
SCHL GENERAL	3.6670	134,487	0	134,487	493.16
SCHOOL VOTED (S01)	1.0000	134,487	0	134,487	134.49
SUWANNEE RIVER WATER MGT DIST	0.3696	133,059	0	133,059	49.18
17 CITY OF ALACHUA	5.3900	133,059	0	133,059	717.19
CHILDREN'S TRUST	0.5000	133,059	0	133,059	66.53
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$2,963.39

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	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $3,054.36

If Paid By	Dec 31, 2020
Please Pay	$0.00

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 001	10100 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $2,962.73 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10110 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM INT N LINE GOV'T LOT 8 & W R/W
LINE 441 S 38 DEG E 4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	59,071	0	59,071	466.28
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	59,071	0	59,071	66.69
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	59,669	0	59,669	89.50
SCHL DISCRNRY & CN (S01)	0.7480	59,669	0	59,669	44.63
SCHL GENERAL	3.6670	59,669	0	59,669	218.81
SCHOOL VOTED (S01)	1.0000	59,669	0	59,669	59.67
SUWANNEE RIVER WATER MGT DIST	0.3696	59,071	0	59,071	21.83
17 CITY OF ALACHUA	5.3900	59,071	0	59,071	318.39
CHILDREN'S TRUST	0.5000	59,071	0	59,071	29.54
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$1,315.34

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	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $1,406.31

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 002	10110 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0048406 $1,350.06 Paid 12/02/2020
11/30/2020 Effective Date

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05945 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM INT W LINE SEC & WLY R/W US 441
POB SELY ALONG R/
See Additional Legal on Tax Roll

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	3,403	0	3,403	26.86
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	3,403	0	3,403	3.84
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	3,403	0	3,403	5.10
SCHL DISCRNRY & CN (S01)	0.7480	3,403	0	3,403	2.55
SCHL GENERAL	3.6670	3,403	0	3,403	12.48
SCHOOL VOTED (S01)	1.0000	3,403	0	3,403	3.40
SUWANNEE RIVER WATER MGT DIST	0.3696	3,403	0	3,403	1.26
17 CITY OF ALACHUA	5.3900	3,403	0	3,403	18.34
CHILDREN'S TRUST	0.5000	3,403	0	3,403	1.70
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$75.53

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
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS $75.53

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05945 000 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $73.26 Paid 12/08/2020

Attachment - H

Public School Concurrency Sheet

(Document on Next Page)

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Christopher Potts, PE Title: Director of Engineering
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32606
   Telephone: 352-375-8999 FAX: _____ e-mail: chris.potts@jbpro.com

3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): DM Alachua Investments LLC
   Mailing Address: 4045 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32609

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Schmidt Farms
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Section 34 Township 08 Range 19 Grant _____ Acreage: 121.1
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Agriculture and Commercial
7. Zoning Designation: PD-R and PD-Comm
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 213
   ■ Multi-Family Residential Number of Units 301
   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
    Elementary: NW Alachua CSA
    Middle: Mebane CSA
    High: Santa Fe CSA

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	213	units	x	0.14	Elementary School Multiplier*	30	Student Stations**
Middle School	213	units	x	0.06	Middle School Multiplier*	13	Student Stations**
High School	213	units	x	0.08	High School Multiplier*	17	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	301	units	x	0.09	Elementary School Multiplier*	27	Student Stations**
Middle School	301	units	x	0.03	Middle School Multiplier*	9	Student Stations**
High School	301	units	x	0.03	High School Multiplier*	9	Student Stations**

** Student generation multipliers may be obtained from SBAC at:*
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
*** Round to the nearest whole number*

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Christopher Potts Director of Engineering
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 21st day of October, 2021, by Christopher Potts, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Signature of Notary Public, State of Florida

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

Attachment - I

Neighborhood Meeting Materials

(Document on Next Page)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING FOR NW 43RD STREET PLANNED DEVELOPMENT AND LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT,** was published in said newspaper in the issues of **July 29, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of August, 2021** by **Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Advertisement For NW 43rd Street Planned Development and Large-Scale Comprehensive Plan Amendment

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Carter Maria Thompson, Director of Land Planning, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at carter.thompson@jbpro.com.

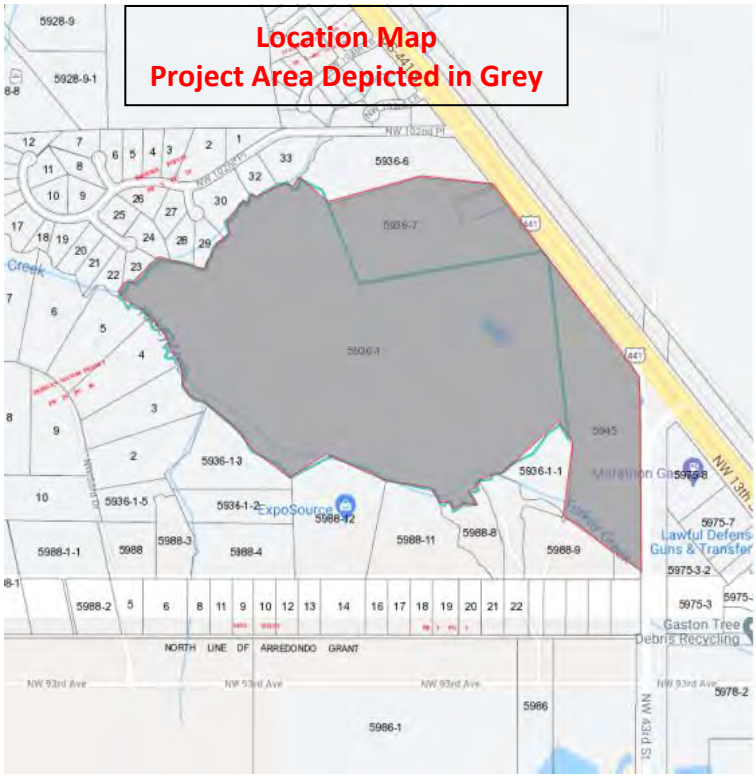
(Published: Alachua County Today - July 29, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations.

DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM.

You may submit comments electronically to carter.thompson@jbprogroup.com

Contact Person: Carter Thompson, JBPro
carter.thompson@jbprogroup.com
(352) 375-8999 Ext 1404

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

08/12/2021
NW 43rd St TND - Neighborhood WORKshop

Presenter: Chris Potts, P.E.
Meeting Start: 5pm

1. Wastewater disposal question. Required to connect to City utilities. Lift station required.

2. Roadway Improvents paid for by who?
Developer pays for improvements. Municipalities paid for maintenance

3. Which WMD are we in? SRWMD. Flows to Gulf of Mexico.

4. Traffic concerns w/ flow off 441. Neighbor requests traffic light instead of RABs.

5. Wetland encroachment concerns. Buffer per County Code + SRWMD.

6. Traffic Study will be required

7. How has GRU impacted wetlands?
impacts occured 50ish years ago

8. How many homes? 140 ≈
Size, price? $1200 sf min $300K - $600K
Retail/Com area 500K sf.

9. Wet basin design.

10. Buffers between developments

11. How many MF? 2000 sf / unit.
4 unit / bldg.

12. Timeline?

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Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms
Rezone and Large-Scale Comprehensive Plan Amendment
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
JANET YESH	4420 NW 93 Av. Gville, FL	352-222-4377	janetyesh@yahoo.com
Richard Beardsley	4416 NW 92nd Av Gville, FL	352-514-5746	Beardsleyrt@gmail.com
Karen Garrelts	8505 NW 37th Dr GNV FL	352 372. 3588	TCF21@gmail.com
Bill Burger	10005 NW 50th Ter	319.331.9850	billb1956@gmail.com
Celia Burger	" " "	319.331.5589	
JOHN NEIL	3883 NW 86th. Ln.	352-372-6814.	
Tom Tyree Yvette Tyree	5302 NW 102nd PL.	352-414-9895	thtyree@yahoo.com

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Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
David Carol Smith	4434 NW 93RD AVE	352.377-9886	CaSmith01@cox.net
ALBA HENESY	5310 NW 93rd AVE	352-494-4115	albahenesy@gmail.com
Jim & CHERYL CLERINGTON	10015 NW. 62 TR G.ville 32653	352-538-2072	JECJRBOY@AOL.COM
Larry & Veta Cumbaa	4916 NW 93rd Ave G'ville 32653	352-339-6675	xposource@aol.com
John Hopkins	10011 NW 50th Ter	352 316 0363	jhop77@hotmail.com
Marg Lawson	102 Plc		
R.L. Murphy II	4330 N.W. 93rd AVE.	373-0439 (352)	—
Antoinette Endelicato Kelle Moore	5562 NW 93 Av	352-246-8415 352-246-3771	bunnyandkelle@cox.net

JBPro

Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Claudia Rasnick	10016 NW 52nd Terrace	352-275-2533	kccaam@msn.com
Karen Arrington I want information about any	4416 NW 93rd Ave activity	352.219.2630	yahoo.com Arringtonkla@
Michael Barbarette	10110 NW 51 Ter 32653	317-8614	mjbcondo@gmail.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

NW 43rd Street TND Neighborhood Workshop Summary

Meeting Location: Alachua Branch Library
Meeting Date and Time: August 12th at 5pm
Meeting Presenter: Chris Potts, P.E., JBPro

The neighborhood meeting began on time, with approximately 30 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a rezoning and land use change and provided a visual representation of the Concept Layout for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like utility connections, wetland and environmental impacts, traffic concerns, and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the types of developments, i.e. single family homes, multi-family homes, and commercial/retail area?
   Response: There are approximately 140 single family homes and 24 multi-family buildings proposed, along with approximately 500,000 sf set aside for commercial use. The single family homes will likely be about 1,200 sf in size, the multi-family units will be approximately 2,000 sf, and the homes will most likely sell for anywhere between $300,000-$800,000. Additionally, due to the existing wetlands on site, buffers will be provided between this development and neighboring communities.

2. How will the development dispose of wastewater?
   Response: Because this project is within the limits of the City of Alachua, all homes will be required to connect to City of Alachua Public Services utilities. A lift station will be required for the development to pump wastewater to the treatment plant.

3. What water management district is the project located in, and where does the treated water eventually end? Many neighbors voiced concerns regarding current and future flooding of their property and the adjacent wetlands.
   Response: This project is located in the SRWMD, and waters eventually discharge to the Gulf of Mexico. Mr. Potts explained the local and state standards of design regarding treatment and discharge of any stormwater runoff that makes its way onto the proposed development. This will likely include wet detention basins to attenuate the runoff, and if discharge from the

basins is necessary the development will comply with volume and rate control regulations. Mr. Potts explained that as developers and engineers, we cannot create a worse situation than what is existing; however, improvements to the development may or may not improve offsite conditions depending on the existing topography.

4. Many neighbors voiced concerns regarding impacts to the wildlife and wetlands on the development property.
   Response: Mr. Potts explained the local and state regulations regarding impacts to wetlands and the ecosystems they support. He explained that being in Alachua County, this development must maintain an average 75-foot minimum buffer from all wetland limits as delineated by an Environmental Specialist and that wetlands cannot be disturbed or changed. Many neighbors voiced concerns regarding the flooding occurring from Turkey Creek, so a brief history and description of the potential causes was discussed, including the impacts from the GRU plant nearby. Mr. Potts explained that it is not the intent of this development to adjust or manipulate any runoff coming from or directed to US 441, but that any impacts due to the proposed development will be mitigated against and designed for with this development.

5. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability of a roundabout to calm traffic and mitigate for the additional volume. Additionally, cost of construction and maintenance was discussed.
   Response: Mr. Potts explained that a Traffic Study is a requirement for a development of this size, and that all roadway improvements will adhere to the recommendations of the traffic study once it is obtained. Concerns regarding speed of traffic coming to the proposed roundabout from US 441 were expressed, as well as pedestrian safety concerns. Mr. Potts explained that this development will undergo review by FDOT and Alachua County as it connects to roads falling within the jurisdiction of both entities, and that any improvements will be approved by each agency in accordance with their standards for design and safety. Neighbors requested a traffic light in lieu of a roundabout, and Mr. Potts explained that the roundabout was a suggestion by both Alachua County and FDOT, but more discussions will be had prior to final approval. Lastly, Mr. Potts explained that any improvements to existing roads, as well as construction of new roads, will be the responsibility of the developer. Once constructed, Mr. Potts explained that maintenance responsibilities fall to the jurisdiction having authority for each roadway.

Attachment - K

Schmidt Farms Infrastructure Report

(Document on Next Page)

Infrastructure Improvement Area Report For Schmidt Farms Development (f.k.a NW 43rd TND)

City of Alachua, FL

Prepared By:

JBPro

3530 NW 43rd Street

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

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General Description

The proposed development is 121-acre mixed use development that will have a residential, commercial and an open spaces element. There are five parcels that comprise the proposed development which are 05945-000-000, 05936-001-000, 05936-007-000, 05936-007-001 and 05936-007-002. This document will evaluate internal and external potential users for the infrastructure improvements, which include a wastewater forcemain extension, a wastewater lift station, and a potable water main extension, within the city.

Methodology

The Infrastructure Improvement Area Analysis evaluated all the potential users for the infrastructure improvements based on adjacent and vacant properties within the City limits in proximity to the proposed development and the allowed density under the Future Land Use designation. The proposed development is zoned Agriculture and Commercial Intensive. Verification of property vacancy was through the Alachua County Property Appraisers website. Current zoning was confirmed using City of Map Genius. Proposed zoning was calculated based on the maximum density afforded by the Future Land Use Designation.

Commercial land use designation was calculated based off an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater or 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less. Agriculture was calculated at a density of 3.5 dwelling units per acre. The Moderate Density Residential land use designation was calculated maximum density of 0.93 dwelling units per acre.

Analysis of Infrastructure Users

There are five parcels within the proposed development and eight parcels outside of the proposed development that the infrastructure improvements could potentially serve. Of those thirteen parcels, 121 acres would be located within the proposed development and 153 acres would be located outside of the proposed development. The analysis shows that the proposed infrastructure improvements could serve up to 854 potential residential units and 1,252,728 sq.ft. of commercial. The total daily estimated flow to potentially be served is 390,800 gpd. The estimated construction cost for the infrastructure improvements is $1,390,170.00. Each new or existing non-residential establishment that connects to the Improvements shall contribute $0.90 per square foot of the gross building square footage at the time it connects to the improvements. Each new or existing residential establishment that connects to the improvements contribute $300.00 at the time it connects to the improvements.

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Attachment 1- Cost Estimate

Schmidt Farms (f.k.a. NW 43rd Street TND)
Infrastructure Improvement Area
Engineers Opinion of Probable Cost
Date: 7/28/2021

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$12,500.00	1	$12,500.00
2	GEOTECHNICAL TESTING	LS	$7,500.00	1	$7,500.00
			SUBTOTAL		**$20,000.00**
Roadway					
3	MILL, RESURFACE, AND REMOVE EXISTING ASPHALT PAVEMENT	SY	$24.50	180	$4,410.00
4	SUPERPAVE ASPHALTIC CONC, 3" SP-12.5 PAVEMENT	TN	$117.50	7	$873.03
5	10" LIMEROCK BASE GROUP 09	SY	$18.75	180	$3,375.00
6	12" STABILIZED SUBGRADE	SY	$7.25	180	$1,305.00
7	SODDING DISTURBED AREA	SY	$3.50	1,600	$5,600.00
			SUBTOTAL		**$15,563.03**
Utilities					
9	12" PVC UTILITY PIPE (WATER MAIN)	LF	$60.00	5,150	$309,000.00
10	12" UTILITY FITTING, 45 DEGREE BEND (WATER MAIN)	EA	$425.00	1	$425.00
11	FIRE HYDRANT ASSEMBLY	EA	$4,000.00	2	$8,000.00
12	6" BLOWOFF ASSEMBLY	EA	$1,725.00	4	$6,900.00
13	12" GATE VALVE WITH MECH RESTRAINT	EA	$1,450.00	7	$10,150.00
14	2" SAMPLE POINT	EA	$3,600.00	4	$14,400.00
15	LIFT STATION	LS	$375,000.00	1	$375,000.00
16	6" PVC DR-18 Force Main	LF	$37.50	8,000	$300,000.00
17	Utility Fitting, CLDI 11.25 Bend with Mech. Restraint	EA	$550.00	1	$550.00
18	Utility Fitting, CLDI 22.5 Bend with Mech. Restraint	EA	$550.00	2	$1,100.00
19	Utility Fitting, CLDI 45 Bend with Mech. Restraint	EA	$550.00	8	$4,400.00
20	Utility Fitting, CLDI 90 Bend with Mech. Restraint	EA	$550.00	1	$550.00
21	8" Steel Casing	LF	$335.00	408	$136,680.00
22	6" PLUG VALVE	EA	$875.00	7	$6,125.00
					$1,173,280.00
Entire Project					
20	MOT (5%)				$60,442.15
21	CONSTRUCTION CONTIGENCY (10%)				$120,884.30
			SUBTOTAL		**$181,326.45**
	Total Construction Estimate				**$1,390,169.48**

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Attachment 2 - Infrastructure Potential Users

Parcel Numbers	Acreage Within Dev.	Acreage Outside Dev.	Current Zoning	Future Land Use	Commercial Square Footage (*)	Residential Density Units (**)	Estimated Flow (GPD) (***)	Wastewater ERCs (****)	Water ERCs (****)
05978-002-000		16.43	CI	Commercial	357,845		53,677	215	195
05975-003-000		3.43	CI	Commercial	112,058		1,681	7	6
05975-003-002		1.95	CI	Commercial	5,296		79	1	1
05975-008-000		3.53	CI	Commercial	3,101		47	1	1
05936-006-000		8.40	CI	Commercial	274,428		4,116	17	15
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000	60	55
05987-001-000		66.80	AG	Agriculture		234	70,200	281	255
05936-001-001		3.48	AG	Agriculture		12	3,600	15	13
05945-000-000	17.78		PD	Mixed Use	500,000	558	75,000 167,400	970	881
05936-001-000	88.14								
05936-007-000	14.13								
05936-007-001	1.00								
05936-007-002	0.51								
Totals	**121.56**	**153.14**			**1,252,728**	**854**	**390,800**	**1,567**	**1,422**

* Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
** The Moderate Density Residential land use category allows a maximum of 4 dwelling units per acre. The Moderate Density Residential land use designation shall be limited to a maximum density of 0.93 dwelling unit per acre.
*** Estimated Flows for commercial developments were calculated using 0.15 gpd/sqft and using 300 gpd/unit for residential flows.
**** ERCs are calculated using 250 gpd/ERC for wastewater and 275 gpd/ERC for water.

Parcel Numbers	Acreage Within Dev.	Acreage Outside Dev.	Current Zoning	Future Land Use	Commercial Square Footage (*)	Residential Density Units (**)	Estimated Flow (GPD) (***)
05978-002-000		16.43	CI	Commercial	357,845		53,677
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05975-008-000		3.53	CI	Commercial	3,101		47
05936-006-000		8.40	CI	Commercial	274,428		4,116
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000
05987-001-000		66.80	AG	Agriculture		234	70,200
05936-001-001		3.48	AG	Agriculture		12	3,600
05945-000-000	17.78		PD	Mixed Use	500,000	558	75,000 167,400
05936-001-000	88.14						
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05975-008-000		3.53	CI	Commercial	3,101		47	1	1
05936-006-000		8.40	CI	Commercial	274,428		4,116	17	15
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000	60	55
05987-001-000		66.80	AG	Agriculture		234	70,200	281	255
05936-001-001		3.48	AG	Agriculture		12	3,600	15	13
05945-000-000	17.78		PD	Mixed Use	500,000	558	75,000 167,400	970	881
05936-001-000	88.14								
05936-007-000	14.13								
05936-007-001	1.00								
05936-007-002	0.51								
Totals	**121.56**	**153.14**			**1,252,728**	**854**	**390,800**	**1,567**	**1,422**

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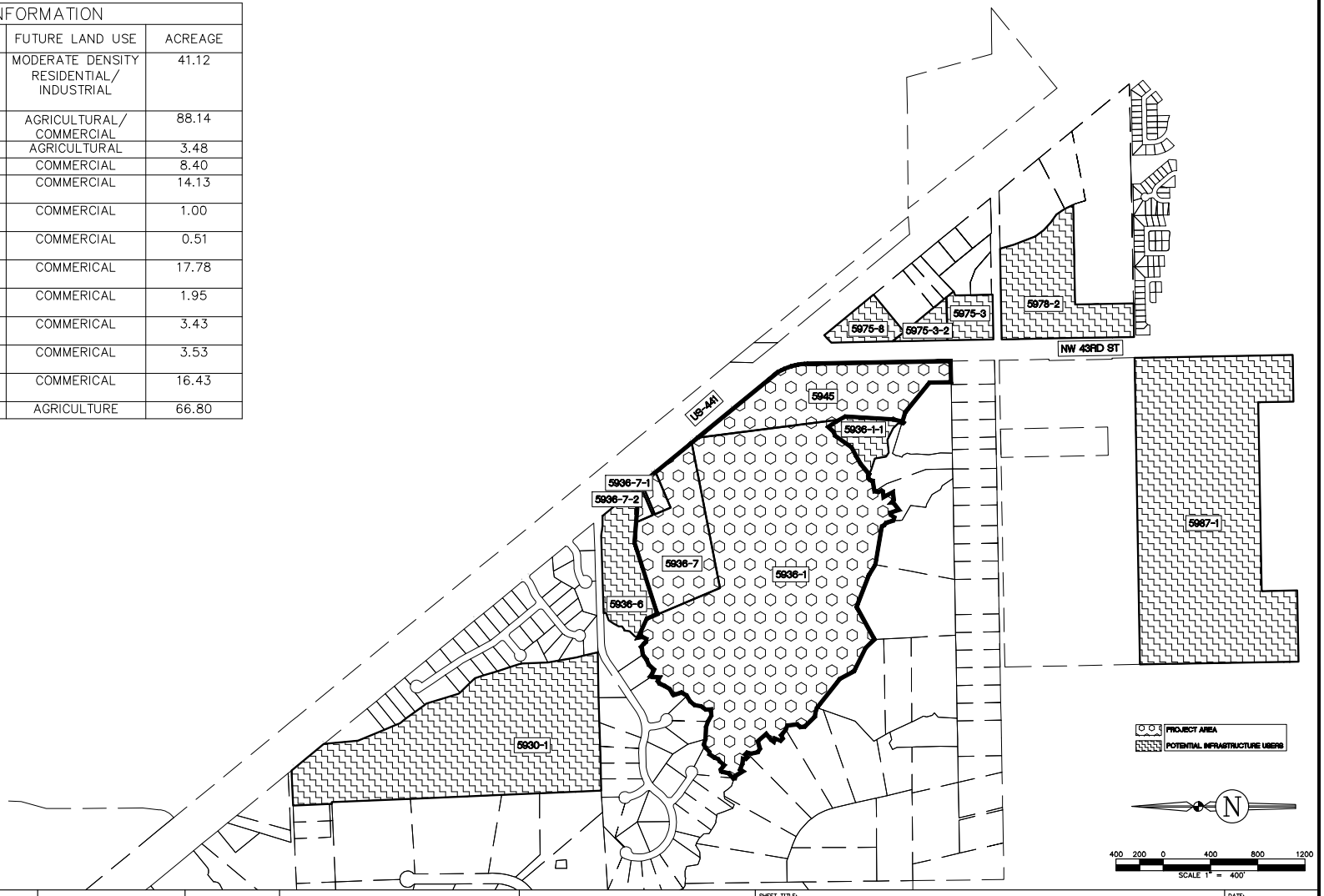
**** ERCs are calculated using 250 gpd/ERC for wastewater and 275 gpd/ERC for water.

Figure 1 - Map of Parcels of Potential Users

PARCEL INFORMATION			
PARCEL ID	ZONING	FUTURE LAND USE	ACREAGE
05930-001-000	PLANNED UNIT DEVELOPMENT/ INDUSTRIAL GENERAL	MODERATE DENSITY RESIDENTIAL/ INDUSTRIAL	41.12
05936-001-000	AGRICULTURAL/ COMMERCIAL	AGRICULTURAL/ COMMERCIAL	88.14
05936-001-001	AGRICULTURAL	AGRICULTURAL	3.48
05936-006-000	COMMERCIAL	COMMERCIAL	8.40
05936-007-000	COMMERCIAL INTENSIVE	COMMERCIAL	14.13
05936-007-001	COMMERCIAL INTENSIVE	COMMERCIAL	1.00
05936-007-002	COMMERCIAL INTENSIVE	COMMERCIAL	0.51
05945-000-000	COMMERCIAL INTENSIVE	COMMERICAL	17.78
05975-002-000	COMMERCIAL INTENSIVE	COMMERICAL	1.95
05975-003-000	COMMERCIAL INTENSIVE	COMMERICAL	3.43
05975-008-000	COMMERCIAL INTENSIVE	COMMERICAL	3.53
05978-002-000	COMMERCIAL INTENSIVE	COMMERICAL	16.43
05987-001-000	AGRICULTURE	AGRICULTURE	66.80



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-6999 • FAX: (352) 375-0633
E-MAIL: contact@jbpro.com

SHEET TITLE: INFRASTRUCTURE SERVICE AREA

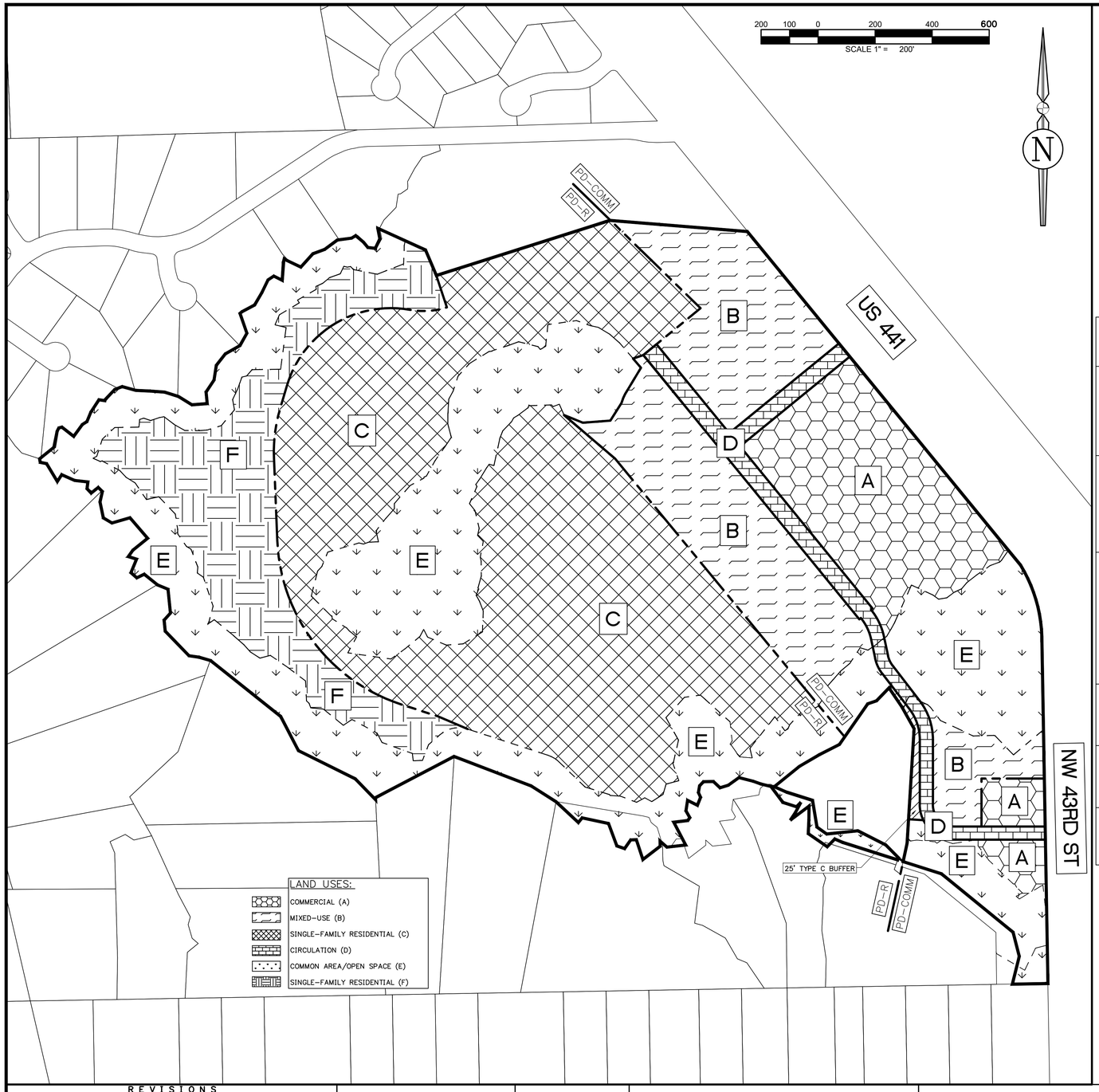
DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: SA-1



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D".
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

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PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

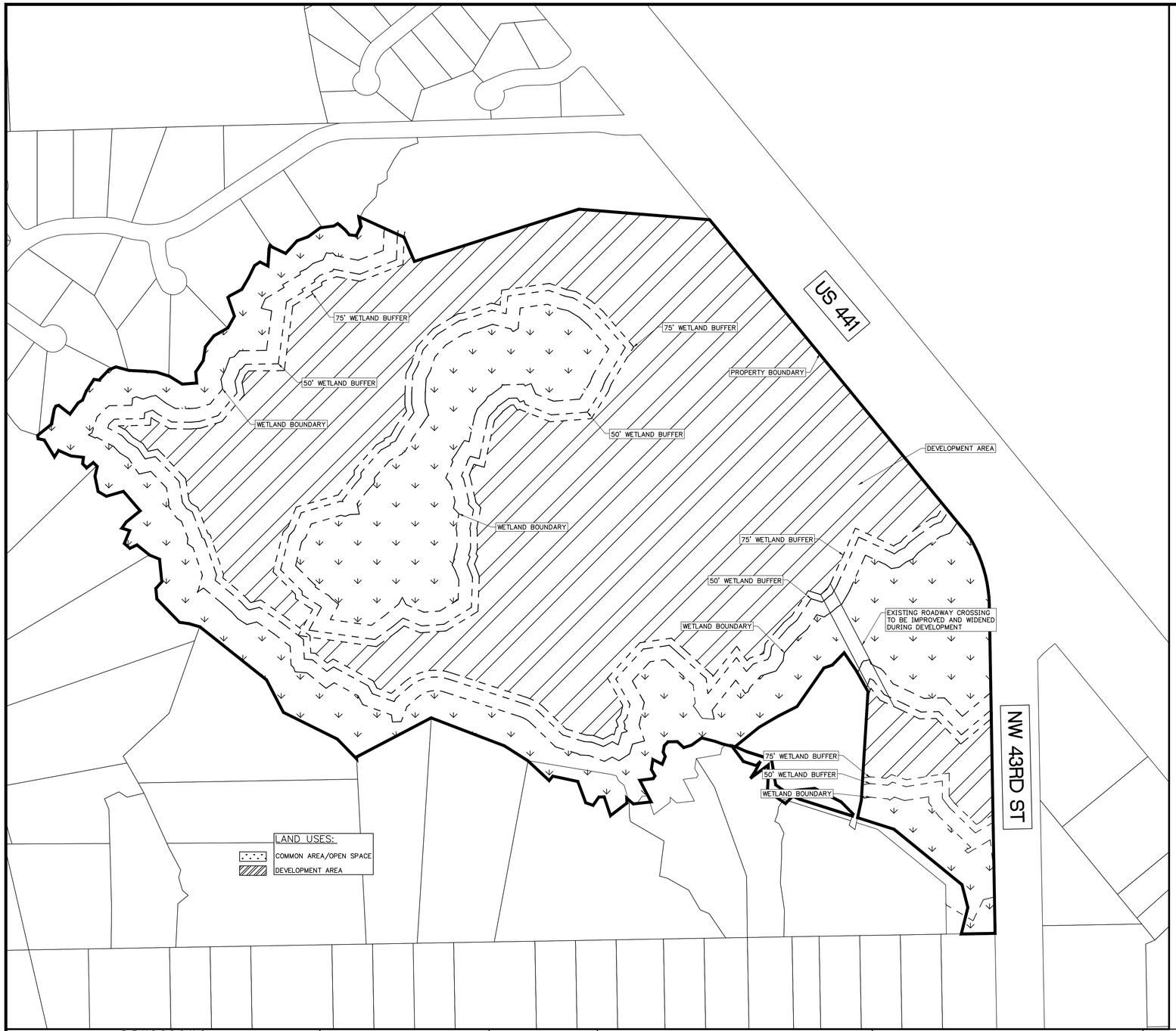
DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1





200 100 0 200 400 600

SCALE 1" = 200'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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PHONE: (352) 375-8999 • FAX: (352) 375-0833
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SHEET TITLE: ENVIRONMENTAL CONSTRAINTS MAP

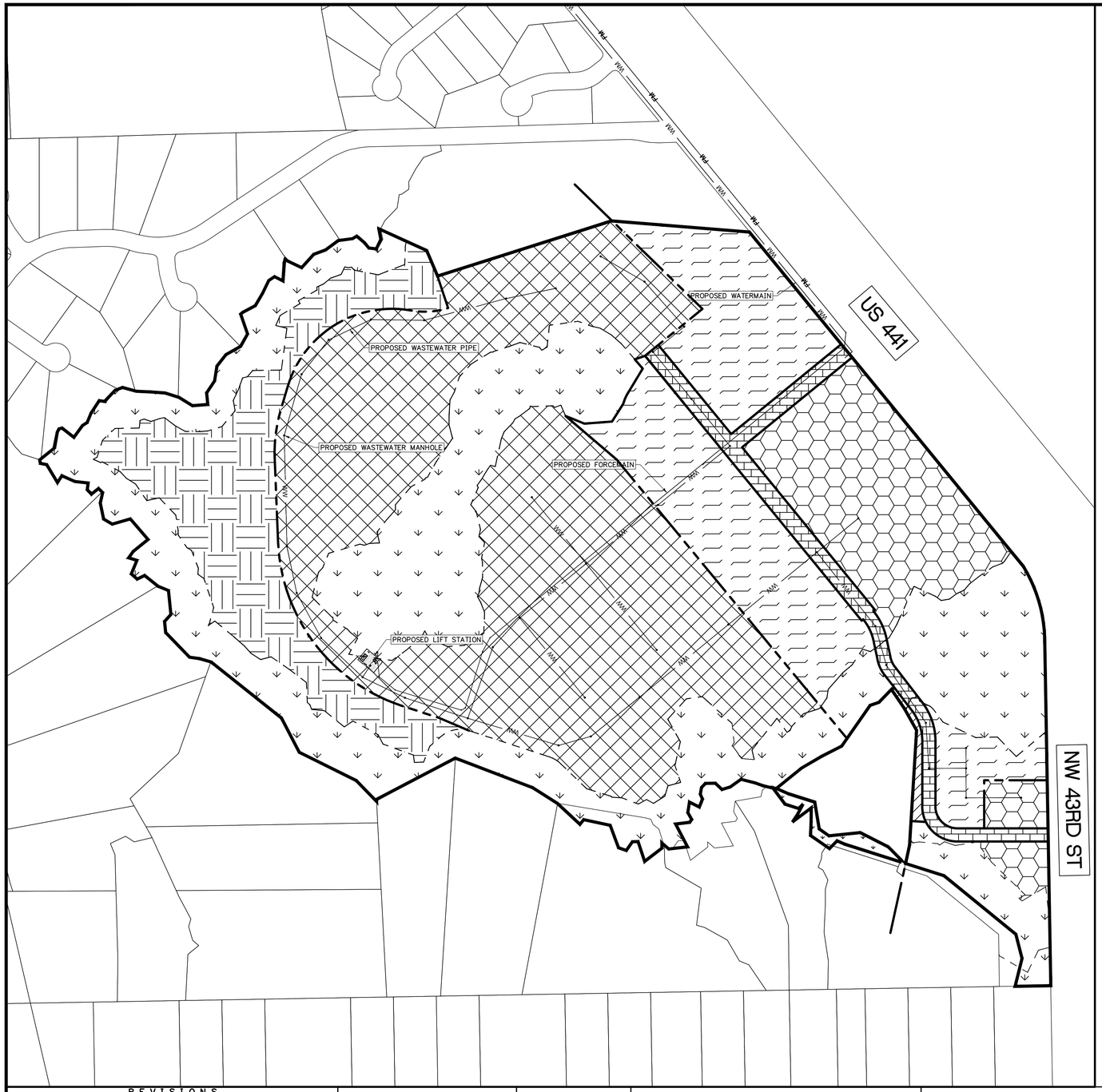
DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-2





200 100 0 200 400 600

SCALE 1" = 200'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: UTILITY DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-3

CONCURRENCY IMPACT ANALYSIS

CONCURRENCY IS A SHORTHAND EXPRESSION FOR A SET OF LAND USE REGULATIONS THAT LOCAL GOVERNMENTS ARE REQUIRED (BY THE FLORIDA LEGISLATURE) TO ENSURE THAT NEW DEVELOPMENT DOES NOT OUTSTRIP LOCAL GOVERNMENT'S ABILITY TO PROVIDE SERVICES OR STRAIN CURRENT LEVEL OF SERVICE. IN THE FOLLOWING PARAGRAPHS, THE PROPOSED COMPREHENSIVE PLAN AMENDMENT WILL DISCUSS THE IMPACTS TO POTABLE WATER, WASTEWATER, STORMWATER, SCHOOL STUDENT PROJECTION NEEDS, STORMWATER, AND TRANSPORTATION.

POTABLE WATER

POLICY 4.1.C OF THE COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE (CFNGAR) ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A POTABLE WATER LOS STANDARD OF 275 GALLONS PER DAY PER EQUIVALENT RESIDENTIAL DWELLING UNIT ON AN AVERAGE ANNUAL BASIS. POLICY 4.1.C OF THE CFNGAR ELEMENT IF THE CITY'S POTABLE WATER FACILITY REACHES 85% OF THE PERMITTED DESIGN CAPACITY, NO FURTHER DEVELOPMENT ORDERS OR PERMITS WILL BE ISSUED UNTIL ADDITIONAL CAPACITY BECOMES AVAILABLE. THE CURRENT LEVEL OF CAPACITY FOR THE CITY IS 62.88%, THEREFORE THE CITY HAS 22.12% CAPACITY FOR PROPOSED DEVELOPMENTS. TABLE 4.2 WAS PROVIDED BY THE CITY'S 2021 ANNUAL CONCURRENCY STATUS REPORT. TABLE 4.2 SHOWS THE CITY'S CURRENT UTILIZATION RATE IS 62.88% AND A RESIDUAL RATE OF 853,649 GALLONS PER DAY.

POTABLE WATER AVAILABLE CAPACITY

Table 4.2
Potable Water Public Facilities Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

POTABLE WATER PROJECT IMPACT

BELOW IN TABLE 1 THAT UTILIZES A 275 GALLONS PER DAY FOR RESIDENTIAL POTABLE WATER AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL. THE PROPOSED DEVELOPMENT WILL UTILIZE 275 GALLONS PER DAY FOR EACH RESIDENTIAL UNIT, WITH A TOTAL OF 514 RESIDENTIAL UNITS. THE TOTAL GALLONS PER DAY FOR RESIDENTIAL DEVELOPMENT OF POTABLE WATER WILL BE 141,350 GALLONS AND 73,410 GALLONS FOR NON–RESIDENTIAL. THE TOTAL POTENTIAL DEVELOPMENT POTABLE WATER IS 214,760 GALLONS, WHICH LEAVES 638,889 GALLONS OF RESIDUAL CAPACITY REMAINING.

TABLE 1 – POTABLE WATER	DENSITY	GALLONS PER DAY
SINGLE FAMILY DETACHED	213 UNITS	58,575
MULTI–FAMILY	301 UNITS	82,775
OFFICE/RETAIL	489,400 SF	73,410
TOTALS	–	214,760
BASED OFF A LOS OF 275 GALLONS PER DAY FOR RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL.		

WASTEWATER

POLICY 1.1.D OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A SANITARY SEWER LOS STANDARD OF 250 GALLONS PER DAY PER EQUIVALENT RESIDENTIAL DWELLING UNIT ON AN AVERAGE ANNUAL BASIS. TABLE 4.3 SHOWS A SANITARY SEWER CAPACITY POLICY 1.1.D OF THE CFNGAR ELEMENT REACHES 85% OF THE PERMITTED DESIGN CAPACITY, NO FURTHER DEVELOPMENT ORDERS OR PERMITS WILL BE ISSUED UNTIL ADDITIONAL CAPACITY BECOMES AVAILABLE. TABLE 4.3 BELOW SHOWS CAPACITY AT 53.61%, THEREFORE THERE 695, 850 GALLONS OR 31.39%.

WASTEWATER AVAILABLE CAPACITY

Table 4.3
Wastewater Public Facilities Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

WASTEWATER PROJECT IMPACT

TABLE 2 THAT UTILIZES A 250 GALLONS PER DAY FOR RESIDENTIAL WASTEWATER. THE PROPOSED DEVELOPMENT WILL UTILIZE 250 GALLONS PER DAY FOR EACH RESIDENTIAL UNIT, WITH A TOTAL OF 514 RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR NON–RESIDENTIAL. THE TOTAL POTENTIAL DEVELOPMENT WASTEWATER IS 201,910 GALLONS, WHICH LEAVES 493,950 GALLONS OF RESIDUAL CAPACITY REMAINING.

TABLE 2 – WASTEWATER	DENSITY	GALLONS PER DAY
SINGLE FAMILY DETACHED	213 UNITS	53,250
MULTI–FAMILY	301 UNITS	75,250
OFFICE/RETAIL	489,400 SF	73,410
TOTALS	–	241,910
BASED OFF A LOS OF 250 GALLONS PER DAY FOR RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL.		

TRANSPORTATION

IN JUNE 2020, THE CITY OF ALACHUA ADOPTED AMENDMENTS TO THE COMPREHENSIVE PLAN AS PART OF THE SEVEN–YEAR EVALUATION AND APPRAISAL UPDATE TO THE CITY'S COMPREHENSIVE PLAN. AS PART OF THIS UPDATE, POLICY 1.1.A WAS AMENDED TO ESTABLISH ADDITIONAL ROAD SEGMENTS TO BE MONITORED FOR CONCURRENCY, TO ASSIGN SEGMENT NUMBERS TO COUNTY ROADS, AND TO UPDATE THE COMPREHENSIVE PLAN ROAD SEGMENTS TO BE CONSISTENT WITH THE SEGMENTS DEFINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THESE UPDATES PROVIDE AN ENHANCEMENT TO THE STRUCTURE OF THE CITY'S TRANSPORTATION CONCURRENCY MONITORING SYSTEM.

TABLE 4.1 BELOW IDENTIFIES EACH MONITORED ROADWAY SEGMENT, AS WELL AS THE ADOPTED LOS STANDARD FOR EACH SEGMENT, EXISTING TRAFFIC, RESERVED TRIPS, AVAILABLE CAPACITY, AND THE PERCENTAGE OF CAPACITY UTILIZED. TABLE 4.1 INDICATES THAT PRESENTLY THERE ARE NO IMMINENT DEFICIENCIES FOR ANY MONITORED ROADWAY SEGMENTS. HOWEVER, SEGMENT 6 – US 441 FROM INTERSTATE 75 TO COUNTY ROAD 235A – IS PRESENTLY AT 90.66 PERCENT OF THE CAPACITY OF THE SEGMENT AND IS THEREFORE APPROACHING A POTENTIAL IMMINENT DEFICIENCY. CONTINUED MONITORING OF THIS SEGMENT WILL BE REQUIRED TO EVALUATE IF THE SEGMENT EXCEEDS 95 PERCENT OF THE CAPACITY OF THE SEGMENT AND THUS PRESENTS AN IMMINENT DEFICIENCY.

TRANSPORTATION AVAILABLE CAPACITY

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV[AA]	Existing Traffic[^A]	Reserved Trips	Available Capacity[^^]	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	36,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,841	627	1,642	82.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,269	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,738	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,630	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV – Existing Traffic = Reserved Trips from Development Orders with Concurrency Reservation.)
* County Facility AADT counts provided by Alachua County Public Works, April 2021.
*** 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 QLOS Handbook.

TRANSPORTATION PROJECT IMPACT

THE TABLES BELOW FROM THE TRAFFIC STUDY PREPARED BY BUCKHOLZ TRAFFIC IDENTIFY THE TRIP GENERATED BY THE DEVELOPMENT AND FUTURE DEVELOPMENTS. THE COMPLETE TRAFFIC STUDY IS INCLUDED IN THE SUBMITTAL.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1810	3960	5770
EXIT	1814	3960	5774
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS
% External Trips: 56% 86%

	Residential	Retail	TOTAL
ENTER	83	302	385
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	222	86	288
TOTAL	289	227	496

EXTERNAL TRIPS
% External Trips: 99% 99%

	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	220	85	285
TOTAL	286	225	491

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	220	56	276
TOTAL	286	147	433

BUCKHOLZ TRAFFIC

SOLID WASTE

POLICY 2.1.A OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A LOS STANDARD FOR SOLID WASTE FACILITIES OF 0.73 TONS PER CAPITA PER YEAR FOR RESIDENTIAL DEVELOPMENT. THE DEMAND GENERATED BY NONRESIDENTIAL USES CAN VARY SUBSTANTIALLY BETWEEN DIFFERENT USE TYPES, THEREFORE A LOS STANDARD FOR NONRESIDENTIAL USES IS NOT ADOPTED IN THE COMPREHENSIVE PLAN.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

SOLID WASTE PROJECT IMPACT

TABLE 3 UTILIZES A .73 TONS LEVEL OF SERVICE PER DAY FOR RESIDENTIAL SOLID WASTE AND 5.5 POUNDS PER THOUSAND SQUARE FEET OF NON–RESIDENTIAL.

TABLE 3 – SOLID WASTE	DENSITY	TONS PER YEAR
RESIDENTIAL	514 UNITS	968
NON–RESIDENTIAL	489,400 SF	2,692
TOTALS	–	3,662
BASED OFF A LOS OF .73 TONS PER DAY FOR RESIDENTIAL UNITS AND 5.5 POUNDS PER THOUSAND SF FOR OFFICE/RETAIL.		

RECREATION

POLICY 1.2.B OF THE RECREATION ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A LOS STANDARD FOR RECREATIONAL FACILITIES OF FIVE (5) ACRES OF COMMUNITY, NEIGHBORHOOD, OR POCKET PARK AREA PER 1,000 PERSONS, WITH A MINIMUM OF 20 PERCENT OF THE REQUIRED ACREAGE CONSISTING OF IMPROVED, PASSIVE PARKS.

THE US CENSUS BUREAU ESTIMATES THE NUMBER OF PERSONS PER HOUSEHOLD FOR THE CITY TO BE 2.76 PERSONS PER HOUSEHOLD (2015–2019). THE METHOD TO DETERMINE RECREATIONAL IMPACTS, MULTIPLE THE TOTAL NUMBER OF UNITS PROPOSED BY THE LEVEL OF SERVICE STANDARD (0.005) AND THE TOTAL NUMBER OF PERSONS PER HOUSEHOLD (2.76).

RECREATION AVAILABLE CAPACITY

Table 4.6
Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b. Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population = Projected Impacts from Recent Development Orders

RECREATION PROJECT IMPACT

THE PROPOSED DEVELOPMENT WILL POTENTIALLY UTILIZE 2.58 ACRES OF RECREATIONAL IMPACT PER TABLE 4 BELOW. THE PROPOSED DEVELOPMENT WILL PROVIDE PASSIVE RECREATIONAL AND OPEN SPACE AREAS FOR THE DEVELOPMENT'S RESIDENTIAL UNITS BUT THESE FACILITIES WILL NOT BE OPEN TO THE PUBLIC.

TABLE 4 – RECREATIONAL	RESIDENTIAL UNITS	ACRES
SINGLE FAMILY DETACHED	213	1.07
MULTI–FAMILY	301	1.51
TOTALS	514	2.58
BASED OFF A LOS OF 0.005.		

STORMWATER

POLICY 3.1.A OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ADOPTS THE LOS STANDARD FOR STORMWATER FACILITIES. POLICY 3.1.A REQUIRES THAT THE PEAK RATE OF POST–DEVELOPMENT NOT EXCEED THE PEAK RATE OF PRE–DEVELOPMENT RUNOFF FOR STORM EVENTS UP TO THE 100– YEAR CRITICAL DURATION RAINFALL DEPTH FOR ALL DEVELOPMENT (WITH THE EXCEPTION OF AGRICULTURAL, SILVICULTURAL, CONSERVATION, OR RECREATIONAL USES, WHICH ARE SUBJECT TO A DIFFERENT STANDARD). ADDITIONALLY, STORMWATER BASINS MUST BE DESIGNED TO TREAT THE FIRST INCH OF RUNOFF AND MUST BE DESIGNED IN ACCORDANCE WITH AND TO PERFORM TO THE STANDARDS ESTABLISHED IN CHAPTERS 40C–42.025 AND 40C–42.035, FLORIDA ADMINISTRATIVE CODE.

STORMWATER IMPACT

THE PROPOSED DEVELOPMENT WILL COMPLY WITH CHAPTERS 40C–42.025 AND 40C–42.03 OF THE FLORIDA ADMINISTRATIVE CODE AND ALL OF THE PERMITTING REQUIREMENTS FOR THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

PUBLIC SCHOOLS IMPACT

THE PROPOSED DEVELOPMENT IN IN THE FOLLOWING SCHOOL CONCURRENCY AREAS. THE ELEMENTARY SCHOOL IS NW ALACHUA, THE MIDDLE SCHOOL IS MEBANE THE HIGH SCHOOL, AND THE HIGH SCHOOL IS SANTA FE CONCURRENCY AREA. THE PROPOSED DEVELOPMENT SHOWS A GENERATION RATE FOR TOTAL STUDENTS AT 189. THE MULTI–FAMILY DEVELOPMENTS GENERATES MORE STUDENTS OVERALL THAN SINGLE–FAMILY DEVELOPMENTS. THE GREATEST NEED WILL BE AT THE ELEMENTARY SCHOOL LEVEL AND MIDDLE SCHOOL LEVEL AT 42 STUDENTS EACH. THE PUBLIC–SCHOOL GENERATION FORM IS PROVIDED AS ATTACHMENT H.

TABLE 5 – SCHOOL	DENSITY	ELEMENTARY (0.14)	MIDDLE (0.16)	HIGH SCHOOL (0.08)	GRAND TOTAL
SINGLE FAMILY DETACHED	213	30	34	17	81
MULTI–FAMILY	301	42	48	24	108
TOTALS	514	72	82	41	195

PUBLIC FACILITY LOCATIONS AND DISTANCES

PUBLIC FACILITY	LOCATION	DISTANCE
TRANSPORTATION	N/A	N/A
POTABLE WATER	NW 111 BLVD	±5,400 FT
WASTEWATER	HUGHES SUPPLY	±5,900 FT
PARK	SAN FELASCO HAMMOCK PRESERVE STATE PARK	7.8 MI
FIRE STATION	ALACHUA COUNTY FIRE RESCUE #25	3.4 MI
POILCE STATION	ALACHUA POLICE DEPARTMENT	7.8 MI
EMERGENCY SERVICES	FREESTANDING EMERGENCY ROOM – MILLHOPPER	3.3 MI
STORMWATER	ON SITE	N/A
SOLID WASTE	ALACHUA COUNTY WASTE MANAGEMENT	1.8 MI
PUBLIC SCHOOL	ALACHUA ELEMENTARY SCHOOL	7.3 MI

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS MAY BE MODIFIED IN WAYS CONSISTENT WITH THE GENERAL INTENT AND PURPOSE FOR THE PD–R AND PD–COMM DISTRICTS.
THE APPLICANT IS REQUESTING THE FOLLOWING MODIFICATIONS TO DEVELOPMENT STANDARDS:

1) IN DEVELOPMENT AREA A, B, AND C, THE PARKING CRITERIA SHALL BE ONE SPACE PER 2 BEDROOMS;
2) ENTRANCE SIGNAGE AT ROADWAY ACCESS CONNECTIONS SHALL BE ALLOWED ADJACENT TO THE RIGHTS–OF–WAY. DIRECTIONAL SIGNAGE MAY BE ALLOWED WITHIN THE RIGHT–OF–WAY MEDIANS.
3) RIGHTS–OF–WAY/STREET STANDARDS: GENERALLY, THE GOALS AND OBJECTIVES OF THE SCHMIDT FARMS PD ARE TO PROVIDE A ROADWAY/STREET NETWORK THAT PROMOTES SAFETY AND REDUCED SPEEDS THROUGHOUT THE RESIDENTIAL NEIGHBORHOODS. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT MID–BLOCKS WHERE STREETS ARE LONGER THAN 1,000 FEET. SUCH MEASURES MAY INCLUDE, BUT NOT BE LIMITED TO, SPEED HUMPS, SPEED CUSHIONS, SPEED TABLES, BULBOUTS, RAISED PEDESTRIAN CROSSINGS, AND CHANGES IN THE SURFACE MATERIAL OR TEXTURE.
   a. MINIMUM ROADWAY PAVEMENT WIDTH EQUALS 24 FEET; MAXIMUM ROADWAY PAVEMENT WIDTH EQUALS 24 FEET (EXCEPT AT ENTRANCES WHERE 36 FEET IS ALLOWABLE) FOR RESIDENTIAL STREETS.
   b. MINIMUM RIGHT–OF–WAY WIDTH EQUALS 50 FEET; MAXIMUM RIGHT–OF–WAY WIDTH EQUALS 60 FEET (EXCEPT AT ENTRANCES WHERE 80 FEET IS ALLOWABLE) FOR RESIDENTIAL STREETS.
   c. STREETS WITHIN PD–COMM SHALL CONFORM TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS ARTICLE 7.
   d. ALLEYS ARE OPTIONAL IN SINGLE FAMILY RESIDENTIAL DETACHED. MINIMUM ALLEY PAVEMENT WIDTH EQUALS 12 FEET; MINIMUM ALLEY RIGHT–OF–WAY/COMMON AREA WIDTH EQUALS 20 FEET.
   e. MINIMUM STREET CENTERLINE RADIUS EQUALS 50 FEET.
   f. MINIMUM CURB RETURN RADIUS EQUALS 15 FEET (MEASURED AT BACK OF CURB).
   g. SIDEWALKS ARE REQUIRED ON ONE SIDE OF THE STREET WHERE FRONTING RESIDENTIAL LOTS. SIDEWALKS ARE OPTIONAL ON STREET SIDES WITH NO LOT FRONTAGES.
   h. MIAMI CURB IS ALLOWED ON ALL RESIDENTIAL STREETS. TYPE F CURB AND GUTTER IS REQUIRED ON ALL STREETS WITHIN THE NON–RESIDENTIAL DEVELOPMENTS.
   i. SIDEWALKS SHALL BE PLACED A MINIMUM OF 7 FEET OFF BACK OF CURB TO ALLOW FOR STREET TREE PLANTINGS.
   j. MINIMUM SIDEWALK WIDTH EQUALS 5 FEET.
   k. ON STREET PARALLEL PARKING IS ALLOWED ON ALL STREETS WITHIN THE DEVELOPMENT.
   l. THE ROADWAY CROSSING OVER WETLAND AREA E IS REQUIRED TO CONNECT DEVELOPMENT AREA C TO DEVELOPMENT AREA B AND CONNECT NW 43RD STREET TO US 441 THROUGH THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: NOTES
DATE: DECEMBER 2021
PROJECT NO: 373-21-03
CLIENT: DM ALACHUA INVESTMENTS LLC
PROJECT: SCHMIDT FARMS
SHEET NO: PD–4

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development

October 15, 2021



Quiscalus major westoni
Boat-tailed Grackle
Image by Michael Drummond

ERC
Ecosystem Research Corporation

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development (121.09 acres)



Resource Assessment in Support of a Land Use Comprehensive Plan Amendment and Various Re-zoning Amendments

Development Location & Description:
US Hwy 441 and NW 43rd Street
City of Alachua, Florida

Alachua County Tax Parcels:

05945-000-000	05936-007-001
05936-001-000	05036-007-002
05936-007-000	

Geographic Location:
Section 34, Township 8 South, Range 19 East
Section 35, Township 8 South, Range 19 East
Sections 02 and 03, Township 9 South, Range 19 East
Gainesville West USGS Quadrangle Map
Alachua County, Florida

Applicant/Developer
DM Alachua Investments LLC
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October 15, 2021

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Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by DM Alachua Investments LLC **(DMAI)** to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Planning Parcel designated for a City of Alachua Land Use Comprehensive Plan Amendment and various Re-zoning Amendments. These administrative and planning activities are being implemented to facilitate future effective development within the Planning Parcel. DMAI currently owns the designated Planning Parcel, which represents the extent of the contiguous lands owned by the LLC in this specific area. **DMAI** proposes to develop the Planning Parcel consistent with the Land Use and Zoning guidelines that are established pursuant to this Land Use and Rezoning Application.

The Planning Parcel lies within the southwest quadrant of the intersection of US 441 and NW 43rd Street (**Figure 1**). The northern perimeter of the Planning Parcel is formed by the US 441 Right-of-Way (ROW) while the east boundary of the Site lies adjacent to the NW 43rd Street ROW. Currently, land uses in the vicinity of the Planning Parcel are described, as follows:

NORTH	ROW–US 441: a high volume local & regional access road
	Gainesville Regional Utilities and City of Gainesville owned Agricultural Zoned Properties
	Silvicultural Land Use
EAST	Commercial Land Use: individual Fuel and Gasoline Supply and Sales
	Convenience Store
	Small-volume Storge Facilities for Individuals and Businesses
	Vacant Land
SOUTH and Southwest	ROW—low volume local access road: NW 93rd Avenue
	Vacant land: Natural Area of Turkey Creek Stream Channel and Floodplain
	South: Low Density Rural single family residential. Southwest: Morgan Manor, Agricultural (Low Density Single Family Residential)
WEST	ROW—low volume local & regional access road: ROW NW 102nd Place
	Moderate Density Single Family Residential Development: Brooke Pointe Subdivision
	Natural Drainage Feature: Brooke Pointe Creek
	Small scale commercial development: Angel Gardens
	Vacant lands

The Planning Parcel consists of five (5) Alachua County tax parcels defined as follows (**Figure 2**):

Parcel No. 05945-000-000	17.78
Parcel No. 05936-001-000	88.14
Parcel No. 05936-007-000	14.13
Parcel No. 05936-007-001	1.00
Parcel No. 05936-007-002	0.51
Total Acreage	**121.56**

The total acreage of the Tax Parcels as indicated within the Alachua County Property Appraiser's website equals **121.56** acres. The total acreage of the five (5) Tax Parcels as determined by the Site-Specific Professional Survey equals **121.09** acres. For the purposes of this report presentation and all data calculations contained in this assessment, the surveyed acreage of **121.09** acres is used and is provided on all report maps.

The five (5) Tax Parcels represent the "Planning Parcel," which is the concept for the area of environmental resource studies used by the City of Gainesville and Alachua County. In the Gainesville Code, "Planning Parcel" is defined within ***Chapter 30: City of Gainesville Land Development Code – Section 30-2.1. Definitions (Planning Parcel), as follows:***

> Planning parcel means a land area within city limits made up of the parcel on which development or alteration is proposed and all contiguous parcels within city limits under common ownership or control as of the date of application submittal. Common ownership or control means the contiguous parcels that are owned by the owner/applicant or by entities owned or controlled by the owner/applicant.

"Planning Parcel" is also the concept study area used by Alachua County for the basis of study for determination of the occurrence of Regulated Natural Resources as defined within ***Chapter 406. Natural and Historic Resources Protection*** of the Unified Land Development Code (ULDC). The "Planning Parcel" as described within the County Code is defined in ***Chapter 410. Definitions as*** follows,

> Planning parcel: The parcels included within the entire contiguous land area under common ownership or control as of May 2, 2005, even if the project proposal or application includes only a portion of such lands.

"Planning Parcel" represents the "Project Site or Project Area" where all activities described in this report, to include Land Use and Zoning Amendments as well as development activities, are proposed. The "Planning Parcel" in both the Gainesville and Alachua County Codes may be further defined as the Resource Assessment Area (RAA),

which is the total area encompassed by the ground verification process that is used in the site review. The City of Alachua Comprehensive Plan does not define a comparable concept to the "Planning Parcel" for Environmental Resource Assessments. Neither does the Comp Plan describe a detailed Comprehensive Environmental Resource Assessment Methodology to be used for preparation of Land Use, Re-zoning, or Development Applications within the City limits. Therefore, the Environmental Checklist Methodology described by Alachua Conty and the City of Gainesville was used as a template for this Resource Assessment.

In addition to the requirements for environmental review defined in the City of Alachua Comp Plan, the Gainesville Land Development Code, and the Alachua County Unified Land Development Code, Alachua County has recently adopted two (2) Natural Resource Protection Codes that apply to Land Use, Re-Zoning, and Development Applications submitted within Municipalities (i.e., Cities of Gainesville, Alachua, Newberry, Hawthorn, and others). These Codes provide for County Staff review of all Proposed Projects at the discretion of County Staff and provide for County protection of existing Regulated Natural Resources that are affected by the proposed activity. These codes are listed and described, as follows:

Chapter 77. Alachua County Water Quality and Management Practices Code that was recently *amended* (23 January 2018) with ***"Article II–Countywide Wetland Protection Code."***

> This code provides for protections of all floodplains, surface waters, and wetlands and other resources that occur within the municipal limits of Towns and Cities within Alachua County. It provides most of the protections that are described within ***Chapter 406. Natural and Historic Resources Protection (ULDC***) for the municipal areas within the county.

Chapter 78. Countywide Natural Resources Protection Code

> This is an Upland Protection Code that provides resource protections for upland habitat areas within County Municipal Areas and is similar to the protection standards defined in ***Chapter 406. Natural and Historic Resources Protection (ULDC)***

Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past to include Angel Gardens, a Bike Shop, and a restaurant to name a few.

History of Land Use and Zoning Amendments for the "Planning Parcel"

The Planning Parcel in the past has been the subject of several proposed Land Use and Zoning Amendments. In 2007–2008, Mesa-Sand Realty LLC (Indianapolis, Indiana) retained Ecosystem Research Corporation to provide an Environmental Resource Assessment and Listed Species Survey in support of a Large-Scale Comprehensive Plan Amendment for the Project Site. In addition, they applied for Site-Specific Amendments to the Official Zoning Atlas. The Large-Scale Comprehensive Plan Amendment (CPA) proposed creating a Mixed-Use Development on a ±131.6-acre Planning Parcel. The site at that time carried a Future Land Use designation of Agriculture (Ag) and Commercial (COM). The proposal involved amending the Future Land Use Map classification from Agriculture and Commercial to Commercial, Conservation, and Moderate Density Residential. As part of the application, certain Site-Specific Amendments to the Official Zoning Atlas were also requested. The Application was reviewed by the City and **Ordinance 09 12** describing the Land Use Amendment was prepared, and a Public Notice was issued 26 January 2009. The application was withdrawn prior to final approval. The Public Notice is provided as **Attachment 1** to this ERA.

As part of this application, the City as well as the applicants' consultants evaluated the effects that a Conceptual Development Plan instituting the policies of the Comp Plan and Zoning amendments would have on the adjacent communities as well as the onsite Regulated Natural Resources. At that time, proposed construction on the site would remove **0.882 acres** of very disturbed man-made Surface Water habitat. To evaluate if the proposed plan were permittable and the mitigation for the proposed surface water impacts were acceptable, a Conceptual Environmental Resource Permit Application was submitted to the Suwannee River Water Management District (SRWMD) for approval of the proposed impacts that would occur, and mitigation activities proposed to offset the impacts. **Conceptual ERP08-0278** was issued to Mesa-Sand Realty LLC on 13 January 2009. The Permit expired 13 January 2014, but it did establish that the requested impacts were minimal, and the Mitigation was consistent with the Requirements of ***Chapter 62-345. F.A.C. Uniform Mitigation Assessment Method.*** The Conceptual ERP also provides at least a guideline for all reviewing municipalities with reference to Surface Water Impacts in case there is disagreement among the City, County, and District about what is determined to be acceptable surface water impacts and subsequent acceptable mitigation to offset impacts for this Project. ***Chapter 373.414. Florida Statutes. Additional Criteria for Activities in Surface Waters and Wetlands,*** which is the legislation that mandates the creation of the Uniform Mitigation Assessment Method, establishes in ***Section 414(1)(b)(4)*** that if mitigation for impacts required by a Municipal interest cannot be reconciled with mitigation established by an ERP, then the criteria defined in the ERP takes precedent.

For the current proposed activity, impacts to impaired Surface Waters will occur consistent with those defined in the **ERP08-0278** previously issued and the previous

Comp Plan Amendment proposed by Mesa-Sand Realty. Therefore, the impacts and mitigation proposed to offset those impacts were totally consistent with all State criteria. In addition, within the City Staff report they state that the proposed impacts and mitigation were consistent with the Comprehensive Plan requirements for Wetland and Surface Water protections. The ERP and District Staff report are included as **Attachment 2** to this document. The City of Alachua Staff report submitted 16 December 2008 is provided as **Attachment 3.**

As part of the Comp Plan Amendment submittal in 2008, ERC prepared a comprehensive ERA Report that was submitted to the City and reviewed by City of Alachua staff and staff from the SRWMD. The ERA Report entitled "*Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (Date: 7 July 2008)* is provided as **Attachment 4.** Also, as part of the submittal documents, a Mitigation Plan document was also prepared and submitted to the City and District. The document is entitled *"Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (Date: 3 August 2008)* and is provided as **Attachment 5**.

On 29 August 2019, JMJ Consulting Engineering LLC representing **DMAI** applied to the City of Alachua for Land Use and Rezoning amendments for the "Planning Parcel." The Project was named "121 Traditional Neighborhood Development" and two (2) actions were requested from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposed amending the Future Land Use Designations from Agriculture and Commercial to Moderate Density Residential.

2. *Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*

   The rezoning application proposed rezoning from Agriculture (A) and Commercial Intensive (CI) to Planned Development–Traditional Neighborhood Development (PD-TND)

A copy of the completeness summary issued 5 September 2019 by the City of Alachua for the proposed activity is provided as **Attachment 6.**

On 25 August 2021, JBPro applied to the City of Alachua on behalf of **DMAI** for Land Use and Rezoning amendments for the Planning Parcel. The Project is named "Schmidt Farms Planned Development" and the application requests two (2) actions from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposes to change the existing land use from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial and Conservation.

2. *Site-Specific Amendments to the Official Zoning Atlas (Rezoning)*

   This amendment proposes to rezone the site from Agriculture (A) and Commercial Intensive (CI) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

A copy of the Completeness Summary issued 30 September 2021 is provided as **Attachment 7.**

Environmental Resource Assessment Methodology

Field Survey

Field surveys of the Planning Parcel were performed 4–6 November 2019, 22–23 November 2019, 23 November 2020, and 4 October 2021 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Planning Parcel or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **2,721** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

Data Search

To complement the data obtained from the field surveys, published GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. These databases include:

1. USGS Gainesville West Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database

7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County
13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Level IV Ecoregions of Florida
16. Florida Department of Environmental Protection Statewide Florida Land Use, Cover and Forms Classification Systems (FLUCCS)
17. Florida Game Commission Cooperative Florida Land Cover Classification System
18. Alachua County Strategic Ecosystems Overlay
19. Alachua County Conservation Lands and Parks and Recreation Areas
20. Alachua County Historical Structures Database
21. Alachua County Hazardous Materials Monitoring Database
22. Alachua County Well/Wellfield Protection Areas
23. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
24. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
25. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
26. FWS Wood Stork Regulated Buffers Database
27. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
28. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
29. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
30. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
31. Alachua County Champion Trees
32. State of Florida Biodiversity Hot-Spots

The field assessment and data review assessment performed for the Planning Parcel addresses the specific requirements of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77 Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. In addition, the assessment addressed the Environmental Resource Protection requirements outlined within the City of Alachua ***Conservation and Open***

Space Element Specifically ***Objective 1.10: Wetlands*** and ***Objective 1.12: Water Resources.*** As part of this survey, the entire limits of the Planning Parcel were evaluated. For the ERA described, the total Project Area as described on Figure 2 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Planning Parcel represents the Resource Assessment Area (RAA).

In addition to the GIS databases evaluated above, several site-specific Professional Land Surveys and Geotechnical Investigations were performed in support of future development activities proposed for the Planning Parcel. These technical reports were reviewed by ERC for evaluation of Regulated Natural Resources that are described by each investigation. The references for these reports are as follows:

1. A Boundary Survey of the Schmidt Farms Property dated 27 March 2018, Prepared by Lochrane Engineering, Inc., 3008 NW 13th Street, Suite B, Gainesville, Florida 32609.
2. Summary Report of a Geotechnical Site Exploration: Proposed 121-Acre TND Stormwater, City of Alachua, Alachua County, Florida. GSE Project No. 13967, Certificate of Authorization No. 27430, May 2019.
3. *Section 7* of the Clean Water Act Federal Listed Species and Migratory Bird Review via Information for Planning and Consultation **(IPaC)** online consultation. Results of **IPaC** Review are provided as **Attachment 8.**

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage

The Planning Parcel lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 3**). The Planning Parcel lies along the north boundary of the Arredondo Grant within Fractional Sections 2 and 3, Township 9 South, and Range 19 East and within Sections 34 and 35, Township 8 South, Range 19 East. As shown on the Quad Map the Planning Parcel is a rural residential farm site located in a relatively sparsely populated area along US 441 southeast of Hague.

The site is located within the Turkey Creek Drainage Basin. There are three (3) flowing water creeks that lie within or form the perimeter of the Planning Parcel **(Figure 4).** Turkey Creek forms the south and southwest perimeter of the Site. An un-named tributary to Turkey Creek that originates on the GRU-Deerhaven Property located north of the Site across US 441 forms the northwest boundary of the Planning Parcel. This creek also forms a partial boundary of the Brooke Pointe Subdivision; therefore, for the purposes of this assessment, this creek is referred to as Brooke Pointe Creek. There are several headwater areas of Turkey Creek that originate on the City of Gainesville Deerhaven property that flow into Brooke Pointe Creek. From the Deerhaven site, the

main branch of Turkey Creek originates east of the Planning Parcel, is culverted under US 441, then traverses west under NW 43rd Street via two large circular culverts (see **Photo 1** in Attachment 4) that route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the south and southwest boundary of the property and extends from NW 43rd Street northwest to the intersection of Brooke Pointe Creek that runs southwest along the east boundary of the Brooke Pointe Development. This creek drainage originates in multiple large wetland areas north of US 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2** in Attachment 4), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located within the Planning Parcel boundaries also drains water from the City of Gainesville Deerhaven property through a culvert located under US 441 just west of the terminus of NW 43rd Street (**Photo 3** in Attachment 4) at US 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a Mixed Hardwood Swamp (**Photo 4** in Attachment 4) that also receives substantial subsurface seepage from the adjacent uplands. The Mixed Hardwood Swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5** and **6**, Attachment 4), which was built prior to 1937. This road is proposed for widening to allow development to take place on the property and access lands east of Schmidt Creek. From this point, the creek width becomes substantially narrower (**Photo 7**, Attachment 4) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001 (Figure 2).

A unique mosaic of intermittent seepage and depression Surface Waters and Wetlands forms a diffuse drainage system in the western third of the Project Site. This system is described as an Isolated Seepage/Drainage as shown on Figure 4. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent, and partially excavated stream drainage (**Photo 8**, Attachment 4) to a series of small depressional Surface Waters that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters,** in 2008 some of the depressions within this system were determined to be Uplands while others were determined to be Wetlands or intermittent Surface Waters. The Wetlands are in the north extent of the system, which have dense clay soils and where muck accumulates. The Surface Water areas are in the south half of the system closer to Turkey Creek. In this area the depressions are relic sand-filled depressions that flood intermittently during periods of extreme rainfall. During periods of excessive rainfall causing floods, this system may provide Surface Water discharge directly to Turkey Creek. In 2007–2008 all these areas were extremely dry, and vegetation consisted of pasture grasses, pasture herbs, shrubs, and briers. Extensive flooding in the area occurred following Hurricane Irma in 2017, which caused Surface Waters to flood several feet above the ground surface. Extensive rains in 2021 have resulted in more recent

intermittent flooding of the southern depressions. Following these extensive rainfall periods, these areas dry down quickly and substantially.

There is a small, excavated drainage ditch that routes water to Turkey Creek from an excavated agricultural pond located west of the Schmidt residence (Figure 4). The pond area has been variously disturbed and excavated since 1937 however a final major excavation occurred circa 1979. The drainage ditch is excavated for most of the distance extending from the pond to Turkey Creek. The general appearance of this drainage is shown in **Photo 9** (Attachment 4). All Wetland and Surface Water areas on the Planning Parcel have historically received substantial direct impacts from cattle use. Cattle grazing has resulted in removal of native vegetation, intense invasion by exotic species, and disturbance of the ground surface to a point that no naturally occurring native vegetation groundcover currently exists. All Surface Waters within depressions as well as the creeks have historically and are presently contaminated with cattle wastes such that waters are eutrophic and filled with algae and floating aquatic plants characteristic of contaminated waters.

The USGS Quad Map (Figure 3) shows the Planning Parcel lies in a prominent Geographic Valley ranging in elevation from 174 ft (NGVD 29) at the northeast boundary of the site adjacent to US 441 to approximately 142 ft at the southwest corner of the Site at the confluence of Turkey Creek and Brooke Pointe Creek. The “Creek Valley” lies between two very prominent, large, elevated landscape ridges or plateaus that are broad and generally flat and extend to elevations of 190 ft to the north and 195 ft to the south. These are among some of the higher elevations in the County and create several large headwater creek systems associated with Turkey Creek, Cellon Creek, Rocky Creek, and Blues Creek. The slope on the south side of Turkey Creek is much dryer and steeper than the creek slope that extends north from the creek onto the Planning Parcel. The ridge tops are associated with the Hawthorn Formation, which would extend from 150 ft in elevation and above, while the Cody Escarpment, which is evident on the topo, extends from 150 ft and below.

The Cody Escarpment is the western erosional face of the Hawthorn Formation that extends from 150 ft downslope to below 100 ft and represents the boundary of the Wicomico Terrace or shoreline that existed in Florida from 1.8 million years ago to 11,800 years ago. The Turkey Creek Valley and neighboring prominent ridge tops are more easily observed on the 2001 Alachua County LiDAR Topography provided on **Figure 5.** On this coverage the lower elevation areas at the confluence of Brooke Pointe Creek and Turkey Creek are easily seen as well as the 32-ft elevation range that occurs within the boundaries of the Planning Parcel. The LiDAR topo datum is represented by NAVD 88 as compared to the NGVD 29 vertical datum shown on the USGS coverage.

To supplement the data provided on the USGS quad map, the USGS Closed Depression Database is provided on **Figure 6.** This database shows the general location of closed-contour drainage depressions in and around the Project Site based on the USGS

topographic data. The closed depressions on this map are generally represented by small, isolated Wetland drainages; however, most Wetlands in this area are associated with the numerous headwater creek systems that typically flow downhill to lower elevations within well-defined channels. The occurrence of closed depressions within the landscape increases substantially westward of the Planning Parcl represented by the eroded areas of the Hawthorn Formation and development of relic and active sinkholes or landscape depressions. In this area underlying clay may be continuous, which results in persistent Surface Waters, or clays may be perforated, which results in direct recharge to the underlying Ocala Limestone.

Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours

The Planning Parcel shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 7**. The Planning Parcel lies within the Sanchez Prairie Drainage Basin, which includes the Turkey Creek and Blues Creek systems. Both these creeks disappear into a large sinkhole within Sanchez Prairie. There are many sub-basins of Turkey Creek that flow into Brooke Pointe Creek, Schmidt Creek, and Turkey Creek on the Planning Parcel. A large amount of this drainage comes into the creeks from North of US 441. Based on previous work performed by ERC in the drainage basins within and surrounding the Project Site, a basin map was constructed for the GRU property and is provided for review with respect to this Project Site **(Figure 8)**. As shown on Figure 8, there are more than 20 sub-basins north of US 441 that contribute flow to the creeks on the Planning Parcel. Sub-basin **TC-4D** is the sub-basin that directly discharges to Brooke Pointe Creek. Sub-basin **TC-3** discharges to Schmidt Creek. Multiple sub-basins discharge into Turkey Creek prior to its entrance to the Site at NW 43rd Street. Sub-basins **TC-1** and **TC-2** discharge into Turkey Creek under US 441 from the GRU property east of the Site. Farther east, sub-basins **TC-1A**, **TC-8**, **TC-8A**, and **TC-9** through **14** direct waters to Turkey Creek west from the drainage divide adjacent to the Rocky Creek Drainage Basin. This is a substantial drainage basin that provides water to the Planning Parcel, and compared to the onsite drainage area, represents substantially more flow that would affect adjacent neighborhoods than would be expected as run-off from the Project Site.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 hydrologic study are shown as schematic on **Figure 9** and on a 2017 aerial photograph on **Figure 10**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 40-ft contour interval, or 102 ft below the lowest contour of 142 ft found on the Planning Parcel. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 45 ft (**Figure 11**) in the area of the Planning Parcel. Both contour maps show a substantial depression in the aquifer level of below 40 ft that occurs at the Murphree Wellfield east of the site. The Tertiary Wellfield Protective Buffer shown on **Figure 12** is at least **4.0** miles east of the Planning Parcel. The groundwater contours shown on the springshed map on **Figure 13** show the Planning

Parcel is located within the Hornsby-Treehouse Springshed near the boundary of the Wellfield Capture Zone. On this figure, the Planning Parcel is shown in relation to the County Springshed and Wellfield Protective Zone and Recapture Area. The contours, at least suggest, that Floridan flows in the vicinity of the Planning Parcel may flow to the east to the Capture Zone or northwest into the Hornsby-Treehouse Springshed (Figure 13). Please note that these data are not provided to suggest any avenue of unconfined aquifer flows but are provided to summarize the general data available in the County. The small commercial wells that are monitored in the County are shown on **Figure 14**. There are several wells located northwest of the Planning Parcel along US 441 that have associated protective buffers.

Geographic Setting of the Planning Parcel

Geologically, the eastern quarter of Alachua County is covered with variable surface deposits of undifferentiated Pleistocene sediments that reflect the geologic time-period and ancient sea level terraces (**Figure 15**) when they were deposited. In the vicinity of the Planning Parcel, the Coosahatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin and consists of unconsolidated clayey and phosphatic sands. The underlying Hawthorn Formation is composed of dense variously layered silts and clays. The western boundary of the Coosahatchee Formation (Figure15) more or less corresponds to the western base of slope of the Cody Scarp. The Cody Scarp is the most prominent geological erosional feature in Florida. The Scarp corresponds to the westward facing erosional slope of the Hawthorn Formation that was eroded during the sea level rise of the Wicomico Shoreline that existed from 1.8 million years ago to 11,800 years ago.

On Figure15, the surficial geology of the area of Alachua County occurring west of the Planning Parcel is shown as Ocala Limestone. In these geological areas, the Crystal River Formation of the Ocala Limestone Group of Eocene origin is overlain by a thin veneer of undifferentiated Pliocene and Pleistocene sandy sediments. In Alachua County, this geologic area typically extends westward from elevations of ±100 ft to elevations of 60 ft or below. The overburden covering the limestone layer typically extends from elevations of 50 ft to the surface, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays that are remnants of the eroded Hawthorn Formation or can be clastic clays from the Pleistocene Period. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the surface. These dense clays are remnants of the Hawthorn Formation that historically extended westward across the entire County prior to the Pleistocene Sea level rise. The elevation of the Planning Parcel of 142–175 ft (Figures 3 and 5) indicates that the Site occurs within the upper boundary of the Cody Scarp.

Geologically and topographically, Florida is divided into several physiographic subdivisions to delineate the natural ecological surface features that occur in response to the underlying geology. Alachua County is divided into several well-defined

Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981[1]) as shown on **Figures 16** and **17**. In this coverage, the Planning Parcel lies along the boundary of the San Felasco Hammock Subdivision, which is the westward facing erosional boundary of the Cody Scarp and the Northern Highlands Plateau. The San Felasco Hammock Subdivision typically extends from elevations ranging from 100 ft to an estimated 150 ft. The Northern Highlands Plateau occurs at elevations exceeding 150 ft. The Project Site as shown on Figure 17 lies along the boundary of the Sea Island District and the Ocala Uplift District. The Sea Island District extends through North Florida into coastal Georgia and South Carolina. The Ocala Uplift District extends west and southwest to the Gulf of Mexico. Historically the Area of the Planning Parcel lies along a very historically active geologic interface.

Historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development (**Figure 18**). Within this classification, the western boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp. Within this coverage, the Planning Parcel is located on the Cody Scarp on the boundary of the Marginal Zone and Northern Highlands. Brooks (1981) somewhat redefined the boundaries of those presented by Williams et al. (1977) and appears to have moved the base of the Cody Scarp farther to the north. The onsite elevation of 142–174 ft and presence of streams in the area indicates that the Hawthorn Formation exists within the Planning Parcel. West of the site is designated as the Western Valley Province (Figure18), which corresponds to the Haile Limestone Plain Subdivision (Figure 16). The existing vegetation on the site is typically dominated by species associations that inhabit dense clay soils characteristic of the Marginal Zone slopes and **NOT** vegetation characteristic of deeper sands of the Western Valley Formation.

The elevation profiles that represent west to east cross-sections through the County as provided by Williams et al. (1977)[2] are shown on **Figure 19**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley lying to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 20)**. The Planning Parcel lies along the eastern boundary of the fracture zone. In this area, large stream-to-sink systems occur, which are further defined on **Figure 21.** These stream-to-sink systems include Turkey Creek, Blues Creek, Cellon Creek, and Mill Creek, all of which occur in the area of the Planning Parcel. There are small depressions on the Planning Parcel specifically within the western Isolated Seepage/Drainage System defined on Figure 4 that function as small surficial stream-to-sink areas but is not comparable in size to the systems mentioned above, which all flow into the ground

[1] Brooks, H. K. 1981. *Physiographic subdivisions of Florida.* Map. IFAS, University of Florida.
[2] Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida.* Bureau of Geology. Florida Department of Natural Resources, Tallahassee.

farther west of the Project Site. The onsite system is most likely a series of shallow sinks that route surface and subsurface flows into the ground then toward Turkey Creek along the top of the dense subsurface clays. These areas probably do not route water into limestone of the Floridan aquifer. The headwater areas of the major stream-to-sink systems originate within the Northern Highlands and flow west into the fracture zone represented by the Northern Highlands Marginal Zone and the Cody Scarp then into the large sinkhole areas. No streams in Alachua County flow across the fracture zone and into the Western Valley; they disappear into the ground first.

High Aquifer Recharge Areas

The Planning Parcel shown in relation to the confinement and recharge areas of the Floridan aquifer is provided on **Figure 22**. A shown, the Planning Parcel occurs along the boundary of the confined and perforated zones. Within the confined zone, varying layers of clayey surface sands and dense subsurface Hawthorn clays overlay the Floridan and surficial aquifers. For sites underlain by these dense clays, downward percolation of Surface Waters to underlying aquifer layers is retarded or prevented. Typically, waters falling on the surface in these areas flow downhill to wetlands or flowing Surface Waters and are transported down hill to larger bodies of water before vertical movement in subsurface aquifer systems occurs. In this situation, the Floridan aquifer is generally protected from direct inflows of contaminated Surface Waters. Within the Perforated Zone, subsurface clays are discontinuous with large depressions often filled with permeable sand or intermittent layers of clay. In this situation typically recharge of the aquifer can occur but downward percolation rates are often slow.

The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 22). However, these results are somewhat misleading in that the entire Planning Parcel and surrounding area has substantial coverage of surficial clays, and in these areas, water tends to run off and not percolate. The presence of dense subsurface clay suggests that rainwaters falling on a site enter the ground and travel laterally across the top of the underlying subsurface clays to down hill low lying, depressional, or excavated drainage systems and do not generally result in vertical flow to the Floridan in the immediate area of the Planning Parcel.

Within the unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 22, the clay layers associated within the dense Hawthorn clay formation are perforated and layered; however, pinnacles of limerock and clay can reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to several large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, Mill Creek, and Turkey Creek, which receives drainage from the Project Site. Due to the general absence of continuous clay within the unconfined area (Western Valley Region),

characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows to the underlying aquifers occur.

On the Project Site, the Site-Specific Geotech investigation showed that in areas where borings were performed that dense clays were present throughout the boring profile and these clays generally began within 2 ft of the ground surface. The close-up view of the Aquifer Zones for the Project Site is shown on **Figure 23** with the delineated onsite Wetlands and Surface Waters overlain on the aquifer protection zone coverage. This coverage generally shows that the perforated zone occupies the lower one-third of the site extending from the confluence of Schmidt Creek to along Turkey Creek to Brooke Pointe Creek (see Figure 4). In the central to west-central area of the Site there are two isolated seepage areas shown as Seepage Areas 1 and 2 (Figure 4). The schematic of the perforated zone boundary shown on Figure 23 more or less encompasses the bottom third of Seepage Area 1 and most of Seepage Area 2. Both Seepage Areas flow only during extreme rain events, but they flow north (wet) to south (dry) (Area 1) and east (wet) to west (dry) (Area 2). Water flows into the ground in the south end of Area 1 and in the west end of Area 2. Where water disappears into the ground, the habitat is much dryer than the upstream habitats. Flow in both systems originates on the designated confined layer and terminates into the ground within the designated perforated area. How accurate these graphical representations are can certainly be questioned; however, the graphic does correlate well with the hydrologic condition that has been observed on the ground.

The drastic vulnerability areas of the surficial and Floridan aquifers are shown on **Figure 24**. The Project Site is shown along the boundary where thick clastic marine sediments occur at the surface east of the site while the areas west of the site have Karst Limestone at or near the surface. A close-up view is provided as **Figure 25**, which shows a unique situation in the Site where limerock occurs near the surface within the Surficial Aquifer system. The Geotech borings did not reveal any rock present within the depth of the borings but limerock could be present and exposed within Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. What is apparent on this site is that rainwaters that fall on the site generally run across the land surface to the creeks or filter into the ground and create shallow subsurface flows into the seepage depressions. Within the seepage areas there are very shallow relic sinks (as previously described) that have either dense clay at the surface or are sand filled with varying depths of surface sands. In the clay-filled depressions, water is retained at the surface for extended periods, but percolation does occur. In the sandy depressions, water percolates into the ground rapidly. In both depression types it is unlikely that Surface Waters flow into the Floridan in the vicinity of the Project Site. It is more likely that where waters flow into the ground, lateral subsurface flows occur along the top of the densest clays until water is directed to one of the perimeter Creeks. From the creeks, water flows to Sanchez Prairie where Floridan aquifer recharge occurs. A generalized schematic showing the general recharge conditions within the unconfined, perforated, and confined areas of the County and on the Project Site are shown on **Figure 26**. The locations of large known sinkholes and stream-

to-sink systems in the region are shown on Figure 21, but this coverage does **NOT** by any means include all the features in the area.

NRCS Soils Mapping

There are seven (7) soil mapping units shown to occur on the Project site (**Figure 27; Table 1**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that are typically colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top 58 inches of the soil profile. All soils in the undrained condition have an expected seasonal high-water table that is within 24 inches of the soil surface if only for a brief period. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	—	44–80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	—	58–89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	—-	29– 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16–24"	43–84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	—	30–74"	Depressional Areas
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
99	Water	N/A	Unranked	—	—	N/A

The NRCS Feature Point Database is provided on **Figure 28**. The mapped coverage shows the location of many designated wet areas in the figure view as well as numerous sinkholes west and south of the Planning Parcel oriented in a northwest to southeast direction.

FEMA Coverage

The FEMA coverage (dated: October 2020) for the Planning Parcel and surrounding area is shown on **Figure 29.** The mapped coverage shows that the locally occurring FEMA areas designated as Zones “A” and “AE” overlay the areas of the onsite creek drainages. The present FEMA floodplain map is substantially reduced in coverage area of the site as compared to the 2004 FEMA database that was provided within the 2008 ERA (Attachment 4, Figure 11).

National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Database coverages are provided on **Figure 30**. Both coverages shown currently underestimate the existing extent of the onsite depressions and drainages on the Planning Parcel. All creeks are shown generally in the incorrect location by a dimensionless line instead of a polygon. The excavated agricultural pond and Schmidt Creek wetland are shown but offset from the correct location. The Alachua County coverage, which includes mapped hydric soil mapping units, shows more wetland acreage onsite; however, it overestimates the AG excavated pond coverage. Neither database identifies the small, isolated surface water depressions that occur and neither identifies the isolated seepage depressions designated as Areas 1 and 2 (Figure 4).

Ecological Setting of the Project Area Based on Published GIS Data

The Level IV Ecoregion mapping designations for Alachua County are provided on **Figure 31**. Within this coverage, the two (2) dominant general plant community associations in Alachua County are defined as Central Florida Ridges and Uplands (75c) and Eastern Florida Flatwoods (75d). The Central Florida Ridges and Uplands community is located east of the Brooksville Ridge (Figure17) and extends east to the Cody Scarp. This ecological community has also been described as Upland Hardwood Hammocks (Community #11) as defined within the *26 Ecological Communities of Florida* (Soil Conservation Service). These communities are typically dominated by evergreen and deciduous hardwood species such as sand live oak (*Quercus geminata* Small), southern magnolia (*Magnolia grandiflora* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), sweetgum (*Liquidambar styraciflua* L.), and others.

The Planning Parcel is within the Eastern Florida Flatwoods Community (75D) and extends east of the Project Site. This community is also designated as Community #7– North Florida Flatwoods within the *26 Ecological Communities of Florida* (Soil Conservation Service). Typically, these areas are characterized by a generally flat landscape covered with a dense groundcover of saw palmetto (*Serenoa repens* [Bartr.] Small) and gallberry (*Ilex glabra* [L.] A. Gray) under a canopy of longleaf pine (*Pinus palustris* Mill.) or slash pine (*Pinus elliottii* Engelm.). This community type includes a mosaic of shallow cypress depressions and sloughs with acidic tannic water. The Planning Parcel lies along the boundary of two general community types and was historically dominated by “Mesic Hammock” vegetation occurring along the slopes of the three (3) creek systems, which is characteristic of the Cody Scarp and is not similar to the “Flatwoods” vegetation that historically extended away from the Creek margins across the broader slopes of the Site.

Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification

The FLUCCS classification provided by the Florida Department of Environmental Protection (DEP) for the Planning Parcel and surrounding areas is provided as **Figure 32**, and the FNAI/FWC Cooperative Land Cover Map is provided on **Figure 33**. Both coverages divided the site into approximately the same general polygon coverages and habitat types. The polygon boundaries more or less correspond to the transition between pasture and forest or shrub habitats. The two coverages are defined differently, but the areas mapped are similar. The polygons are described in **Table 2**.

Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area

FLUCCS	Category	FWC	Category
1100	Residential Low Density	**1110**	Upland Hardwood Forest
2100	Cropland and Pastureland	**1400**	Mixed Hardwood-Coniferous
3200	Shrubs and Brushland	**1830**	Rural
4200	Upland Hardwood Forests	**183313**	Improved Pasture
6100	Wetland Hardwood Forests	**2200**	Freshwater Forested Wetlands
—	——	**3200**	Cultural-Lacustrine

The coverages provided on Figures 32 and 33 and summarized in Table 2 represent plant communities delineated from aerial photography without ground verification. Both coverages in general reflect the Agricultural characteristics that occur on site.

Strategic Ecosystem Overlay Coverage

The Alachua County Strategic Ecosystem Overlay coverage for the Planning Parcel and surrounding area is provided as **Figure 34**. This coverage is based on the coverages provided by KBN/Golder (1996)[3]. The coverage shows that the Planning Parcel is not encumbered by a Strategic Ecosystem; however, several overlays surround the Site. The Hague Flatwoods Strategic Ecosystem is located north of the Site across US 441. The East San Felasco Hammock Strategic Ecosystem lies west of the Site and the Millhopper Flatwoods Strategi Ecosystem lies south of the Site.

The plant communities mapped by KBN/Golder (1987) that occur in the Strategic Ecosystems adjacent to the Project Site are shown on **Figure 35**. The KBN/Golder (1987) coverage defines the plant communities within the Hague Flatwoods and the eastern area of the Millhopper Flatwoods Strategic Ecosystems as Pine Flatwoods with Wetlands dispersed throughout the Flatwoods. These communities typically occupy the Physiographic Subdivision defined as the Northern Highlands (Figure 18) as previously

[3] KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, City of Planning and Development, Gainesville, FL.

discussed. The East San Felasco Strategic Ecosystem is shown as having primarily Mesic Deciduous Hardwood Uplands, which is the characteristic communities found on the Cody Scarp within the Northern Highlands Marginal Zone as shown on Figure 18. The Project Site historically was covered with Pine Flatwoods in the northern half of the site that transitioned to Mesic Uplands that occurred along the slopes to the Creeks. This is characteristic of sites that occur along the transitional boundary of the Cody Scarp and Northern Highlands Plateau. Unfortunately, the Planning Parcel has been extensively managed for cattle since prior to 1937 and there are currently **NO** habitats on site that would be defined as native, naturally occurring plant associations. The onsite habitats do not have groundcover, shrub, subcanopy, or canopy components indicative of the native type habitats. All habitats are significantly altered and successional Pine and Oak habitats. Similarly, all wetland habits have been significantly altered by cattle and logging and do not have the species composition that would be expected in native undisturbed forested Wetlands.

Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands

The Alachua County Conservation Areas that occur in the vicinity of the Project Site are shown on **Figure 36**. The coverage provided indicates **NO** County-owned Conservation Areas occur in the vicinity or directly adjacent to the Planning Parcel. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 3**7. Based on the data, there are **NO** public recreation lands adjacent to the Planning Parcel.

Alachua County Historic Structures Database

The Historic Listed Houses and Structures that occur within the vicinity of the Planning Parcel are shown on **Figure 38.** The database shows that there are two (2) structures in the north corner of the Planning Parcel. These structures are designated as **AL04360** and **AL04361**. Structure AL04360 is described as a rectangular wood frame cottage referred to as Angel Gardens. The structure is described as "one of the few neoclassical cottages found in unincorporated Alachua County" and was constructed circa 1915. Structure AL04361 is described as a Folk-Victorian, wood frame, frame-vernacular cottage that was constructed circa 1930. From the database it does not appear either building is registered in a State or Federal Registry.

Alachua County Hazardous Materials Storage Facilities

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 39**. The coverage shows there are **NO** monitored facilities within this Planning Parcel. There are many monitored facilities associated with commercial businesses located US 441 northwest and southeast of the site. There is, however, an abandoned cattle dipping vat that is partially buried in the pasture located southwest of the historic structures locations (see Photos 11–15 and Figure A-1, Appendix A). There was a large barn in this area and cattle management facilities from prior to 1937 to circa 1974. Between 1915 and 1965 "cattle dipping vats" were used to dip cows in an arsenic solution to prevent a tick-borne disease called "southern cattle fever." Descriptions of

uses and remediation for “Cattle Dipping Vats” copied from the FDEP website are included, as follows (provided as written with format and grammar errors):

History of Cattle Dipping
Between the years of about 1915 to 1960, cattle dipping vats (CDVs) were constructed and used across the state of Florida as part of state and federal government initiatives to address the widespread occurrence of Cattle Tick Fever, an infectious disease caused by microbes that were spread by the cattle fever tick. This basic treatment program was carried out within most of the southern United States, Florida included, until the cattle fever tick was eradicated. The last infestation of cattle fever ticks in Florida was reported in the year 1960 on cattle from Palm Beach County. In 1961, the eradication program in Florida reached a successful conclusion.

How Did the Process Work?
In order to eradicate cattle fever ticks within areas where Cattle Tick Fever was prevalent, herds of cattle were subjected to periodic dipping in vats filled with water-based solutions containing arsenic or other pesticides at concentrations sufficient to destroy the ticks but not injure the cattle. Typical CDVs were elongate trenches between 4 to 6 feet in depth and having a drop-off entry on one end with a ramp at the exit end so that, once immersed or “dipped,” cattle could then easily walk out of the CDV. There was typically a drip pad and pen area for staging of the cattle where they were kept until their hides no longer dripped any solution.

Environmental Impacts of Cattle Dipping Vats
The environmental concern today is in regard to the residuals of treatment products used in the CDVs. When no longer needed, many CDVs were simply left in place, or at most were filled in with dirt and dried vat sludge that may have contained highly concentrated pesticides which can persist in the environment. At the conclusion of the cattle fever tick eradication program, there was no requirement to restore CDV sites to pre-construction condition, and so today former CDV sites may have environmental conditions that are not compatible with certain land uses. The most common pesticide associated with CDVs is arsenic, although DDT and toxaphene were also sometimes used. Any contaminated soil tends to be close to the vat, and groundwater plumes, if any, are typically not extensive but it is not possible to know the full extent of contamination without a field investigation.

Regulations for Cleanup in the State of Florida
There is no requirement in the state of Florida for a private landowner having a CDV on their property to take corrective action to address possible environmental impacts. However, a landowner can voluntarily take corrective actions (Section 376.306, F.S.) to address any potential environmental impacts. The department is available to provide guidance on properly assessing a CDV and on strategies for cleaning it up. If the landowner desires a Site Rehabilitation Completion Order from the department for such cleanup action, then the corrective action must be

conducted in accordance with the applicable requirements found in Chapter 62-780, Florida Administrative Code.

The current condition and location of the cattle vats is provided in the Photographic Atlas of the 2008 ERA report and are shown in the Photographic Atlas in Appendix 1 (see photo station location map [Figure A-1] and Photos 11–15).

Published Listed Species Occurrence Data and On-site Species Observations

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review

The proposed future development of the Schmidt Planning Parcel will involve very minor impacts to altered and constructed (man-made) degraded Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA),** then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Turkey Creek is not a navigable water therefore is not considered as **Waters of the United States (WOTUS)** thus the ACOE has **NO** regulatory jurisdiction over Wetlands or Surface Waters on this Site.

All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD and through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during non-development application procedures, the Planning Parcel is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Planning Parcel or adjacent offsite habitats.

The following report format specifically addresses Endangered Species review of the Planning Parcel and adjacent areas that would be specifically required by HUD for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the HUD review procedure provide a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the FEMA floodplain and subsequent map revisions. The Listed Species review required by HUD is also the same procedure required by FEMA for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County or the County itself has a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been

used by ERC for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by FWS, the Florida Fish and Wildlife Conservation Commission (FWC), and the Development Regulations of the City of Gainesville, City of Alachua, and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

> The Planning Parcel or any Parcels directly adjacent to the Planning Parcel do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly managed for cattle since before 1937. All habitats have been significantly altered by cattle use and conversion to pasture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be placed in a **Conservation Easement.**

The onsite habitats were historically dominated by two primary native Florida plant communities to include:

(1) **Longleaf Pine-Slash Pine-Wiregrass Flatwoods:** This is a Mesic-Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as clearing for pasture and silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats never return to its native form. Instead, the sites become invaded by laurel oak (*Quercus hemisphaerica*), which is a native nuisance species that becomes the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover present. These successional communities are the dominant plant communities that now exist in the County and on this site. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.

(2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostyra virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats, which are currently now only very rarely found in its historical pristine condition, and these natural historical habitats have been totally removed from the area of the Project Site and did not historically occur within the boundaries of the Planning Parcel. *"Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat."*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Planning Parcel on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (Information for Planning and Consultation) consultation performed for the Project area on 29 August 2021. The results of this consultation are discussed in this report and are provided in its entirety as received from the FWS in **Attachment 7.**

General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas

DMAI is applying for Land Use and Re-zoning Amendments to allow construction of new residential and commercial development within the developable areas of the Planning Parcel. Permits for new construction requires that State, Federal, and Local Listed Species Regulations are considered to assess the new development with respect to realized or potential Species or Habitat Impacts. All agencies as described must review all proposed applications with respect to determination of compliance with established Endangered Species Protection Policy.

The Federal Regulations Legislation that governs Listed Species impacts are defined within **Section 7 of the Endangered Species Act of 1973 (16 USC1531 et seq.)** particularly **Section 7 (16 USC1536)** and regulated via **Title 50 CFR Part 402.** This legislation is specifically implemented pursuant to **HUD Title 24 CFR §50.4 Related Federal Laws and Authorities (e) Endangered Species**. Further, HUD is required to evaluate the effects of the Project on **Critical Habitat** pursuant to **50 CFR Part 17 and Part 226.** HUD is also required to minimize any potential impacts of the Proposed Project on **Migratory Birds**. To implement the Federal Code, HUD developed a Manual[4] to provide guidance and direction for analysis of regulated resources that must be developed in compliance with HUD policy. To this end the Manual details the guidelines to follow for environmental review requirements for HUD projects.

Specifically, within this manual **Chapter 9. Environmental Review and Requirements** defines environmental procedures and **Section 9.5** defines specific **Environmental Report** requirements. Reference to Endangered Species is provided in the Manual, as follows:

G. Endangered Species (24 CFR 50.4(e))

1. Under Section 7 of the Endangered Species Act, HUD must consult with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (the Services) whenever a proposal may affect an endangered or threatened species or its habitat. A required consultation should be assumed for any site within the critical habitat (as defined in 50 CFR Part 17 and Part 226) of a listed species; consultation may also be required even if no critical habitat is present.

2. In areas where impacts on endangered or threatened species are a concern, all appropriate information regarding possible impacts of the project should be provided to HUD as early as possible. The Environmental Report should include review of published information, including but not limited to information on the Services websites regarding the possible presence and associated critical habitat of any listed species in the vicinity of the proposal and provide HUD with the results of the research. Furthermore, if a proposal is in an area of potential impacts

[4] *US Department of Housing and Urban Development. 2016. Multifamily Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner.*

on a listed species or its critical habitat, any possible associated impacts caused by the proposal should be discussed in the Environmental Report. The lender and/or Environmental Report preparer should not contact the Services directly.

3. If the project activity could affect an endangered/threatened species or its habitat, HUD must make a determination of effect. HUD must seek concurrence of the Services on any "may affect, not likely to affect" determination and associated mitigation measures. HUD must initiate formal consultation under Section 7 of the Endangered Species Act for a "may affect, likely to adversely affect" determination. The lender may be required to obtain special studies such as habitat assessments, surveys, or biological assessments at the borrower's cost.

4. Consultation under Section 7 of the Endangered Species Act may result in more stringent conservation measures than would otherwise be imposed. The Regional staff can advise the lender where information on endangered species may be obtained.

5. The cost of mitigation to accommodate endangered species would likely be deducted from the warranted price of the land as an unusual site condition.

Requirements for Listed Species Review and Critical Habitat Impact Review

Section 7 of the **Endangered Species Act of 1973** (ESA) requires all Federal agencies to use their authorities to conserve endangered and threatened species in consultation with USFWS. This 'proactive conservation mandate' for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or threatened species or destroy or adversely modify critical habitat. The Section 7 implementing regulations (50 CFR Part 402) specify how Federal agencies are to fulfill their section 7(a)(2) consultation requirements.

Section 7(a)(2) Responsibilities

Under the Section 7 implementing regulations (50 CFR Part 402), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area—or if critical habitat overlaps with the action area—agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Agencies must confer with the USFWS per **Section 7(a)(4)** of the ESA if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area). To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area.

Summary Information Regarding Regulation of Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The FWS maintains a list of species afforded special protection by the ***Endangered Species Act of 1973 (16 U.S.C. 1531)***. The list is published in the ***List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12***. FWC maintains a list of the protected animals occurring within the state by authority of the ***Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])*** and ***Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species***. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Section 373.072(2): Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in ***Section 68-27.003, .004, and .005, FAC***. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The ***Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)*** passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

> **Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by ***Chapter 5B-40, Preservation of Native Flora of Florida, FAC,*** the ***Regulated Plant Index*** is published in ***Section 5B-40.0055***. The Game Commission periodically releases a publication that summarizes animal species regulated by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in ***50CFR 17.11-12,*** and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

Alachua County, by authority of **Chapter 406.Natural and Historic Resources Protection** Specifically **Article *3, Significant Plant and Wildlife Habitat,*** and ***Article 4, Listed Plant and Animal Species Habitat***, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation or Critical Habitat. Areas protected under Articles 3, 4, and 5 are designated as Conservation Management Areas and are further regulated via rules outlined in ***Article 17, Conservation Management Areas (ULDC)*** and potentially require that the property owner establish a Conservation Easement for the specific areas within the Project Site. The owner is further responsible for development of a Management Plan and perpetual management of the area.

The City of Gainesville via provisions of **Article VIII. Protection of Resources. Division 2. Natural and Archeological Resources** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species.*** has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8. 14(A-L).*** Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

The County through **Chapter 78. Countywide Natural Resources Protection Code (ULDC)** has designated large habitat zoning overlays defined as Strategic Ecosystem with regulations that now extend into all Municipal Boundaries. Strategic Ecosystems are outstanding examples of Natural Plant Communities of sufficient size that they warrant protection through establishment of Wildlife Corridors or Conservation Management Areas. Within Strategic Ecosystems that have been ground verified to establish community quality, set asides of up to 50% of the upland area occurring on a Project Site may be required to be conserved and eliminated from any development activity. The County regulates Strategic Ecosystems pursuant to **Chapter 406. Article 5. Strategic Ecosystems**. The City of Gainesville adopted the County Code and regulates Strategic Ecosystems pursuant to **Section 30-8.13. (F) (1-3).** The County recently amended its upland protection Code to apply to all municipal areas within the County to include the

City of Gainesville. On 15 July 2021, the County adopted **Chapter 78. Countywide Natural Resources Protection Code** for application within the limits of all towns and cities within the County to include the City of Alachua. This code also addresses protections for Listed Species Habitats, Significant Upland Communities and Strategic Ecosystems.

Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews

Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 40**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. Construction of the site will **NOT** disturb any primary or secondary protective buffers for these features. There are Wetlands or Surface Waters on site that provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. There was an historical wading bird rookery **No. 605113** north of the Project Site within the GRU-Deerhaven Power Plant Site; however, this site is considered extirpated with **NO** activity reported since the 1970s. Rookery **No. 605012** is northwest of the Planning Parcel; NO activity status is available, but no protective buffer would affect the Project Site. Eagle nest **AL056** west of the Project Site was last reported active in 2009. However, the Project Site lies well outside the distance of any Primary or Secondary Protective Buffers established by law for these nests. Development of the Site will have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

Bald Eagles Nesting Sites—Project Effect: "No Effect"
Wading and Waterbirds
Rookeries / Forage Areas—Project Effect: "No Effect"

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2?/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the FWS Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 41**. Effects determinations are provided for each species, as follows:

Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 42**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees in the area that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific, **DOES NOT** occur within the Planning Parcel or adjacent areas. Both the data from the FWS Observation Database and the FNAI Element Occurrence Tracking List indicate **NO** RCWs have been observed on the Planning Parcel or in this area of the County. The existing FWS RCW occurrence observations are shown in relation to the Project Site on Figure 42. The database shows that RCWs historically occurred in areas of the County north of the airport and south of Waldo. However, these are historical colonies that have been extirpated. There are **NO** known colonies remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the current range of RCWs lies a considerable distance from the Project Site with a population occurring on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the IPaC Consultation (Attachment 7).

Red-cockaded Woodpecker—Project Effect: "No Effect"

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 43.** The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located ±80 miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

Florida Scrub-Jay—Project Effect: "No Effect"

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks will occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Planning Parcel lies west of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony **(Figure 44)**. However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that will be removed because of the Project are man-made Agricultural ponds and intermittent, very small depressions all of which have received substantial historical pollutant loads from cattle and Ag runoff. The habitat loss is minimal but will be offset by large storm basins

creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **"No Net Loss"** of available habitat for this species in response to development of the Project Site.

Wood Stork—Project Effect: "No Effect"

Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the *"Checklist of the Birds of Alachua County"* maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

> BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

Eastern Black Rail—Project Effect: "No Effect"
Project Effect: "No Effect" on Federally Listed Bird Species.

Federally Listed Reptile Species

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 45**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. The Project Site is surrounded by low-density residential development along the southeast, south, and west perimeters. The Project Site is surrounded by residential access roads as well as a high-volume regional access road along the north and east perimeters designated as US 441 and NW 43rd Street, respectively. Turkey Creek, Schmidt Creek, Brook Pointe Creek, and their associated Wetlands and Floodplains all provide habitat for indigo snakes. However, all areas are subject to predatory activities by dogs from adjacent residences, as well as extensive

cattle, hog, and coyote activity all of which have deleterious effects on indigo snake populations. However, all these habitat areas will be protected from development and placed within a Conservation Easement.

There is also a likelihood that indigo snakes may be transient occupants on this site using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of the onsite creek systems but travel to and from these habitats is unlikely and significant roadways act as a major barrier between the Project Site and offsite habitats. It is probable that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** *(USFWS August 13, 2013).* To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS "**Eastern Indigo Snake Programmatic Effect Determination Key"** was consulted. Use of the key indicates that the Project would **"Not Likely Adversely Affect" (NLAA)** the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows present; therefore, the potential effects on the population are minimal or insignificant.

Eastern Indigo Snake—Project Effect: "Not Likely to Adversely Affect" (NLAA)

Gopher Tortoise (Gopherus polyphemus)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Planning Parcel and no tortoises were found during several field surveys. Dense clay soils near the surface substantially inhibits burrowing by tortoises on this Site.

Gopher Tortoise—Project Effect: "No Effect"

Federally Listed Amphibian Species

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 46).** The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

Striped Newt—Project Effect: "No Effect"

Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** known occurrences have been reported in the area of the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

Frosted Flatwoods Salamander—Project Effect: "No Effect"

Federally Listed Crustacean Species

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

Squirrel Chimney Cave Shrimp—Project Effect: "No Effect"

Migratory Birds

The following migratory birds were documented within the **IPaC** consultation provided as **Attachment 7**. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS "Birds of Conservation Concern list" or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species' section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

  Comment: The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat for the onsite kestrels occurs within the boundaries and buffers of the streams. These areas will not be developed and will be maintained in its current condition within a Conservation Easement.

  American Kestrel—Project Effect: "Not Likely to Adversely Affect"

- **Bachman's Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

  Comment: from the "Checklist of the Birds of Alachua County," Bachman's sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

  Bachman's Sparrow—Project Effect: "No Effect"

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

  Comment: there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

  Bald Eagle—Project Effect: "No Effect"

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

  Comment: The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron is present on site and primarily uses the man-made agricultural pond as forage habitat. This pond will be replaced by larger acreage stormwater ponds that also provide substantial habitat for forage for this species. The proposed project will result in a net gain of open water surface water habitat.

  Great Blue Heron—Project Effect: "No Effect"

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow

may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

Henslow's Sparrow—Project Effect: "No Effect"

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

  Lesser Yellowlegs—Project Site: "No Effect"

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

  Comment: This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional shrub habitat and substantial areas of open pasture. The shrub habitats will primarily be preserved as well as a substantial amount of oldfield and pasture within buffers preserved in the Conservation Easement.

  Prairie Warbler—Project Effect: "No effect"

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May10 to Sep 10.

  Comment: The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

  Red-headed Woodpecker—Project Effect: "No Effect"

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and

brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

Short-billed Dowitcher—Project Effect: "No Effect"

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

  Comment: The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in close proximity. The Project Site provides **significant** forage or nesting habitat for this species along the three (3) creek systems. As a part of the development agreement, these habitats will be placed in a Conservation Easement.

  Swallow-tailed Kite—Project Effect: "No Effect"

Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential "Effects" analysis that the Project Development may have on locally occurring imperiled species. The Alachua County **"Summary of Rare and Regulated Plants"** provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled **"Florida's Endangered and Threatened Species"** (most recent publication Date: December 2018)

The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the "Element Occurrence Database." The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 47.** The database shows **NO** listed species have historically been reported from the designated Project Site. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 48**). These ranges of occurrence should only be interpreted considering that the

required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. The FNAI database shown on Figures 47 and 48 does not show any reported species on the Planning Parcel. There is a host of reported beetle and ant species shown off-site east of the Project Site in the FMAI database. This is an unusual occurrence of reports and tends to suggest an entomologist lives, lived, or has had a monitoring Project in that area. However, with Conservation Easements that are establish in the post-project condition with provide substantial un- disturbed habitat to provide for continued existence of these bugs if they do indeed occur on the Planning Parcel. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

Mammals

- **Sherman's Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

  Sherman's Fox Squirrel—Project Effect: "No Effect"

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 49**. Within the area, due to the large areas of undeveloped habitats south and north of the Project Area, encounters with black bears would be considered as occasional to common. Areas where nuisance encounters with black bears have been reported are also shown on Figure 49. Several nuisance reports are shown for the general Project Area, and several reports are shown for the area in the vicinity of the Planning Parcel. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common on the City Property north of US 441.

  Florida Black Bear—Project Effect: "No Effect"

Reptiles

- **Eastern Diamondback Rattlesnake (*Crotalus adamanteus*) (FNAI G4/S3):** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed.

  Eastern Diamondback Rattlesnake—Project Effect: "No Effect"

- **Short-tailed Snake (*Stilosoma extenuatum*) (State Threatened, FNAI G3/S3):** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

  Short-tailed Snake—Project Effect: "No Effect"

- **Florida Pine Snake (*Pituophis melanoleucus mugitus*) (State Threatened, FNAI G4/S3):** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

  Florida Pine Snake—Project Effect: "No Effect"

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

  Southern Hognose Snake—Project Effect: "No Effect"

- **Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)**
- **Gopher Frog (*Rana capito*) (FNAI G3/S3)**
  The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

  Striped Newt—Project Effect: "No Effect"
  Gopher Frog—Project Effect: "No Effect"

Birds

- **Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

  Little Blue Heron—Project Effect: "No Effect"

- **Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site; however, forage habitat exists and will be maintained in the post development condition.

  Florida Sandhill Crane—Project Effect: "No Effect"

- **Southeastern American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5T4/S3:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and large oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species.

Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habits will provide for continual forage for these species. Most of the nesting habitat for the onsite kestrels will not be developed and will be maintained in its current condition within a *Conservation Easement.*

- ***Southeastern American Kestrel—Project Effect: "Not Likely to Adversely Affect"***

Plants

- **Godfrey's Swampprivet (*Forestiera godfreii*: FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey's swamprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Planning Parcel however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

  Godfrey's Swampprivet—Project Effect: "No Effect"

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey.

  Variable-leaf Crownbeard—Project Effect: "No Effect"

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County and occurs on the Project Site in several areas **(Figure 50)**.The locations where the plant is found will be protected by a *Conservation Easement.*

  Florida Spiny-pod—Project Effect: "No Effect"

- **Angularfruit Milkvine (*Gonolobus suberosus;* State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiney-pod. This species occurs in the area of the Planning Parcel, but none were observed during the field survey.

  Angularfruit Milkvine—Project Effect: "No Effect"

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

  Cardinalflower—Project Effect: "No Effect"

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County north of the Project Site.

  Hooded Pitcherplant—Project Effect: "No Effect"

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

  Florida Toothachegrass—Project Effect: "No Effect"

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site but occurs around an old cemetery west of Hague.

  Eastern Sweetshrub—Project Effects: "No Effect"

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species occurring in the area of the Planning Parcel. It was not seen during the Site

surveys nor has been encountered during adjacent site surveys conducted in the past.

Silver Buckthorn—Project Effect: "No Effect"

- **Flyr's Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

  Flyr's Nemesis—Project Effect: "No Effect"

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

  Red-margin Zephyrlily—Project Effect: "No Effect"

- **Rainlily (*Zephyranthes atamasca var. treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat's rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

  Rainlily—Project Effect: "No Effect"

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

  Cinnamon Fern—Project Effect: "No Effect"

- **Royal Fern (*Osmunda regalis var. spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

  Royal Fern—Project Effect: "No Effect"

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

  Needle Palm—Project Effect: "No Effect"

Invertebrates

- ***Sugarfoot Moth Fly (Nemopalpus nearcticus):*** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

  Sugarfoot Moth Fly—Project Effect: "No Effect"

Champion Trees

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 51**. The data indicates that **NO** champion trees have been reported for the area. Most of the historical large trees on the site have been removed through silvicultur3al and agricultural practices.

Biodiversity Hot Spots

The general distribution and probability of Biodiversity Hot Spots are shown on **Figure 52**. In this coverage, most data points are single species occurrence records, and predicted total species occurrences are based on habitat and observed species. The Planning Parcel lies within a mapped polygon area where biodiversity is considered normal background levels consisting of 0 to 4 focal species. This is primarily due to the extensive agricultural and silvicultural use that has historically occurred in the area.

Results of Field Survey

The general results of the field survey are provided on **Figure 53** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 53 represent data collected at **2,721** locations within the Planning Parcel. The general existing conditions found on the Proposed Project Site are shown in **Appendix A** (**Photos 1** through **109**) as referenced to photo stations provided on **Figure A–1**. The common and botanical names of all plant species encountered during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 53.

Plant Communities and Land Use Occurring within the Project Site

From the GPS mapping data provided on Figure 53, an Upland and Wetland and Surface Water Plant Community map was constructed as shown on **Figure 54** for the entire Planning Parcel. The Plant community acreages for all polygons within the Planning Parcel are provided in **Table 4**. In general, all onsite plant communities are significantly altered from silviculture, drainage, excavation, filling, and historical development activities. Prior to 1937, the entire Planning Parcel had been cleared of all natural native Plant Associations for dairy and grazing operations. There are **NO** undisturbed Natural Communities remaining on the Project Site. To illustrate the past historical disturbance that has occurred within the Planning Parcel, the plant communities have been overlain on historical aerial photographs, as follows:

Figure Number	Flight Year
55	1937 aerial
56	1949 aerial
57	1955 aerial
58	1961 aerial
59	1968 aerial
60	1974 aerial
61	1979 aerial
62	2000 aerial
63	2005 aerial

A detailed summary of the Plant Communities and Land Use present on the Site was described and discussed with reference to photographs in the 2008 ERA report (Attachment 4). Based on the 2019 site-specific field review there were NO significant changes in the upland habitats or nomenclature that occurred since 2008. Therefore the 2008 descriptions of the general ecology and characteristics of the upland communities was determined to be sufficiently representative of the 2019 ecological associations and therefore will not be repeated in this ERA. Except for very few areas, the habitats occurring on the Site in 2021 are not significantly different than those found on Site in 1937 (see Figures 55–63) when clearing of the site for pasture was completed in most areas. From 2008 to 2021, the changes in the upland communities are related to decreased cattle grazing pressures, which has resulted in invasion of Pines and Oldfield vegetation such as briers into the fringes of the pasture. However, the dominant groundcover remains Bahiagrass. In 2008, rainfall had been significantly less from 2000 to 2008 than has occurred from 2017 to 2021, and this has affected the appearance of the various depressions on the Site compared to the previous time period. The 2008 Report contains descriptions of all wetland and upland plant communities as well as photographs of the habits and buildings and other structures that are present on the Planning Parcel.

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021

Extensive surveys of all onsite surface water and wetland habitats were performed in 2019–2021 to assess the changes that occurred in these habitats since 2008. In 2008 an extensive delineation procedure was performed on the Planning Parcel to delineate the boundaries of all Wetlands and Surface Waters pursuant to Chapter **62-340. Delineation of the Landward Extent of Wetlands and Surface Waters. F.A.C.** The boundaries of all Wetlands and Surface Waters were staked or flagged and marked with sequential numbers, and position coordinates were located by professional surveyors. The surveyed lines were reviewed in the filed by the staff of SRWMD and approved. These lines were accepted by issuance of Conceptual **ERP08-0278** described previously. The jurisdiction flag's locations placed in the field in 2008 are shown on **Figure 64** with the delineated wetland and surface water polygons shown on **Figure 65** and tabulated in **Table 5** for the 2008 delineation procedure. At that time, the District did not exert jurisdiction on excavated ditches or flow channels constructed in uplands that had a mean seasonal water table located beneath the ground surface generally and by rule these features do not require mitigation to offset impacts. All these features were flagged and surveyed but the exempt features were not evaluated in the Mitigation Assessment. Currently by State rule, excavated ditches in uplands are exempt from mitigation. Within the County, City of Gainesville, and Countywide Wetland Ordinance rules, all constructed or man-made or created Wetlands and Surface Waters are exempt from regulation and mitigation. A discussion with respect to how the City of Alachua regulates Wetlands and Surface Waters will follow review and discussion of the 2021 field data.

The geographic and topographic position of Wetlands and Surface Waters on the Site did not change from 2008 to 2021. However, since 2008 there has been significantly more rainfall than in the decade prior to 2008. Following Hurricane Irma in 2017, which exceeded 100-year flood levels, all wetland and surface water areas on site were flooded to the maximum water levels possible. Small depressions in the pasture that were covered with Bahiagrass, pasture herbs, and oldfield vegetation in 2007 were flooded in 2017 and remained saturated or flooded at various levels throughout 2021. Extensive rainfall in the summer of 2021 has kept these depressions wet. The current jurisdictional map defined in 2021 is shown as **Figure 66** in relation to the 2008 boundaries. The 2021 Surface Water and Wetlands plant community polygon map is provided as **Figure 67**. The acreages for all Wetlands and Surface Waters are provided in **Table 6**.

The jurisdiction line along the Creeks did not change from 2008 to 2021 because the adjacent uplands are steeply sloped and very dry. Therefore, changes in rainfall from year to year do not affect the jurisdictional boundary. The jurisdiction line shown for the **Isolated Seepage/Drainages 1** (**Areas A** and **B**) and **2** (**Wet** and **Dry)** (Figure 4) changed within the area covered by the tree canopy simply because the floods in 2017 flooded previously dry depressions and killed the upland groundcover vegetation. So, the 2021 line shown reflects the 100-year flood boundary and high surface water elevations

that have occurred in these two (2) habitats since 2017. **Area 1** is composed of numerous small depressions situated within various thicknesses of clay soil that historically was not cleared for pasture. The depressions are connected by intermittent stream flow that arises from rainfall and seepage located in the north part **(Area 1-A)** of this system. The 2017 to present floodwaters connected previously isolated depressions that were determined to be upland in 2008. There are Wetlands (**polygons 30 and 31**: Figure 67) with muck soils north of the dry swale shown as **Polygon 6**. These wetland polygons have a water table continuously perched at or above the ground surface. The depressions located below **Polygon 6** are intermittently flooded only during periods of very high rainfall, have various thicknesses of sandy surface soils, and drain rapidly during periods of low rainfall. This Polygon area is defined as **Wetland 32,** but several depressions are best termed as Intermittent Surface Waters because there is no groundcover vegetation and soils may or may not be hydric, and during low rainfall, these depressions can become covered with upland vegetation. The boundary of these areas was defined by the obvious flood boundary that occurred. During the 2017–2021 re-delineation of the areas, the boundaries were not reflagged, but the jurisdiction boundary was established using the existing 2008 shapefiles and modified by ground verification with handheld GPS coordinates in combination with use of 1-ft LiDAR topo contours. This procedure was approved by Alachua County staff who field reviewed the new line and approved the location for County review permit purposes. Since all stream and designated wetland areas will be placed in a **Conservation Easement** as part of a development agreement, the District should have no issue with this approach as the provided buffer is generally 75 ft or greater and their regulated buffer is 25 ft average with a 15-ft minimum. Any discrepancy in the jurisdiction line would be more than accounted for in the average buffer provided.

To provide a basis for ERP permitting in the future, the Wetlands and Surface Waters were grouped into categories to describe the type of Wetland or Surface Water feature present in each designated polygon described on Figure 67. The descriptive Polygons are tabulated within Table 5 and photographs of each polygon are provided in Appendix A. These categories are briefly described, as follows:

1. **Brooke Pointe Creek:** The onsite areas of Brooke Pointe Creek are best described as *Disturbed Mixed Hardwood Riparian Surface Waters*. The Creek and banks are occupied by a host of deciduous hardwood species; however, there is very little wetland acreage associated with the Creek on site and is best referred to as a Surface Water. Most of the historical upper onsite floodplain has been converted to pasture. There are **NO** natural floodplain areas remaining on site. The north and west boundary of the Creek has been significantly altered by single family residents who have converted most the historical floodplains to intensively managed yards and planted with yard grasses.
2. **Turkey Creek:** The onsite areas of Turkey Creek consist of eight (8) mapped polygons that are best described as *Disturbed Mixed Hardwood Riparian Surface*

Waters. There are **NO** true wetland areas associated with the Creek on site. There are wetland habitats off site south of the Creek. The onsite areas have been substantially impacted by cattle and pasture management. Road crossings occur in several areas and residential construction and yard management south of the Creek have affected the type, nature, and function of the Creek in these areas.

3. **Schmidt Creek:** Schmidt Creek, as mapped on Figure 67, consists of a well-defined surface water stream represented by **Polygon 18**. This polygon extends from a west to east road crossing that has been in place since before 1937 south to the confluence with Turkey Creek. From the road crossing north Schmidt Creek is composed of several well-defined creek channels that flow in various directions through a *Disturbed Mixed Hardwood Seepage Wetland*. Muck soils are present throughout and the creeks route surface water from north of US 441 to Turkey Creek and originate in an upland Mixed Hardwood Seepage Slope that is located around the south and east perimeters of the Wetlands.
4. **Isolated Mixed Hardwood Seepage Wetlands: Polygons 30 and 31** are within a long landscape depression that is oriented northeast to southwest within the western third of the Project Site. Surface Waters originate in the area from upland runoff and groundwater seepage that seeps out of the ground and runs along a muck surface into several small defined stream channels. From **Polygons 30** and **31** water flows south into a partially excavated swale **(Polygon 6)** that was in part created by digging and scouring of Surface Waters during high rain events. Stream flows in this area are diminished by natural seepage into the ground throughout the extent of the polygons. **Polygon 13** is a small narrow surface water drainage that has historically been enhanced that routes water from **Polygon 31 to 30.**
5. **Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters (Polygon 32):** This system has been designated as **Polygon 32** and during extreme flood events this floods into **Polygons 14 and 5**. The area is characterized by a series of isolated and connected shallow landscape expressions significantly affected by cattle. The vegetation in the area is primarily dominated by a dense subcanopy cover of deciduous hardwood species that are generally very small. Groundcover vegetation is sparse throughout all areas of the delineated polygon areas. During normal rain years, most of the area does not have surface water. Water seeps into the ground rapidly, and during periods of low rainfall upland vegetation quickly colonizes the entire ground surface. In periods of extreme rains, the area is differentially flooded as the numerous depressions drain at variable rates. Some hold water for extended periods while others drain rapidly. Only during extreme flood stages that are substantially above the average annual flood event would water flow south to Turkey Creek. There was no evidence in 2019–2021 that flow across the pasture had occurred.
6. **Non-Wetland Intermittent Surface Waters**: This broad descriptive category has been used to describe several small depressions, excavated ditches, small man-made ponds, and eroded swales created from overflow waters during periods of

high rainfall. These generally cannot be delineated pursuant to **Section 62-340.300. Delineation of Wetlands** and do not have characteristics of Wetlands but are delineated pursuant to **Section. 62-340.600(2) (b-d)**. **Surface Waters,** which primarily defines a flood boundary or excavation boundary. Typically, most of these areas are exempt from State mitigation because they are less than 0.50 acres, are isolated, and/or are excavated in uplands The majority of these areas were covered in upland vegetation in 2008 and are only intermittently flooded during periods of very high rain and can remain dry for several years even during periods of normal rainfall.

7. **Non-Wetland Swales:** The name of these features is intended to indicate that these areas are typically non-jurisdictional areas that direct water flow for a short distance and water flows into the ground. They only flow in response to rainfall. These areas were not claimed by the District as jurisdictional features in 2008.They shows signs of erosion and deposition but do not have wetland vegetation and have a normal seasonal groundwater table that lies below the surface except during flood events.
8. **Man-Made Surface Waters:** This category includes all Surface Waters that were excavated in uplands to include the three (3) drainage ditches defined as **Polygons 49, 50,** and **51**, an excavated fishpond **(Polygon 4**), and an excavated agricultural pond **(Polygon 3).** All are minimal quality habitats that have several surface water inflows of pollutants to include cattle wastes, greenhouse discharges, detergents from laundry facilities, and fertilizer inputs. The areas are characterized as Surface Waters and have little to no aquatic or wetland vegetation within the surface water or rooted in the ground. Direct impacts from cattle grazing, cattle walking, and uses of the areas as a drinking water source are apparent.

Surface Water Impacts Proposed in Response to Site Development

A Preliminary Site Development Plan proposed for the Site is provided as **Figure 69** Based on the Preliminary Site Development Plan there are surface water impacts proposed that total **1.551 acres** (**Figure 69**, **Table7**). No impacts occur to wetland habitats with impacts primarily restricted to significantly altered man-made and non-wetland surface water habitats. No Mitigation Assessment is provided at this time; however, the developer has agreed that to partially mitigate for the impacts, all naturally occurring Wetlands on the Site and the entire limits of the jurisdictional areas of Schmidt Creek, Brooke Pointe Creek, and Turkey Creek will be placed into a **Conservation Easement**. The draft Conservation Area is shown on **Figure 70** and totals **36.29** acres, which is 30% of the total Planning Parcel acreage. In addition to the Conservation Areas, there will be creation of substantial onsite Surface Waters maintained as stormwater basins (**Figure 71**). These basins, although not candidate to provide mitigation, provide a significant amount of surface water habitat that does compensate for the loss of the agricultural pond and other small intermittent Surface Waters. Therefore, there certainly will be **NO NET LOSS** of surface water habitat on the Site and that cannot be argued. For example, within the City of Gainesville, several hundred acres of treatment basins

have been created within Paynes Prairie for Wastewater Treatment. The Wetlands are referred to as the ***Sweetwater Branch Wetlands Park***. These areas would have substantially more nutrients, metals, etc., in the water due to the inflow of wastewater from the Sweetwater Branch Sewage Treatment Facility, which in this area, has a very high phosphorus concentration. No one would argue that this *Wetlands Park* did not provide substantial habitat for water birds and wading birds or any animals that require aquatic habitat for forage. These onsite stormwater basins will have a similar function. In addition, the basins provide substantial buffer for the conserved riparian and wetland systems.

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan

The City of Alachua regulations protecting *Wetlands* are defined within **Comprehensive Plan Conservation and Open Space Element, Objective 1.10**, defined (in part) as follows:

> **Objective 1.10: *Wetlands***
>
> The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
>
> *Policy 1.10.a:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.
>
> *Policy 1.10.b:* The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

Policy 1.10.a specifically refers to *Wetlands* as those areas that would be identified using the Statewide Delineation Methodology that is defined in **Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters.** This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in*: **Objective 1.10: Wetlands*** specifically refers to Regulation of "*Wetlands." Wetlands* in **Chapter 62-340** are defined differently and delineated differently than *Surface Waters.* Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

The City Comprehensive Plan regulates Surface Waters, in part, through the provisions of **Objective 1.12: Water Resources**, as follows:

> **Objective 1.12: Water Resources**
>
> The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

This Objective specifically references connected surface waters such as springs, streams, and rivers, which are all *natural connected water systems*.

and,

Policy 1.12 b further defines the Objective in the context of *flowing Surface Water bodies,* as follows:

> *Policy 1.12.b:* The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Nowhere within **Objective 1.10: Wetlands** or **Objective 1.12: Water Resources** are regulations described for prohibition of development in or around man-made or non-natural surface waters or isolated natural surface waters. There are NO prohibitions described for development in or around these surface water types. These surface water types are the surface water categories that are proposed for impact on the Schmidt Planning Parcel.

Chapter 62-340 is very specific in its treatment and delineation of Surface Waters versus Wetlands. Wetlands are defined, as follows,

> (19) "Wetlands," as defined in Section 373.019(25), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs,

cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Within the Florida Administrative Code , *Surface Waters* are defined, as follows.

Chapter 62-340.600 Surface Waters.

(1) For the purposes of Section 373.421, F.S., surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially, including, the Atlantic Ocean, the Gulf of Mexico, bays, bayous, sounds, estuaries, lagoons, lakes, ponds, impoundments, rivers, streams, springs, creeks, branches, sloughs, tributaries, and other watercourses. However, state water quality standards apply only to those waters defined in Section 403.031(13), F.S.

Delineation of Surface Waters and Wetlands are described within **Section 62-340.600(2) (a-d)**, as follows:

(2) The landward extent of a surface water in the State for the purposes of implementing Section 373.414, F.S., shall be the more landward of the following:
(a) Wetlands as located by Rule 62-340.300, F.A.C., of this chapter;
(b) The mean high water line elevation for tidal water bodies;
(c) The ordinary high water line for non-tidal natural water bodies;
(d) The top of the bank for artificial lakes, borrow pits, canals, ditches and other artificial water bodies with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground, or
(e) The seasonal high water line for artificial lakes, borrow pits, canals, ditches, and other artificial water bodies with side slopes flatter than 1 foot vertical to 4 feet horizontal along with any artificial water body created by diking or impoundment above the ground.
(3) Determinations made pursuant to paragraphs (2)(b) and (2)(c), shall be for regulatory purposes and are not intended to be a delineation of the boundaries of lands for the purposes of title.

Rulemaking Authority 373.421 FS. Law Implemented 373.421, 373.4211, 403.031(13) FS. History–New 7-1-94, Formerly 17-340.600.

Natural Flowing Surface Waters are further defined in the context, of streams (creeks, rivers, etc.), as follows,

Section 373.019 F.S. (20) Stream

(20) "Stream" means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

The ***Florida Statutes*** **(Section 373.019 FS. Definitions)** defines '*man-made drainage features'* in the context of *'Other Watercourses',* as follows,

> *(14) 'Other Watercourse***'** means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted.

Therefore, for State permitting purposes flowing natural surfaces waters such as streams are defined and treated differently than artificial man-made drainages such as excavated ditches and canals.

The Objectives within the City Comp Plan defined above that deal with Wetlands and Surface Water specifically separate Wetland regulations from Surface Water regulations pursuant to guidelines established in **Chapter 62-340** as related to their delination. In addition, regulations in **Objective 1.12** are defined in terms of *Natural Surface Waters* and exclude *Artitfically Created Surface Waters.* City development regulations within *Policcy 1.10b* specifically define and distinguish between allowable and limited development in *Isoslated Wetlands* as opposed to *Connected Wetlands* howver no such definition exists for isolated and man-made Surface Water areas where allowable impacts remain largely undefined and prohitions for development impacts are also not defined.

Based on the context of these regulations, the impacts proposed for the Schmidt Farms Planning Parcel are consistent with any prohibitions defined within **Objectives 1.10 and 1.12**. Since the Surface Water impacts are not specicifally addressed in these regulations, the impacts would be regulated pursuant to the requirements of the Water Manaagement District as defined in the Applicant's Handbook and **Chapter 62-345. Uniform Mitigation Assessment Method, FAC**. Further, when local municipal regulations are less restrictive or do not address specific Wetland or Surface water impacts in Alachua County, then the provisions of ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77, Water Quality Standards and Management Practices*** (ULDC)would take precedent. Within this Code, **Section 77.21. Exemptions** defines several exemptions, as follows:

> **Sec. 77.21. - Exemptions**.
>
> (a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:
>
> (11) *Artificial wetlands.* All man-made impoundments, lakes, streams, ponds, artificial or created wetlands, and all stormwater management facilities, provided that alteration in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project they shall not be exempt from this chapter. If any wetlands or surface waters are part of a stormwater management facility approved by a city or the county, the same function must be provided, and any modifications shall be subject to approval by the applicable city or county engineer.

Based on this Code, the largest acreage of impacts proposed on Schmidt Planning Parcel involves created agricultural ponds and excavated drainage ditches, which are low-quality habitats that have received significant historical impacts as a result of intense cattle management. These ponds and ditches currently act as a continual pollution source to downstream areas of Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. The *Conservation Easement* as proposed by the applicant would more than account for mitigation for the loss of these constructed Surface Waters, and by rule, these appear to be exempt from County and City Mitigation. As previously described, the impacts proposed for this site were approved during the 2008 application process by the City and District. The impacts proposed then are the same as those proposed for the current Project. Hence, the proposed impacts must also be considered in context of the following Code,

> **Sec. 77.21. - Exemptions**.
>
> (9) *Previously approved permits.*
> a. *Dredge and fill permits:* Specifically permitted dredge and fill or surface water management activities that were approved by a federal or state agency or a water management district, prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.
> b. *Other permits:* Projects for which the applicant demonstrates that final site plan or development plan approvals have been issued prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.

and,

> (10) *Altered wetlands.* In instances where the water regime of a wetland has been artificially altered, but the dominant vegetation of the area in question continues to be comprised of listed species, a feasibility of hydrologic restoration shall be made by county staff. Hydrologic restoration that can be accomplished by minor earth work or drainage controls, and would not be contrary to the public health, safety, and welfare, shall be viewed as the preferable alternative to the proposed alteration. This provision for exemption is not intended to apply in the case where a surface water and/or wetland has been filled or altered in violation of any rule, regulation, statute, or this chapter.

Summary

In summary, this ERA report documents the existing conditions found on the Planning Parcel. From this review, it can be stated that the Planning Parcel does not contain any natural native Upland or Wetland habitats that have not been significantly altered by past and ongoing agricultural and cattle management practices. As part of the proposed development, the following statements apply:

1. All Regulated Natural Resources that include Wetlands and natural Surface Waters on the site will be protected in perpetuity by Conservation Easements.
2. Development will **NOT** adversely affect Regulated Resources on the Planning Parcel or on adjacent sites.
3. **NO** known listed species will be adversely affected by development of the Planning Parcel.
4. Future development will be consistent with environmental regulations specified within the City Comprehensive Plan, the Alachua County Unified Land Development Code, and all set-aside required by Code will be established prior to any development activity of the Planning Parcel.

Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County.

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE JUC	*Ageratina jucunda* (Greene) Clewell & Wooten	Hammock snakeroot	NL	FAC	NC
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAL VIA	*Calyptocarpus vialis* Less.	Straggler daisy	FAC	UPL	EW
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR PEN	*Cardamine pensylvanica* Muhl. ex Willd.	Pennsylvania bittercress	FACW+	OBL	NP
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR DEB	*Carex debilis* Michx.	White-edge sedge	FACW	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ANC	*Coleataenia anceps* (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
COL RIG	*Coleataenia rigidula* (Bosc ex Nees) LeBlond	Redtop panicum	FACW	FACW	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
COR FOE	*Cornus foemina* Mill.	Swamp dogwood	FACW-	FACW	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO COR	*Crocanthemum corymbosum* (Michx.) Britton	Pinebarren frostweed	NL	UPL	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC POR	*Dichanthelium portoricense* (Desvaux ex Hamilton) B.F. Hansen & Wunderlin	Hemlock witchgrass	NL	UPL	NP
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. strigosum	Roughhair witchgrass	FAC	FAC	NC
DIC CAR	*Dichondra caroliniensis* Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
EDR UNI	*Edrastima uniflora* (L.) Raf	Clustered mille graines	FACW	FACW	NC
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUO AME	*Euonymus americanus* L.	American strawberrybush	FAC-	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP PER	*Eupatorium perfoliatum* L.	Common boneset	FACW	FACW	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HEX TER	*Hexasepalum teres* (Walter) J.H. Kirkbr.	Poor joe	FACU-	UPL	NP
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydrocotyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* (L.) subsp. *solutus* (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
KEL VER	*Kellochloa verrucosa* (Muhl.) Lizarazu et al.	Warty panicgrass	FACW	FACW	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN STR	*Lantana strigocamara* R. W. Sanders	Lantana	FACU	UPL	EW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LUD PER	*Ludwigia peruviana* (L.) Hara	Primrose willow	OBL	OBL	NW
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC
MAT/GON	*Matelea floridana* or *Gonolobus suberosus* (sterile)	Florida spiny pod or Angular milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIC UMB	*Micranthemum umbros* (J.F. Gmel.) S.F. Blake	Shade mudflower	OBL	OBL	NC
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NEK ARB	*Nekemias arborea* (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	*Nyssa biflora* Walter	Swamp blackgum	OBL	OBL	NC
NYS SYL	*Nyssa sylvatica* Marshall	Blackgum	FAC	UPL	NC
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM REG	*Osmunda regalis* L. var. *spectabilis* (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	*Osmundastrum cinnamomeum* (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	*Oxalis debilis* Kunth	Pink woodsorrel	NL	UPL	EW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PER HYD	*Persicaria hydropiperoides* (Michx.) Small	Mild water-pepper	OBL	OBL	NP
PER PUN	*Persicaria punctata* (Elliott) Small	Dotted smartweed	FACW+	OBL	NP
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIL MIC	*Pilea microphylla* (L.) Liebm.	Artillery plant	FACU	FACW	NC
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN PAL	*Pinus palustris* Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU CAR	*Prunus caroliniana* (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE AUS	*Quercus austrina* Small	Bastard white oak	NL	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	*Quercus laurifolia* Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
QUE VIR	*Quercus virginiana* Mill.	Live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	---	NP
RUB PEN	*Rubus pensilvanicus* Poir.	Sawtooth blackberry	FACU+	---	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus nigra* L. subsp. *canadensis* (L.) Bolli	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC
SCL TRI	*Scleria triglomerata* Michx.	Tall nutgrass	FACU+	FACW	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SID TEN	*Sideroxylon tenax* L.	Golden buckthorn	NL	UPL	NC
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	*Stachys floridana* Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	*Stenotaphrum secundatum* (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
SYM CAR	*Symphyotrichum carolinianum* (Walter) Wunderlin & B.F. Hansen	Climbing aster	OBL	OBL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
SYM ELL	*Symphyotrichum elliottii* (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYM SUB	*Symphyotrichum subulatum* (Michx.) G.L. Nesom	Annual saltmarsh aster	OBL	OBL	NC
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	*Tillandsia usneoides* (L.) L.	Spanish moss	NL	UPL	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	*Triadica sebifera* (L.) Small	Popcorntree	FAC	FAC	EA
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC COR	*Vaccinium corymbosum* L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VER FOR	*Vernicia fordii* (Hemsl.) Airy-Shaw	Tungoil tree	NL	UPL	EW
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC FIL	*Yucca filamentosa* L.	Adam's needle	NL	UPL	NC
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

[1] USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

[2] FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

[3] Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

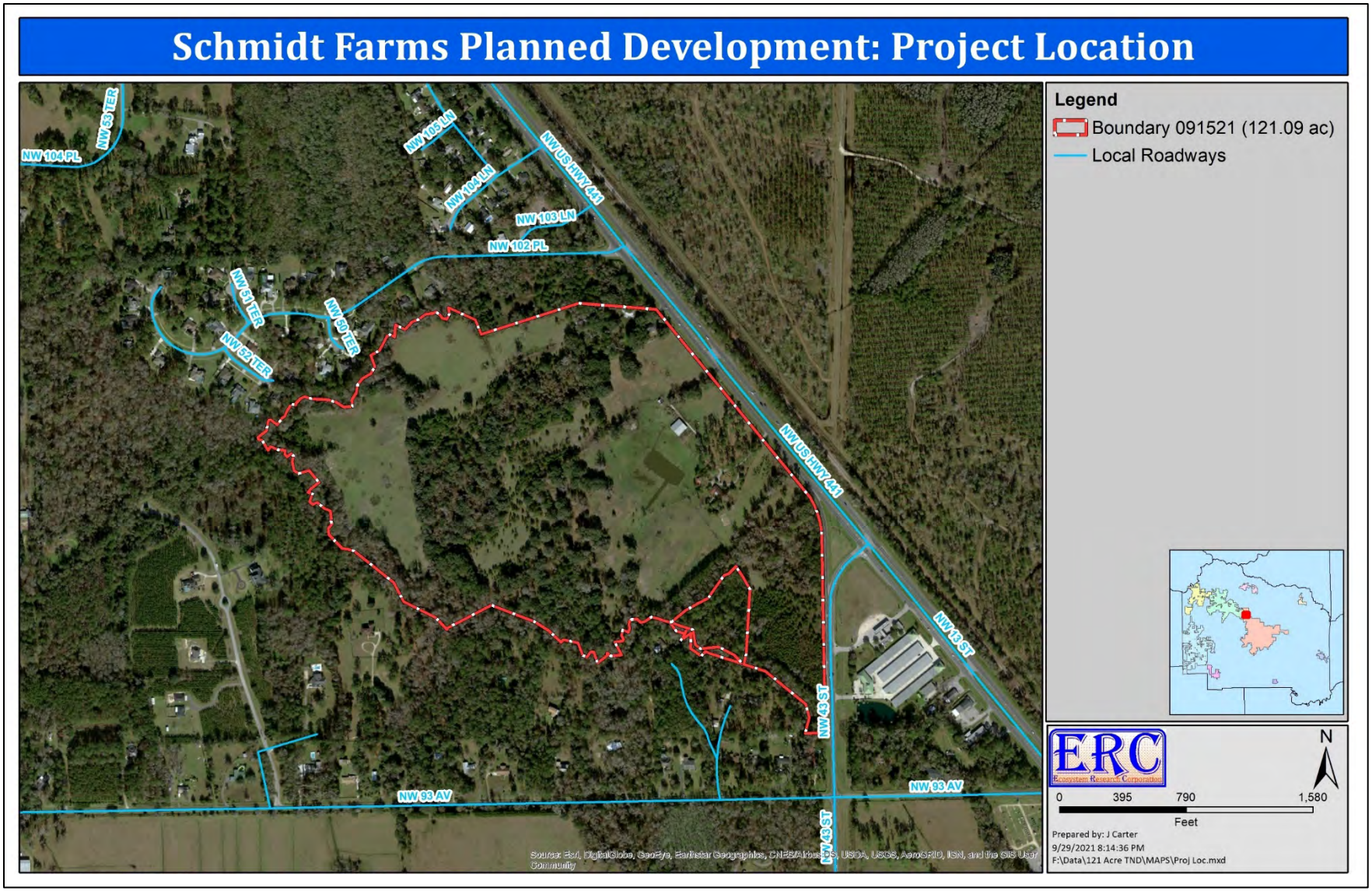


Figure 1. Project location map showing the Planning Parcel in relation to local access roads.

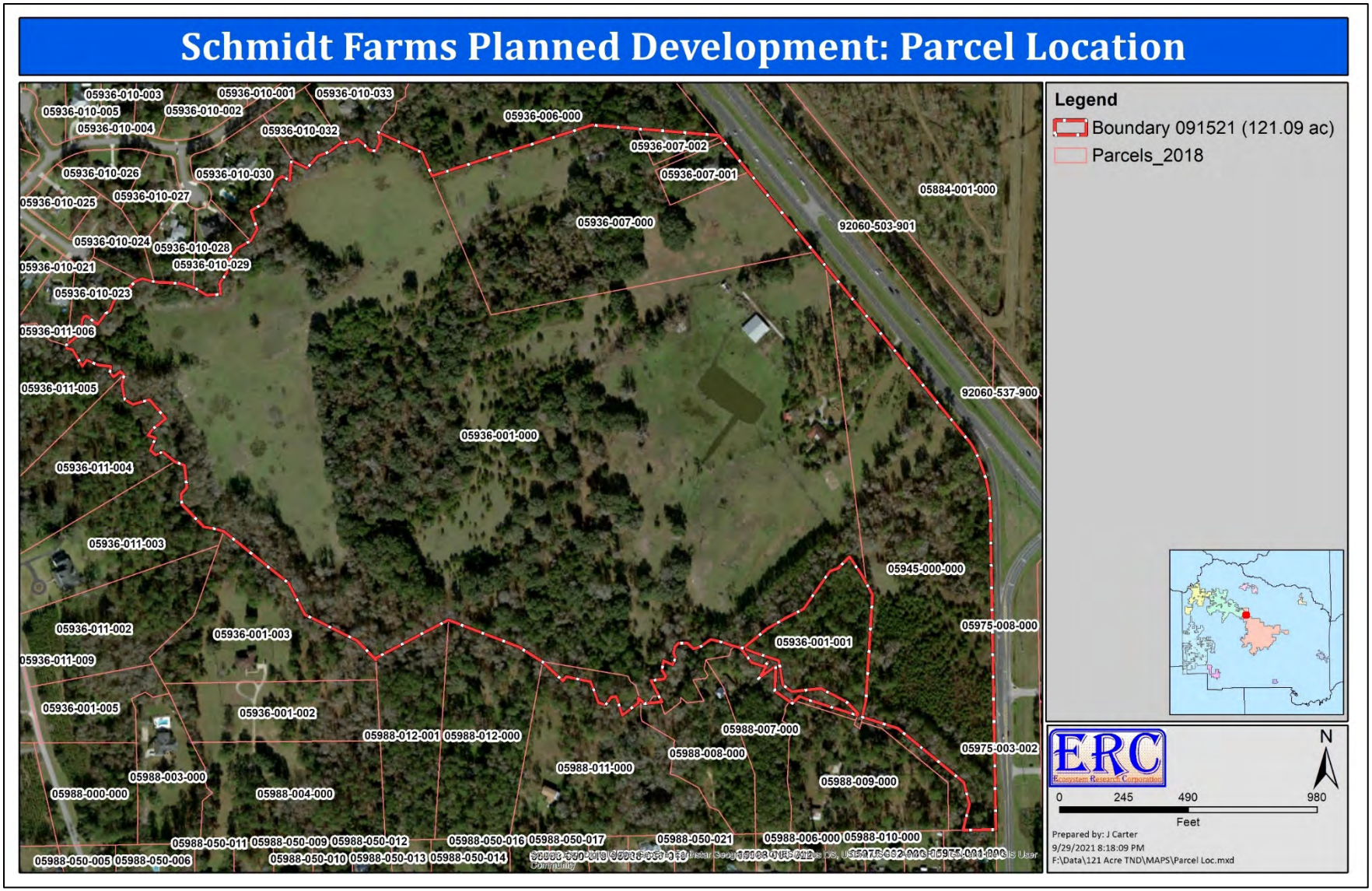


Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel.

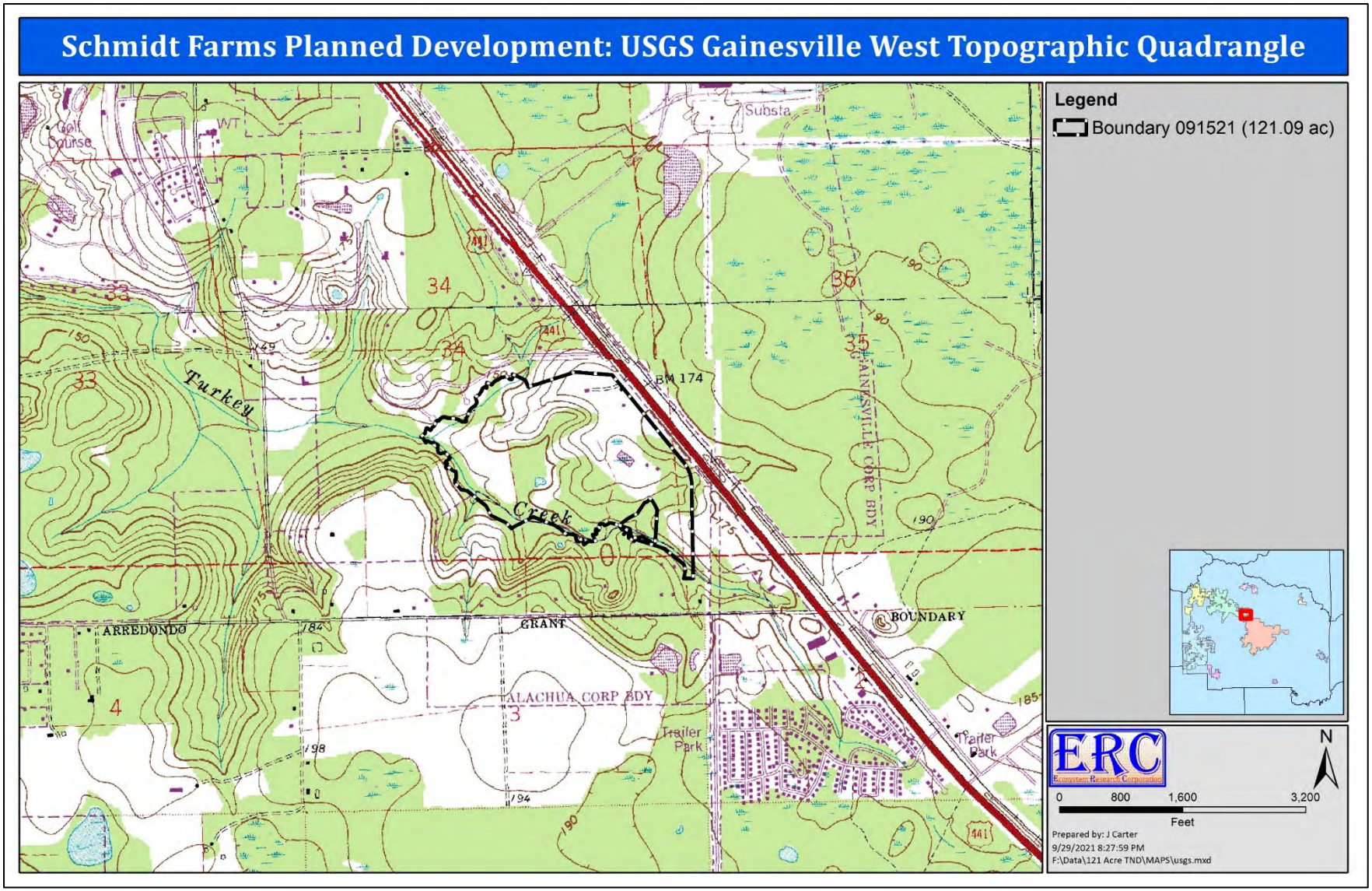


Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas.

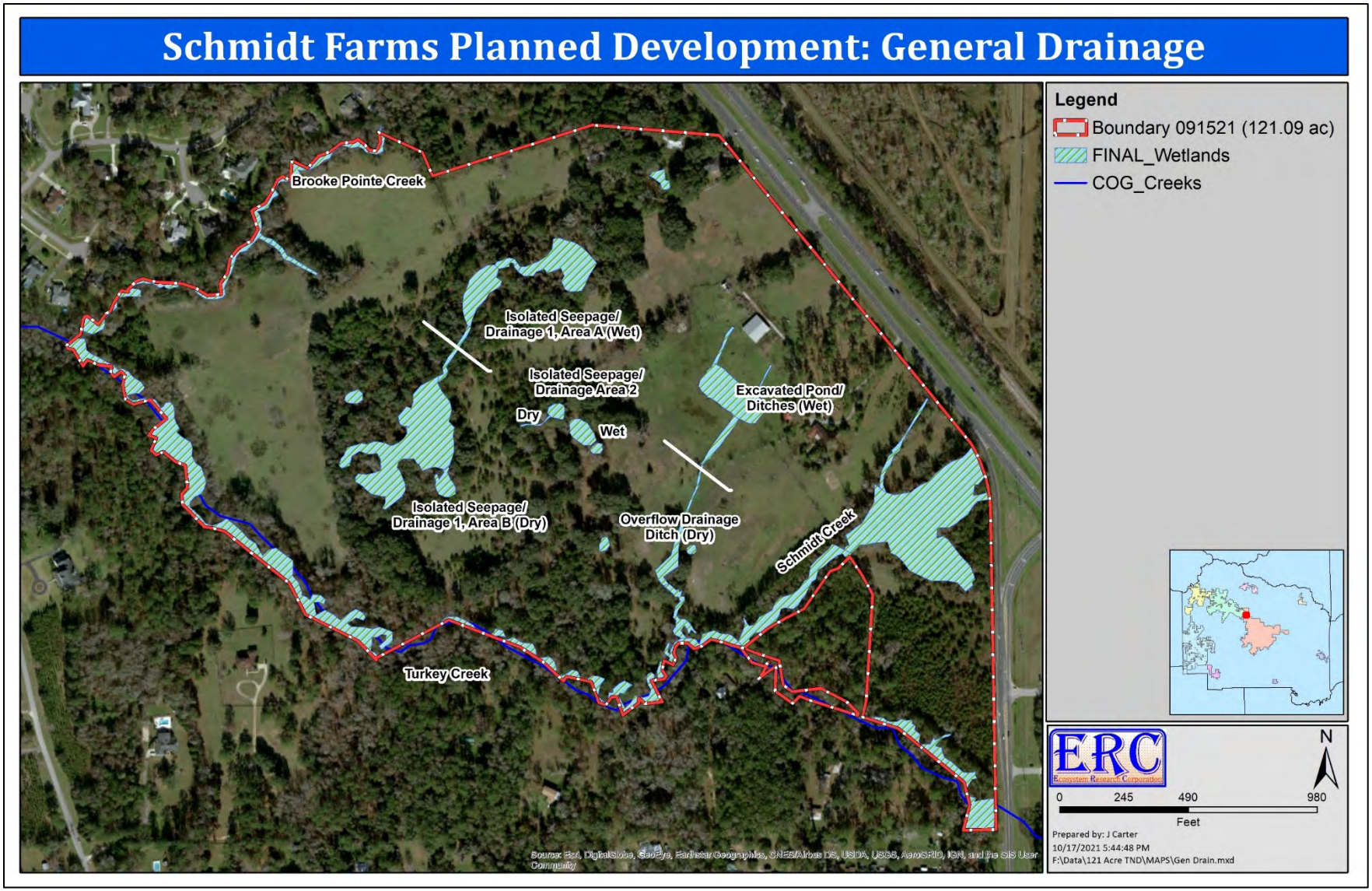


Figure 4. General drainage map of the Planning Parcel.

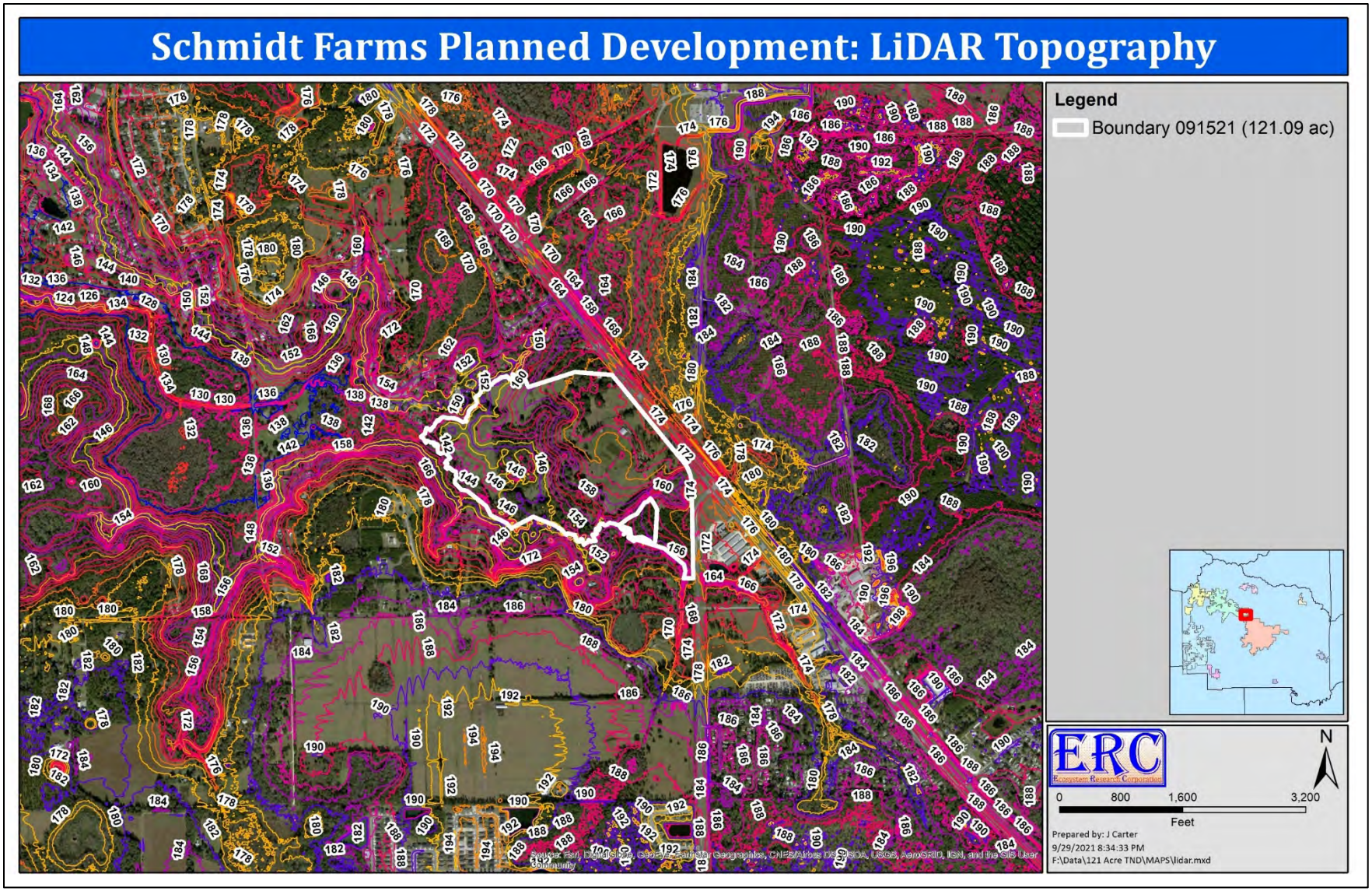


Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area.

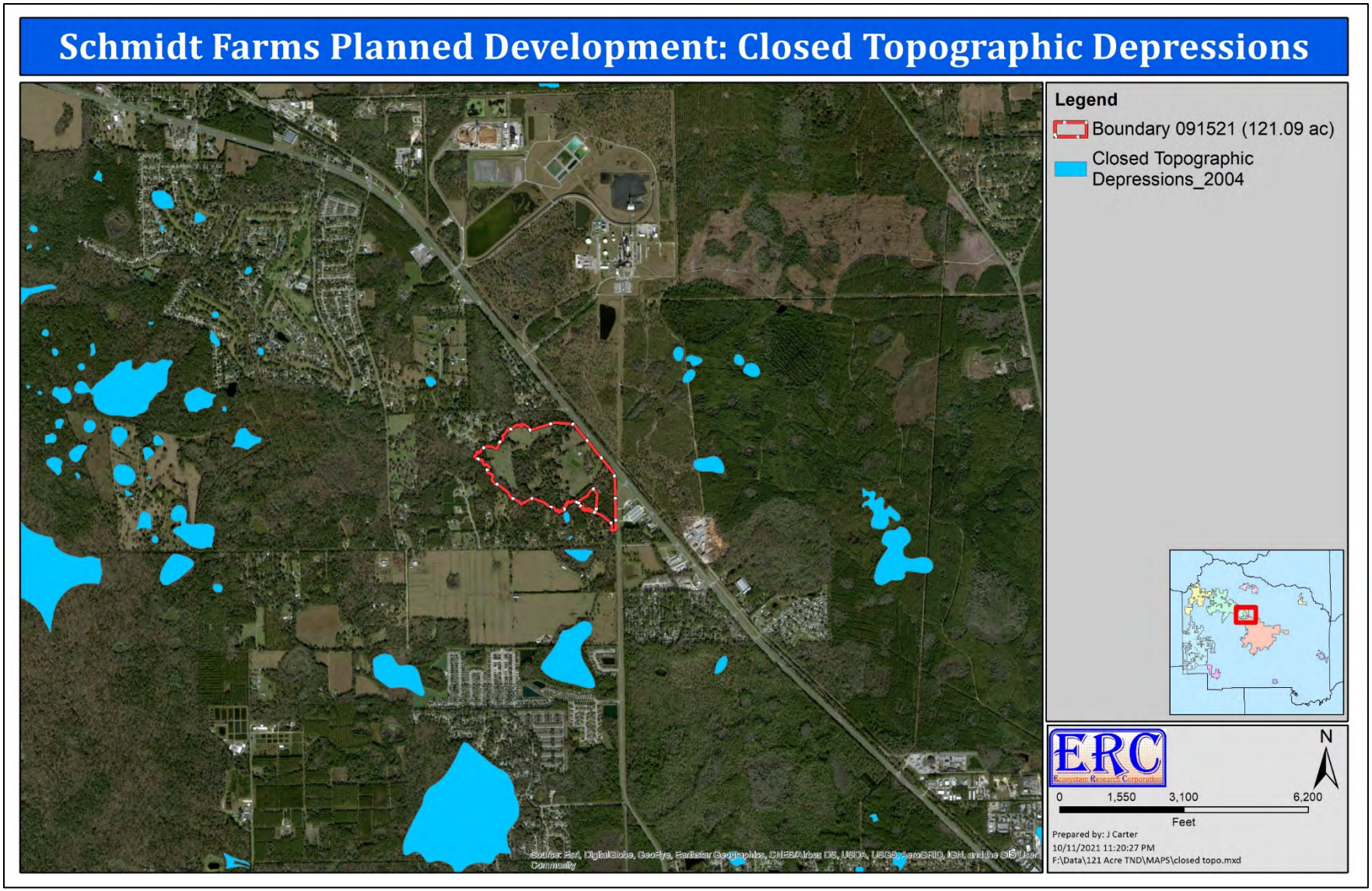


Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.

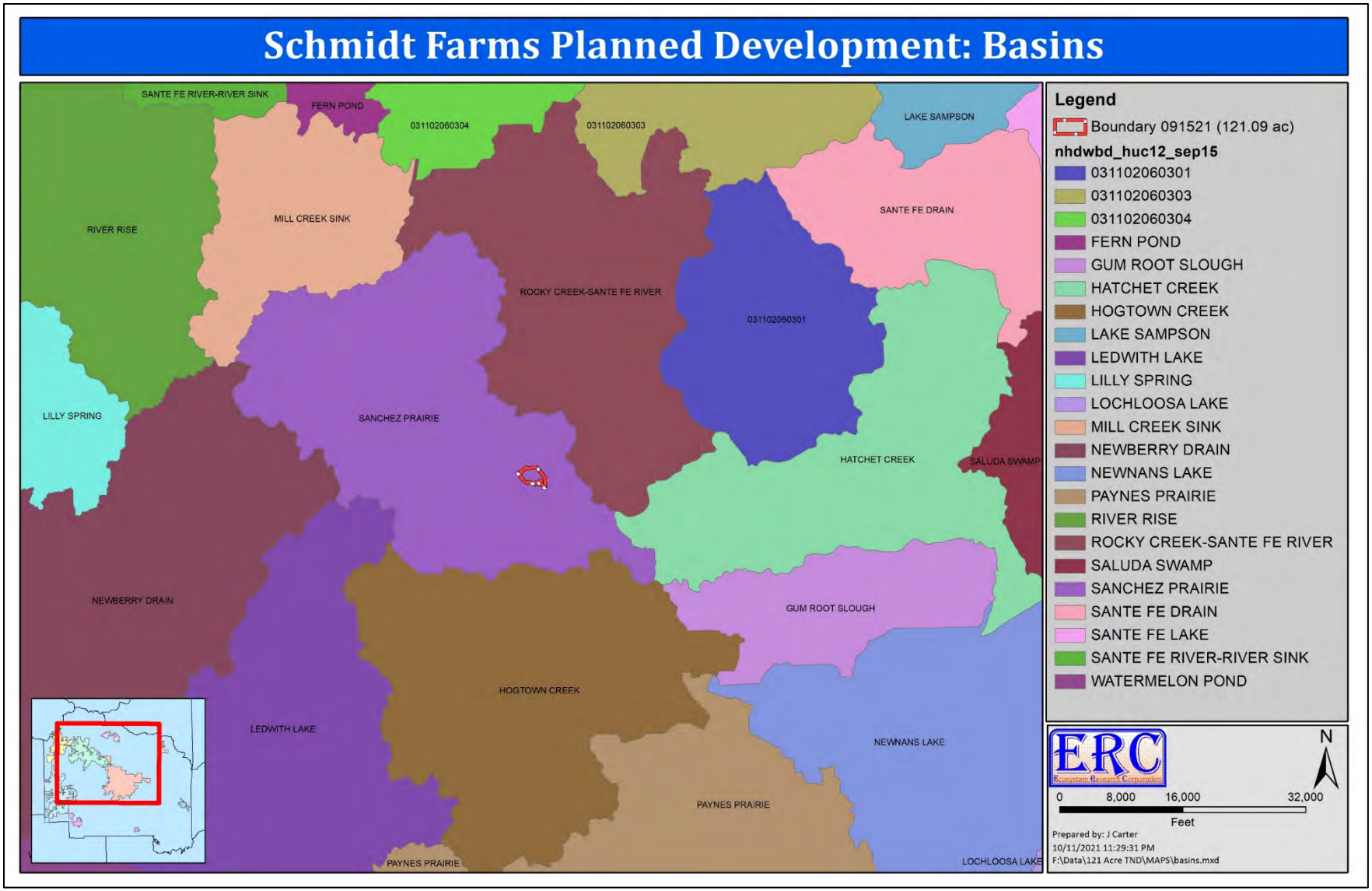


Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area.

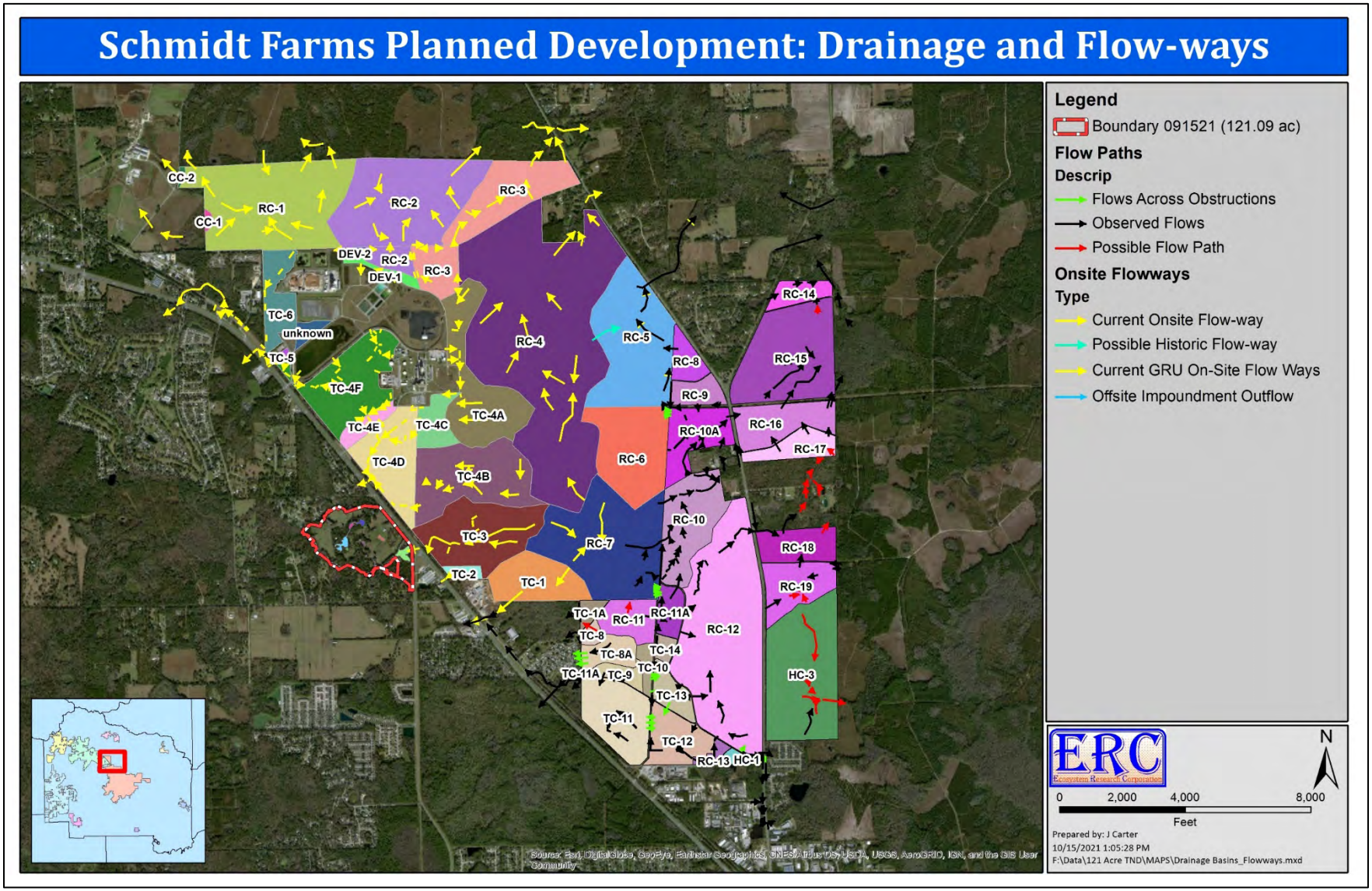


Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas.

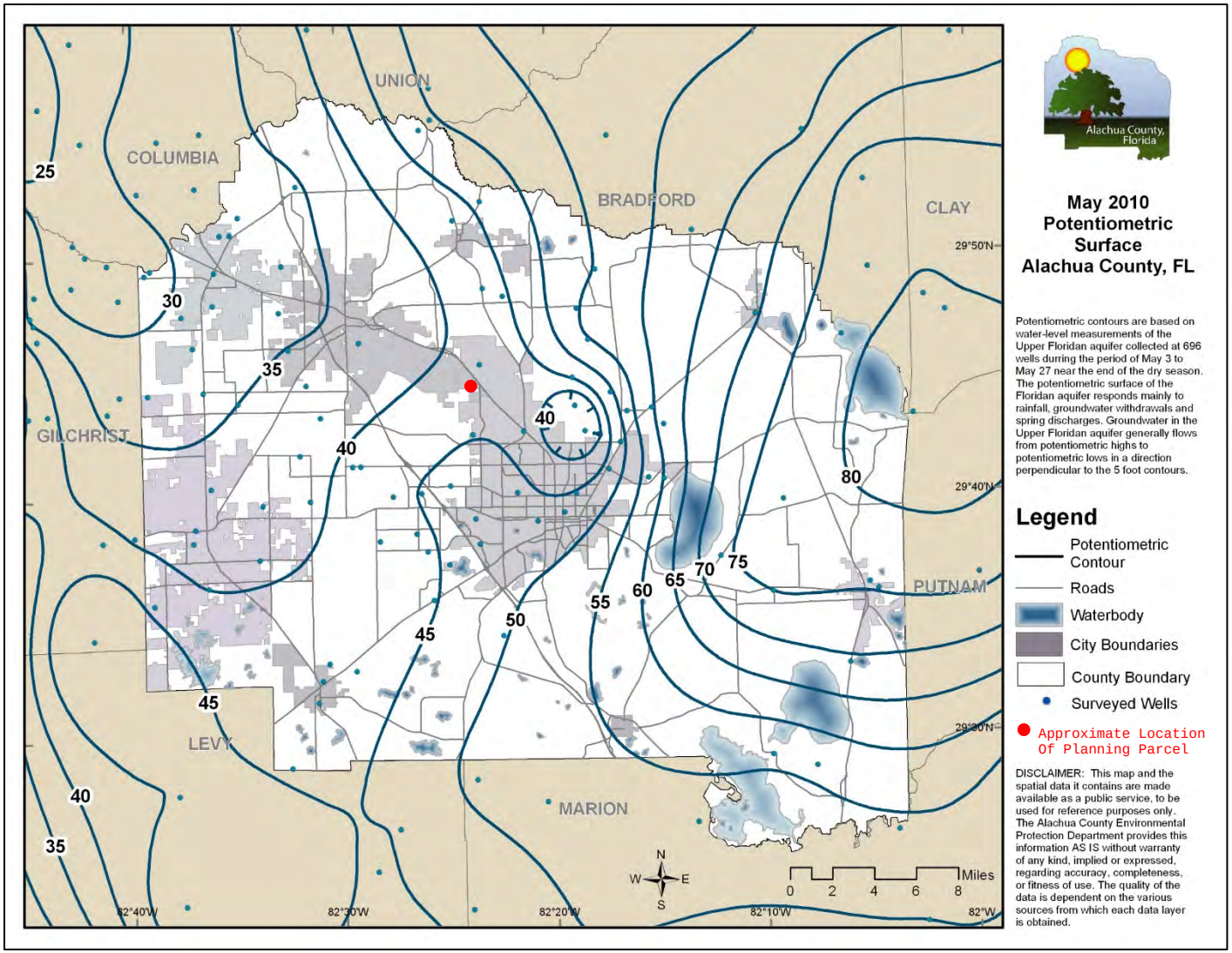


Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference).
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

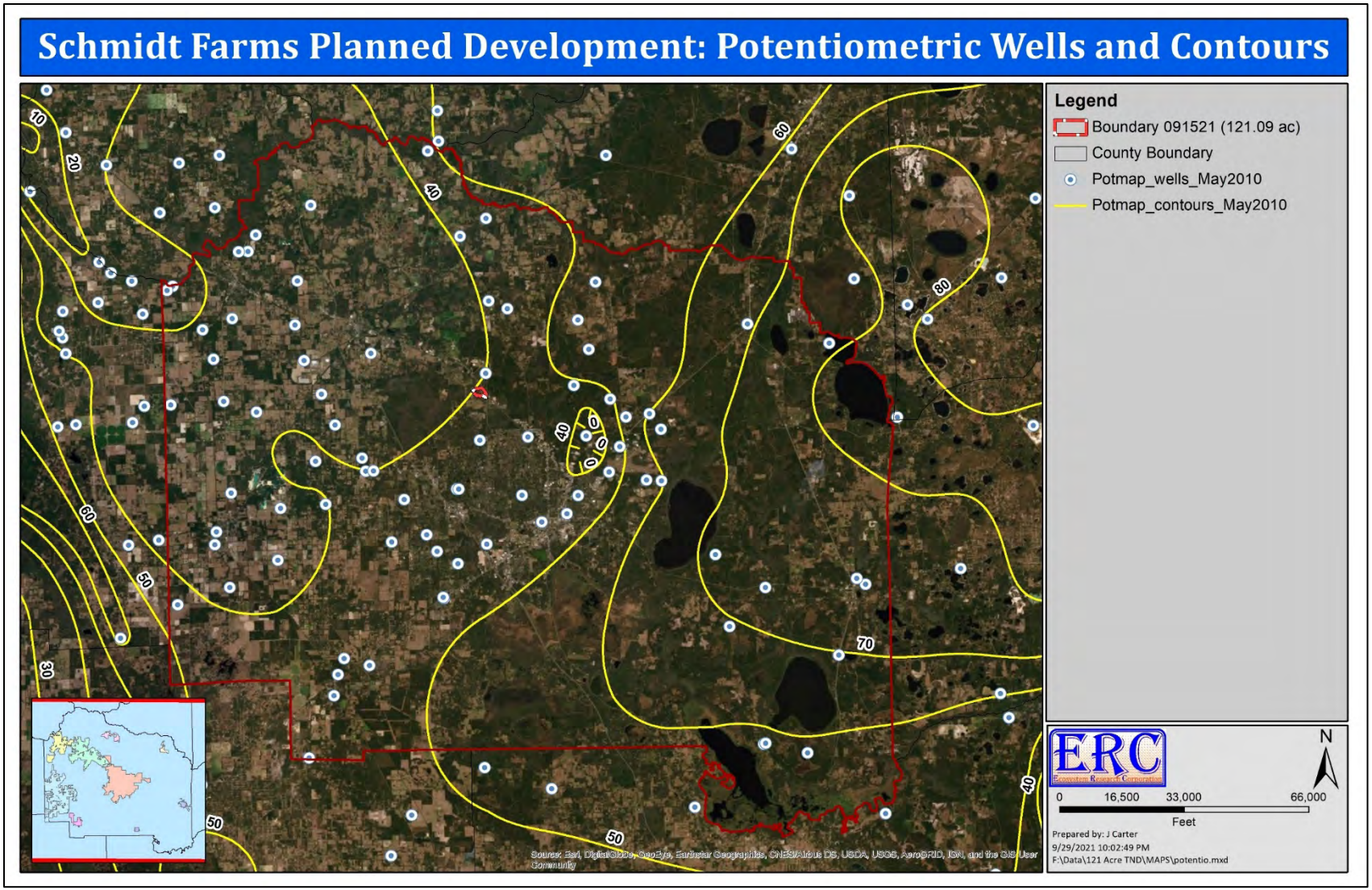


Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area.

Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

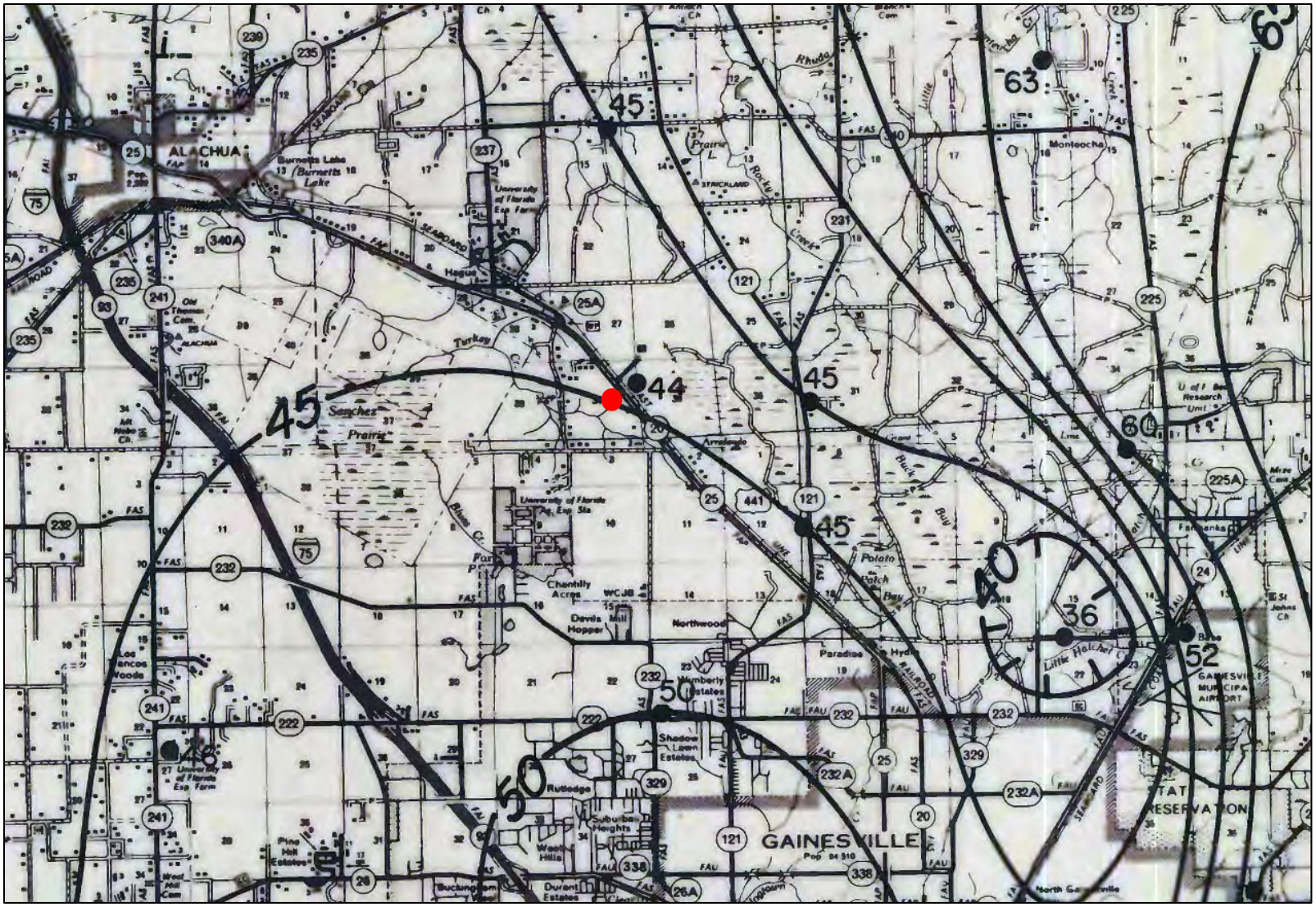


Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (● approximate location of Project Site).
Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.

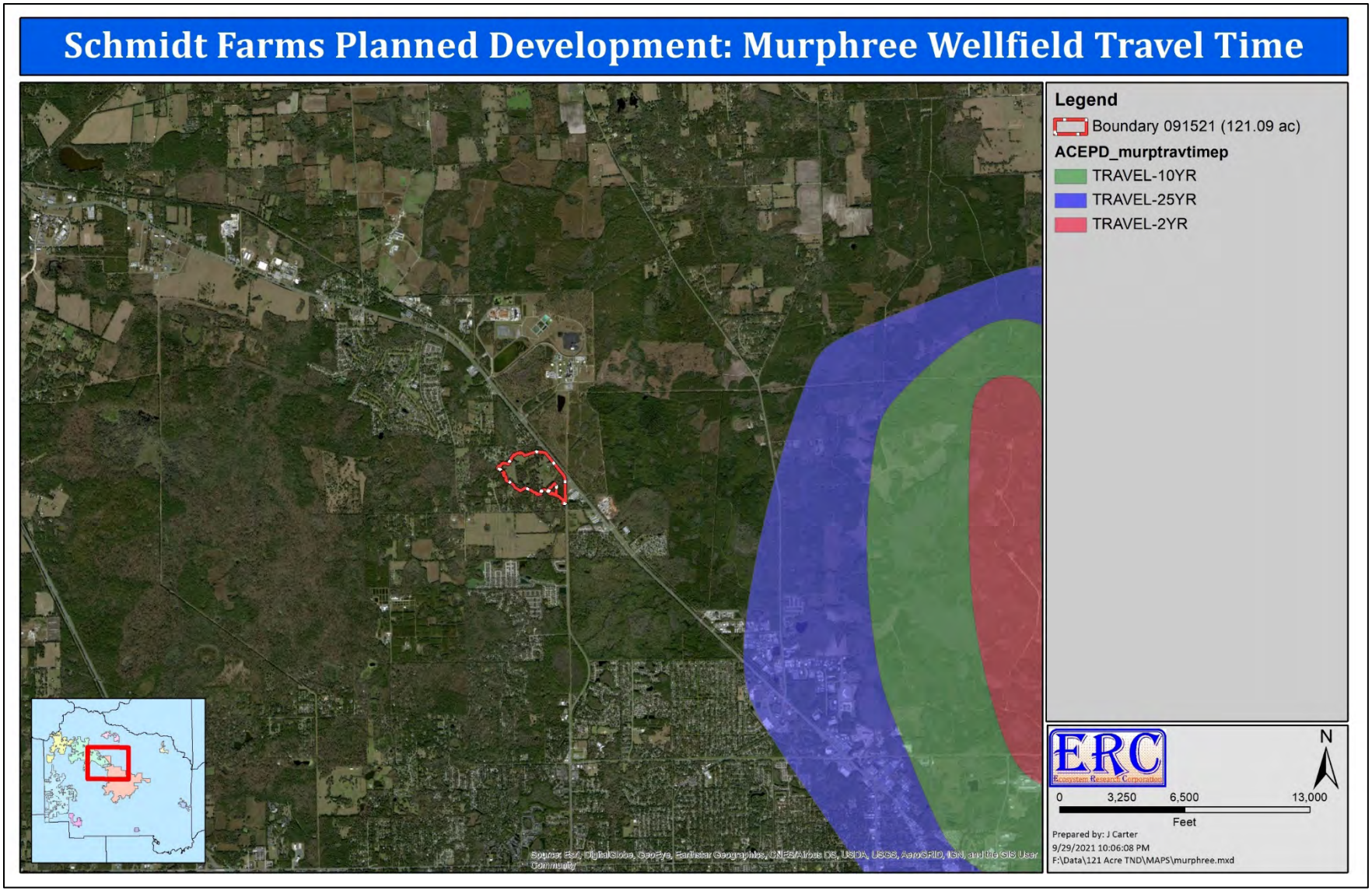


Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area.

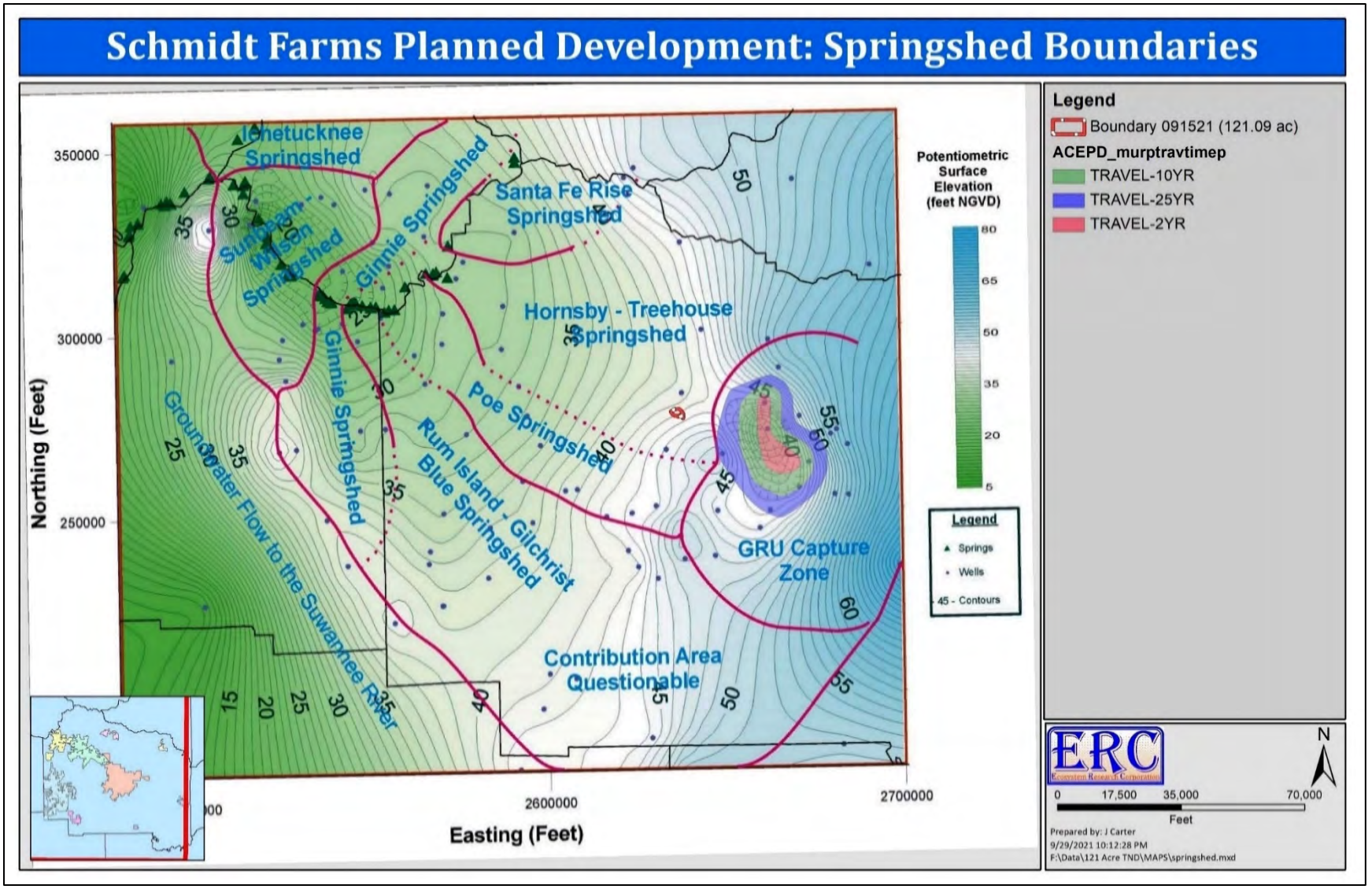


Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones.
Source: SDII 2008, http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf.

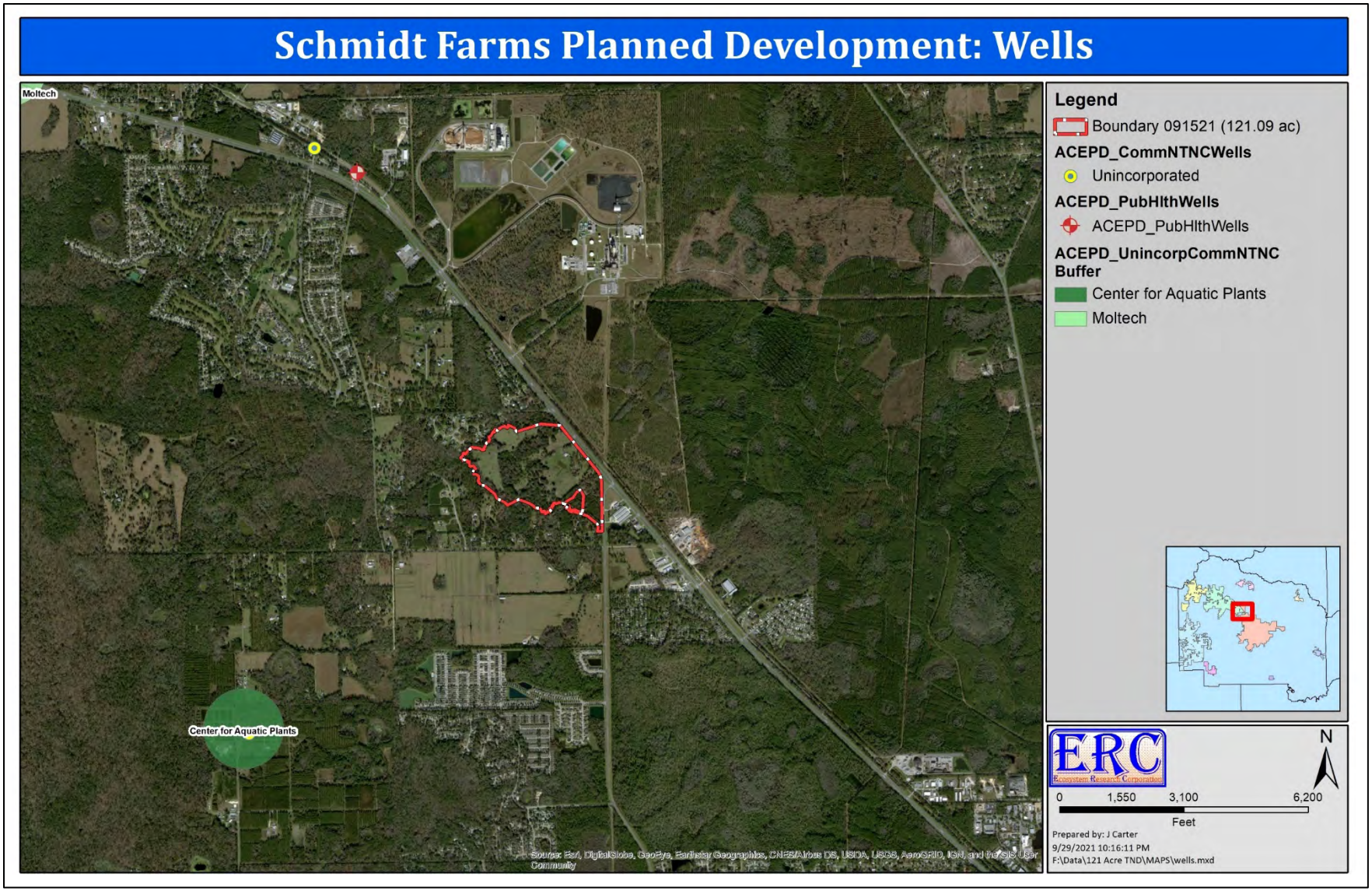


Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area.

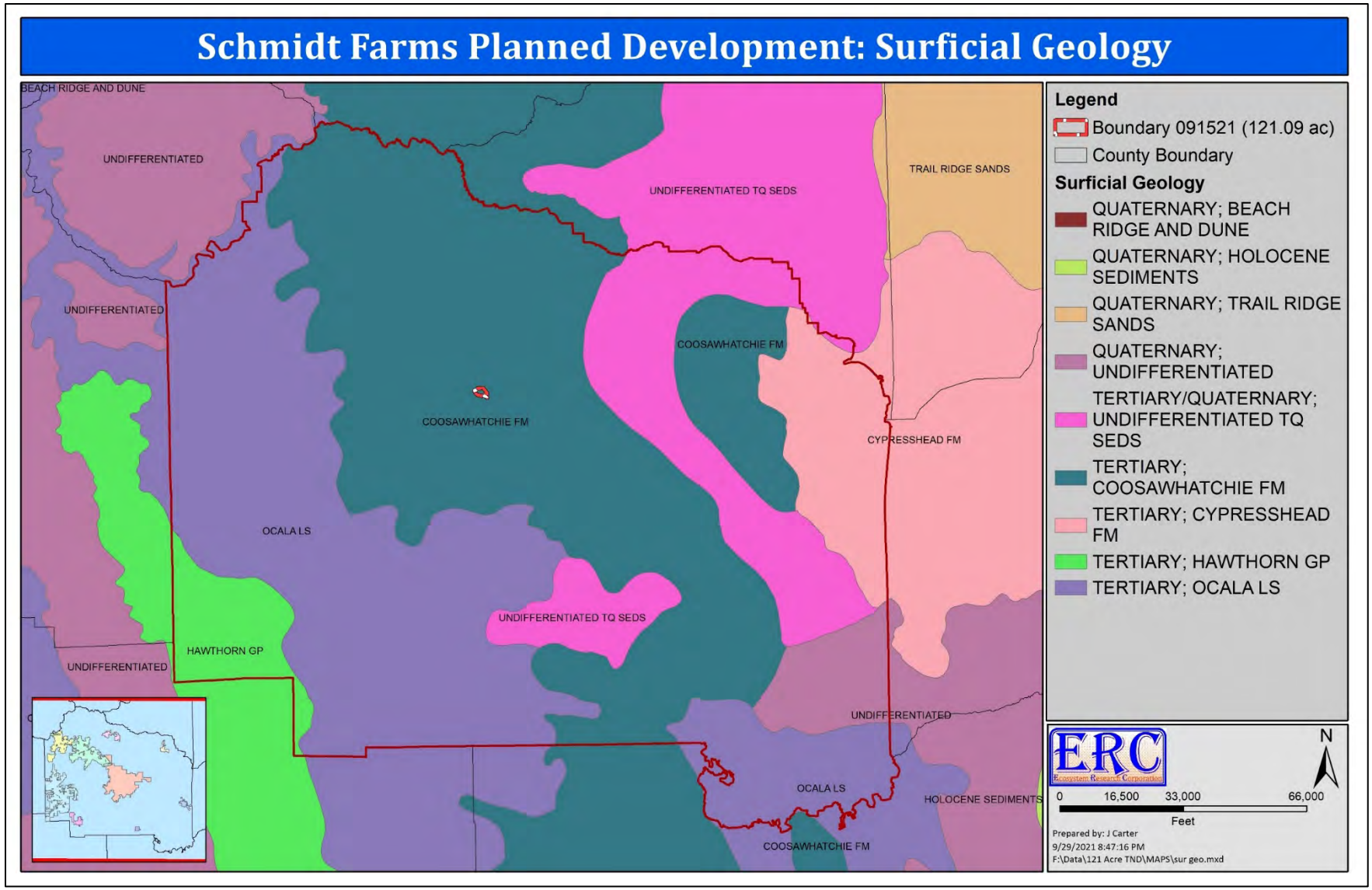


Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area.

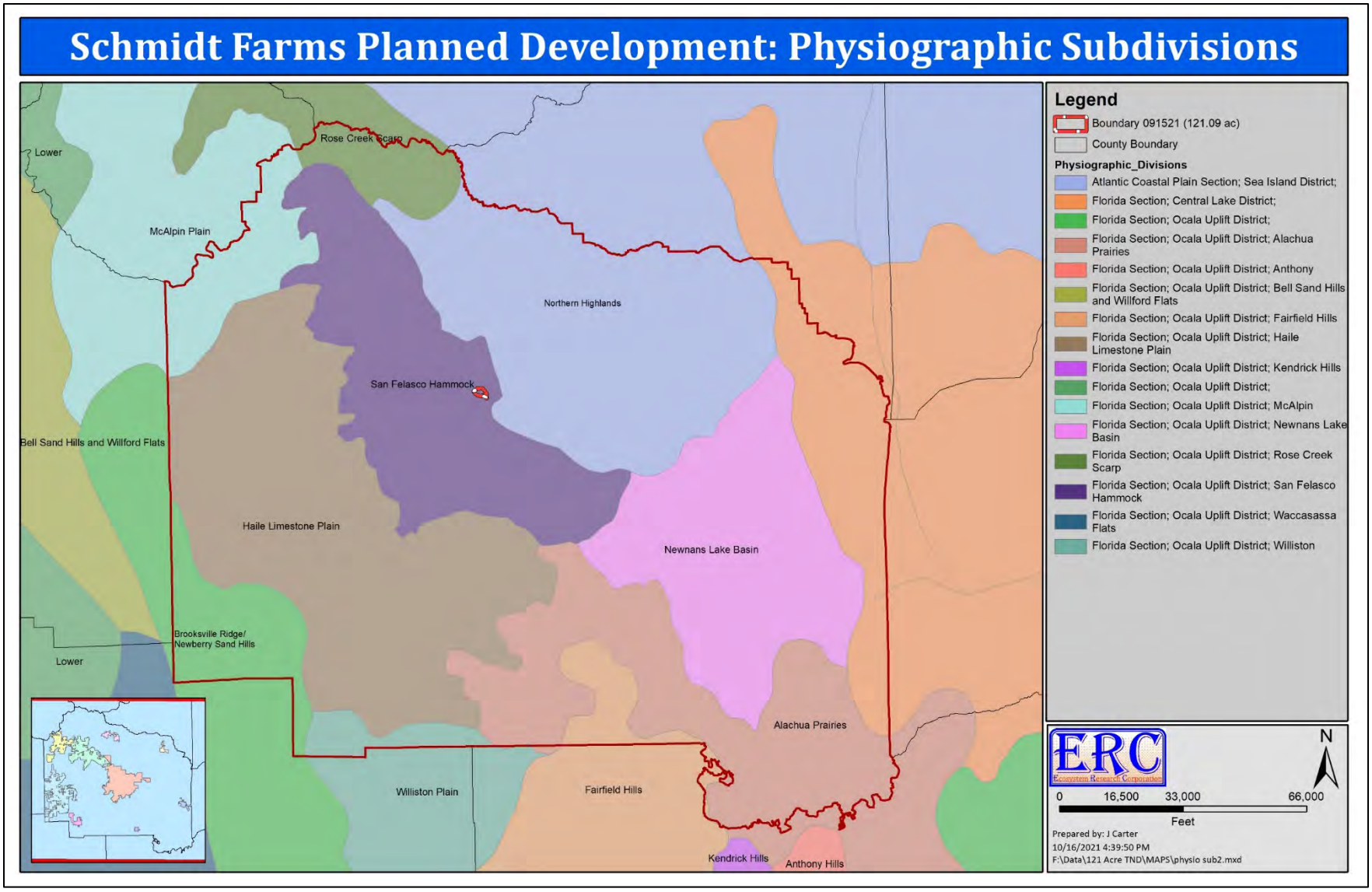


Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

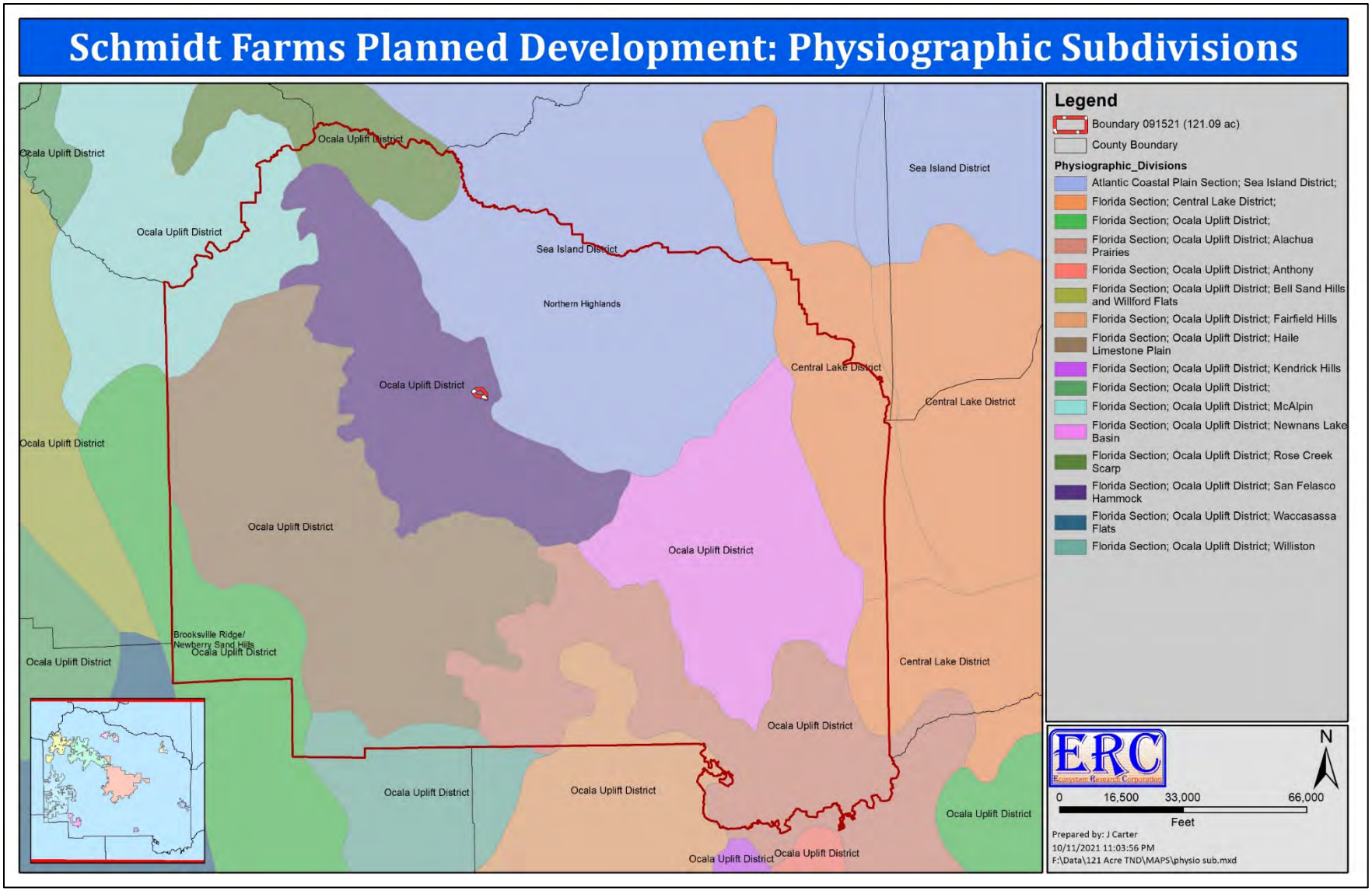


Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

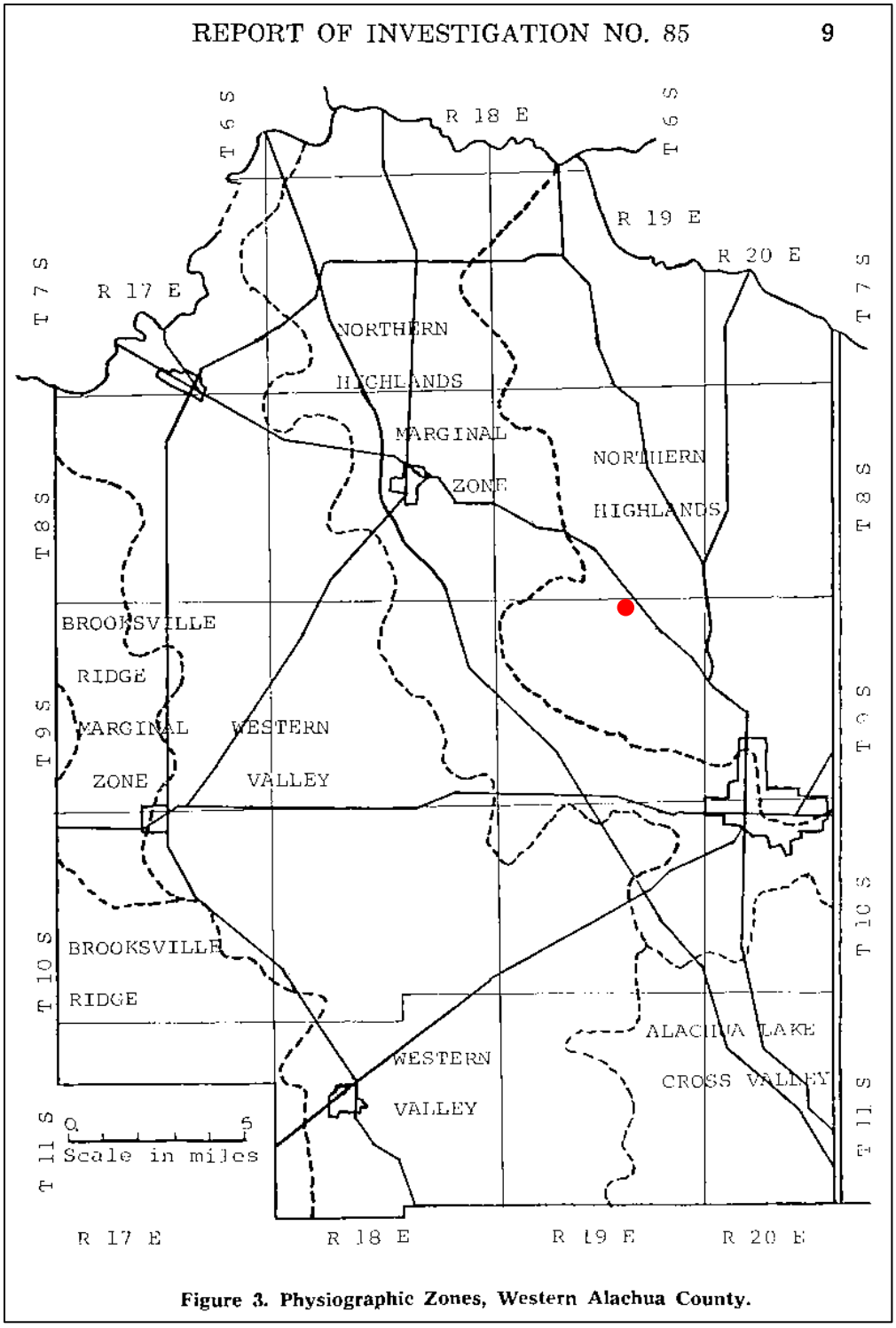


Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

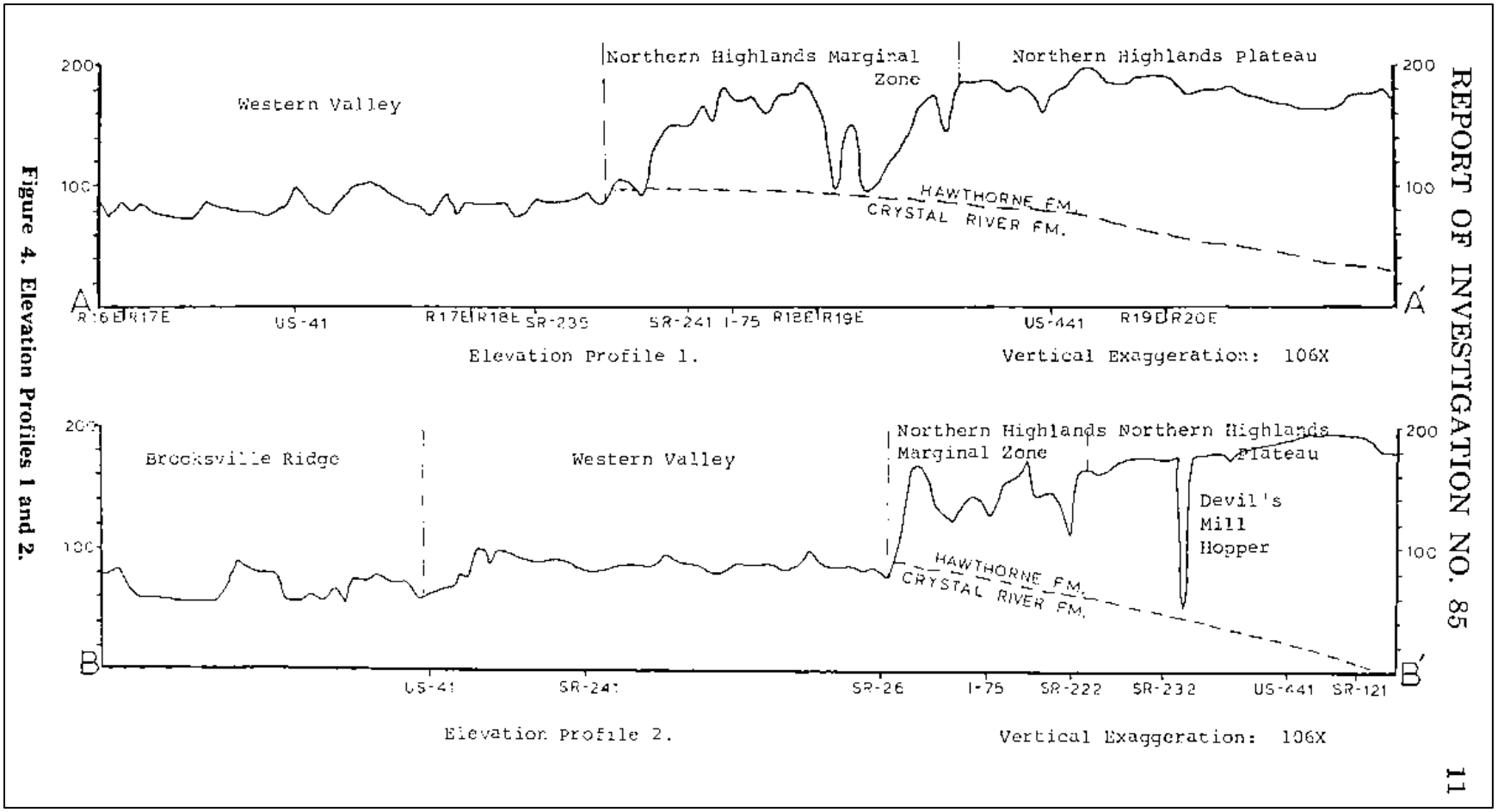


Figure 19. Elevation profiles 1 and 2.

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

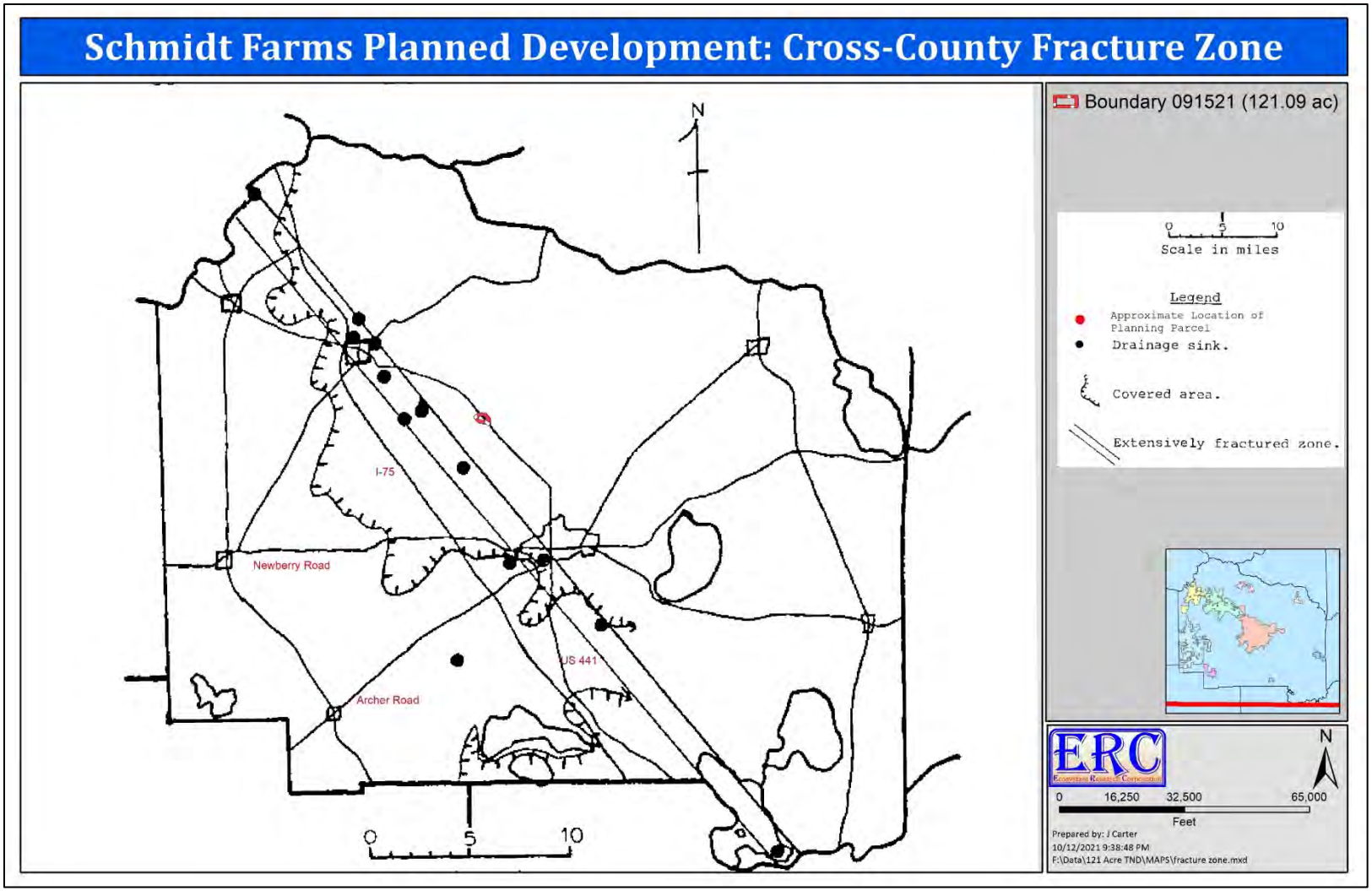


Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.)

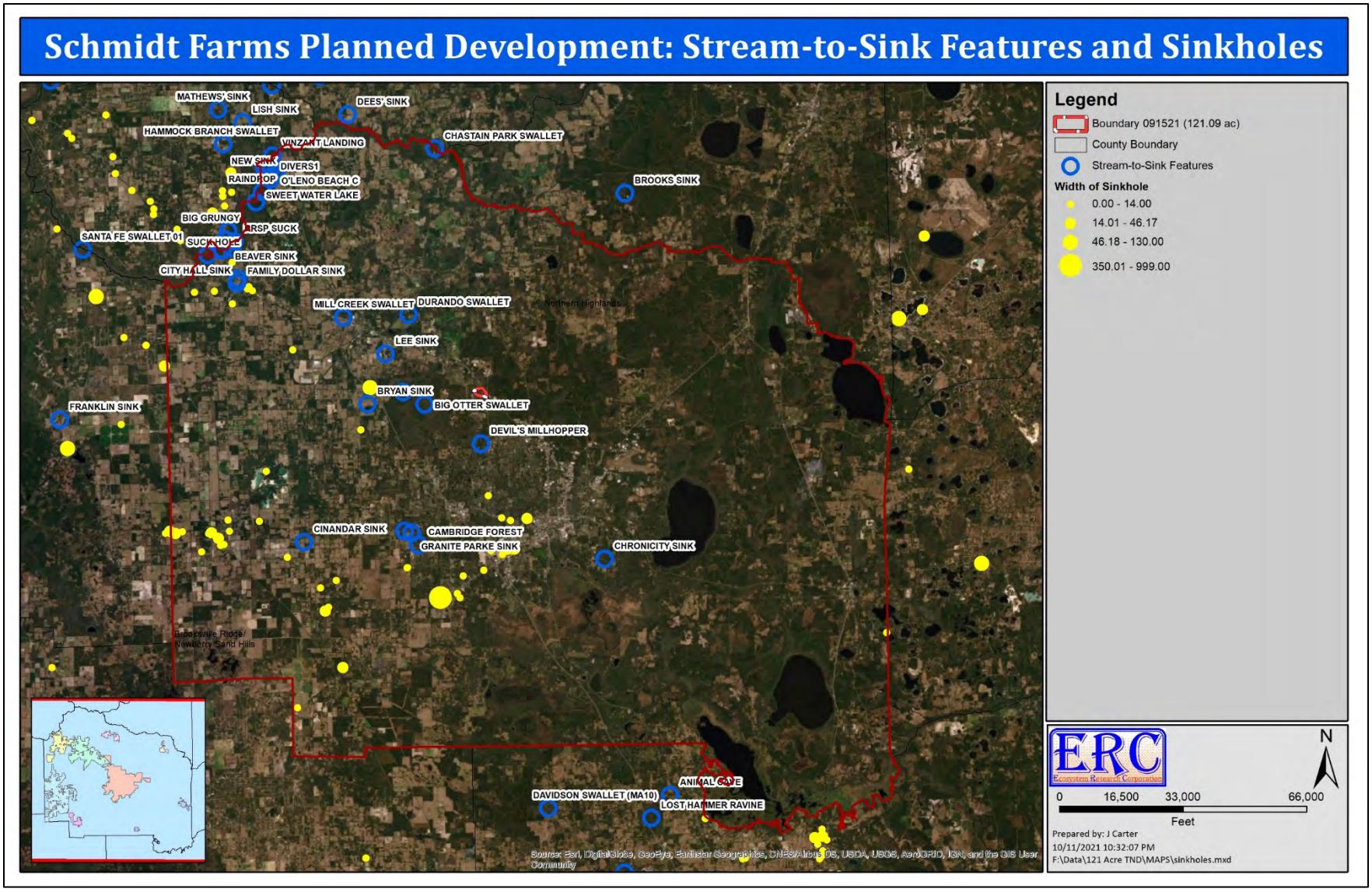


Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area.

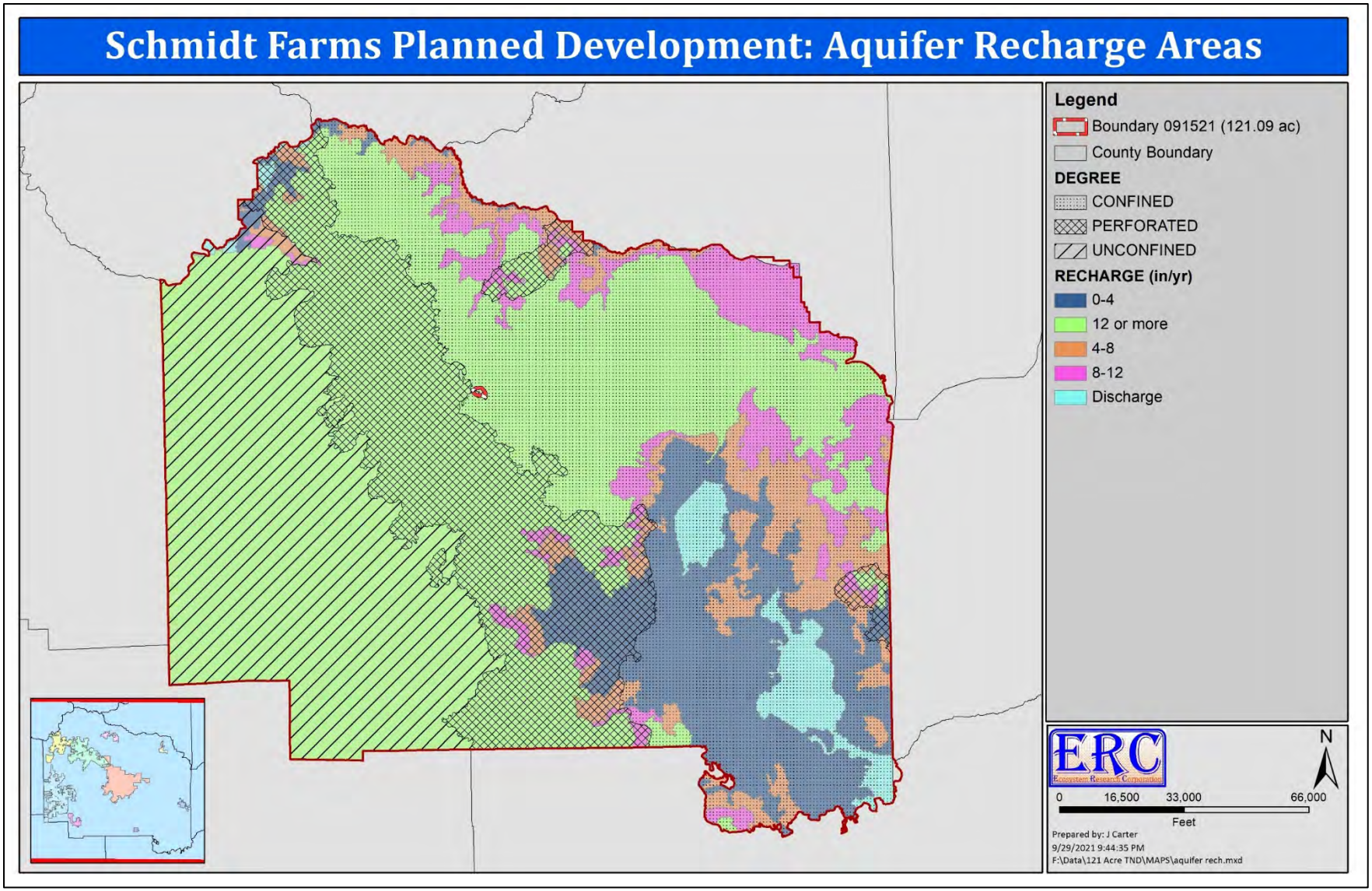


Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

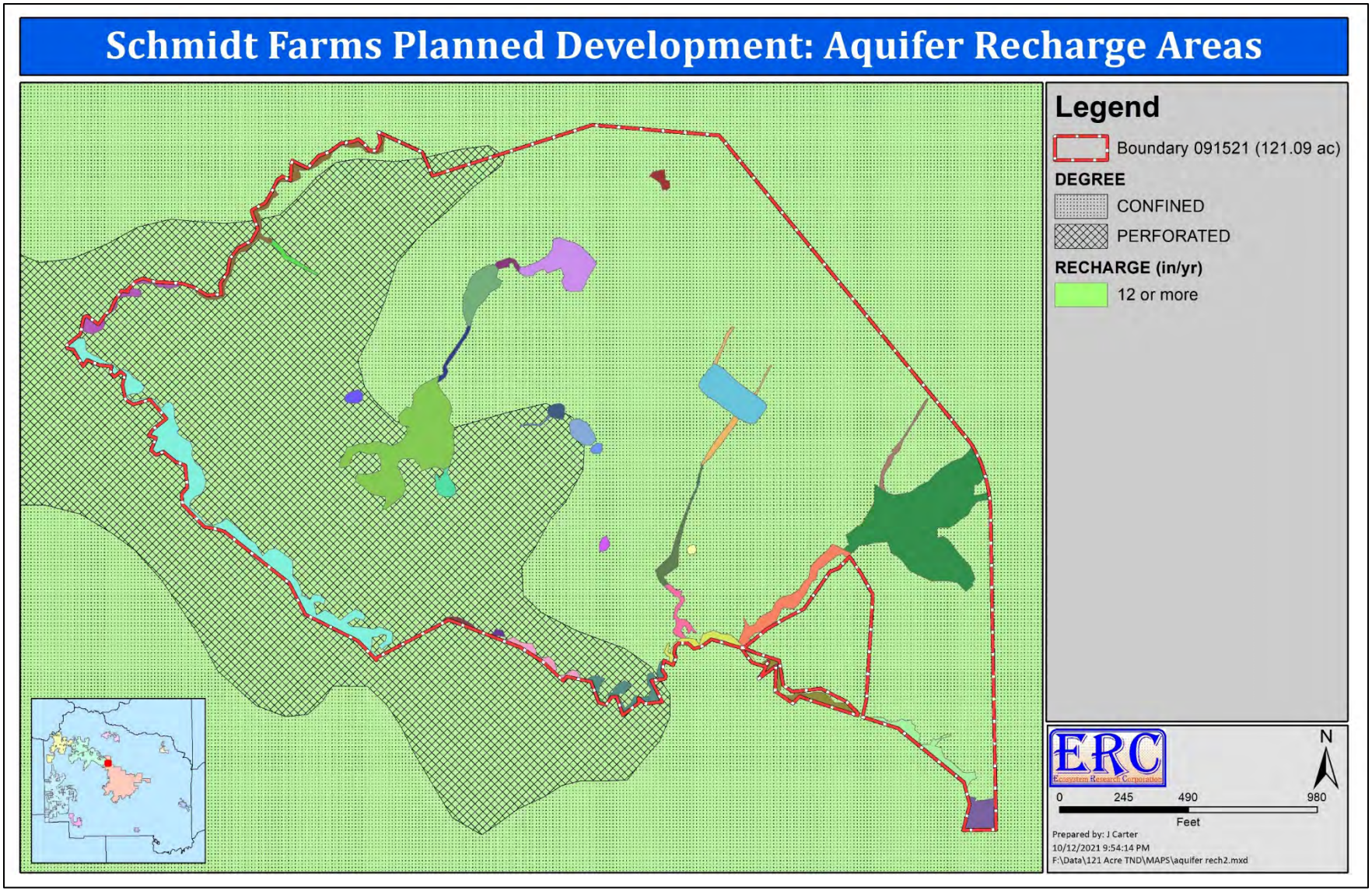


Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

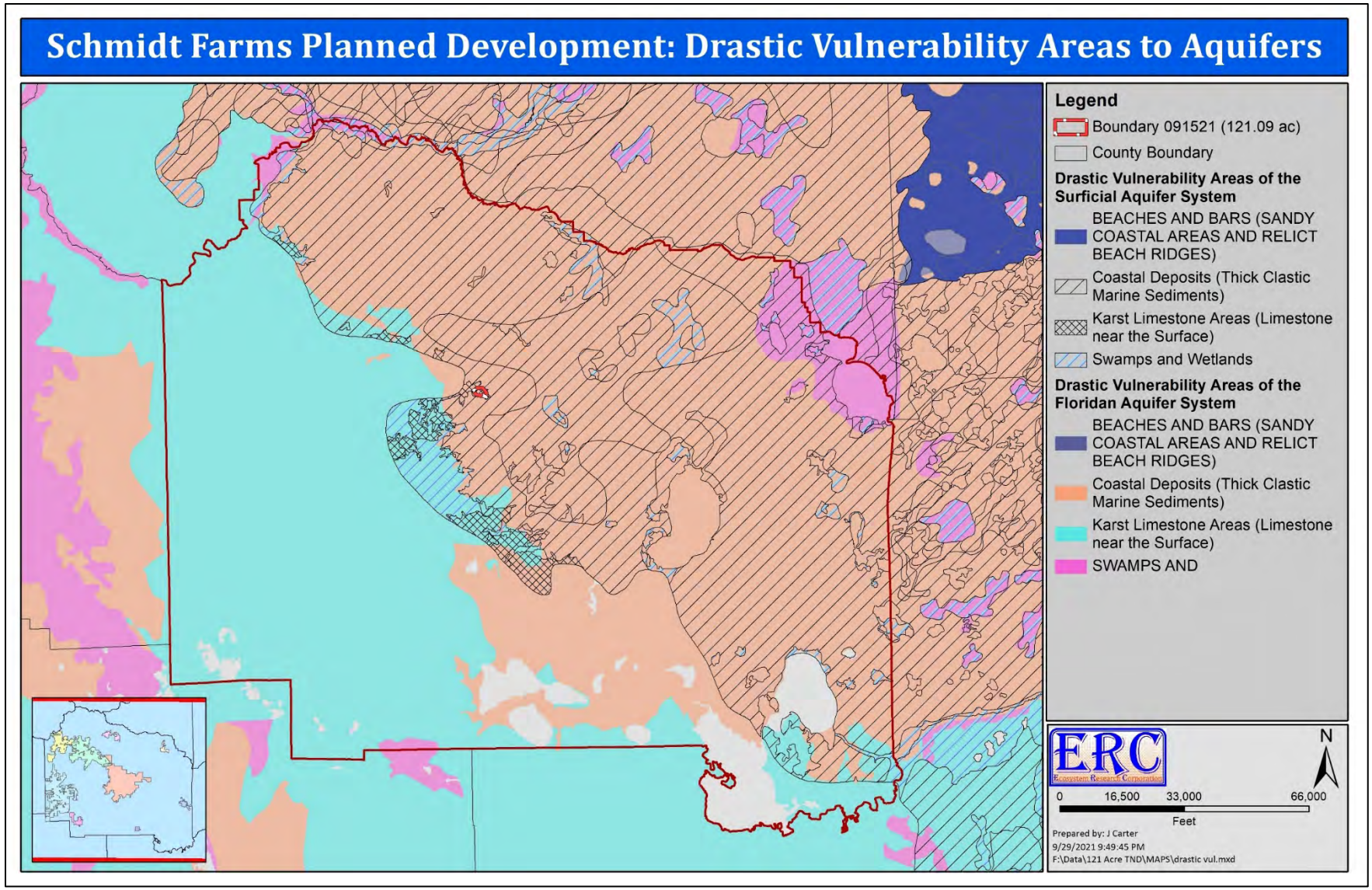


Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

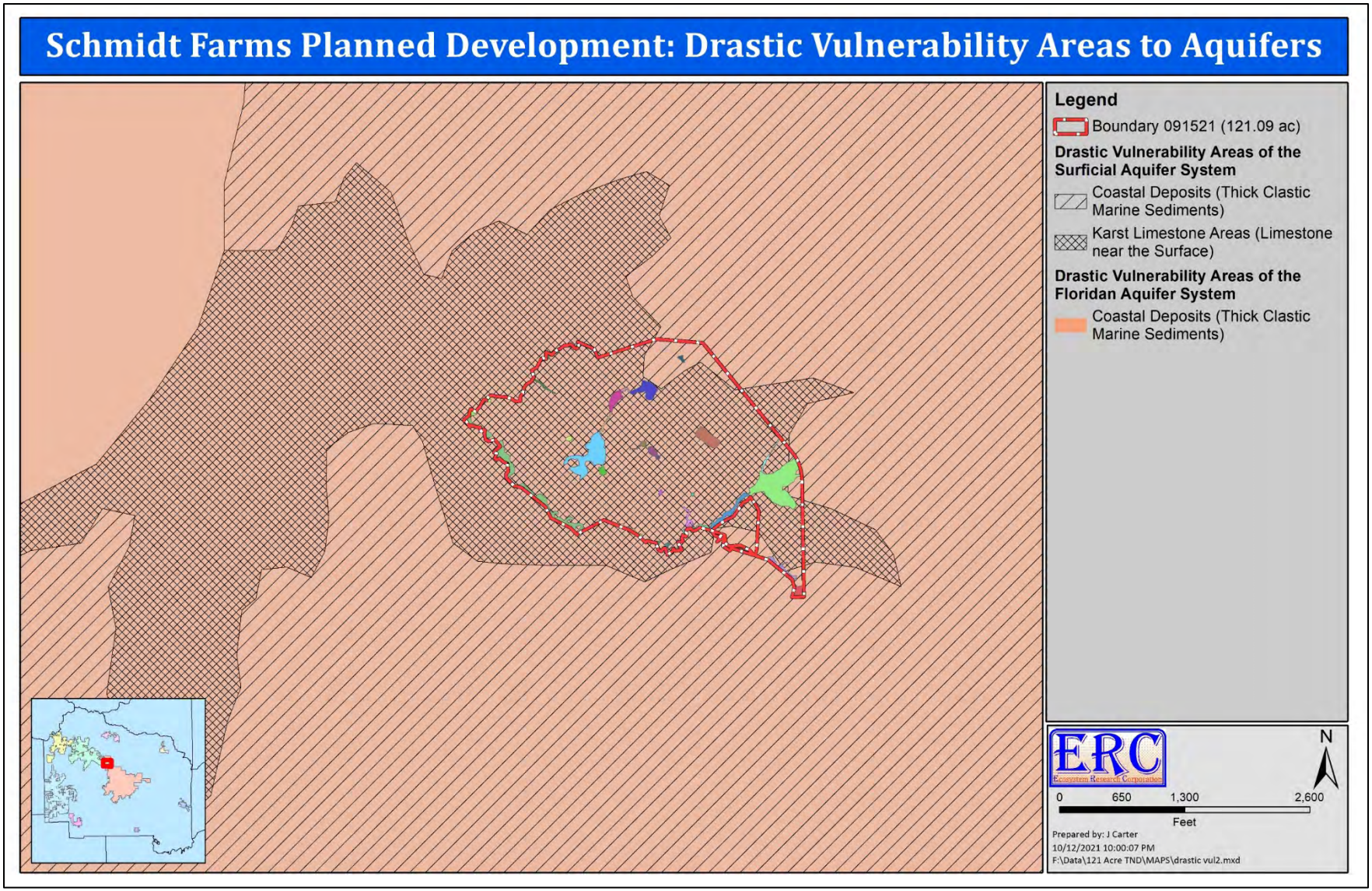


Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

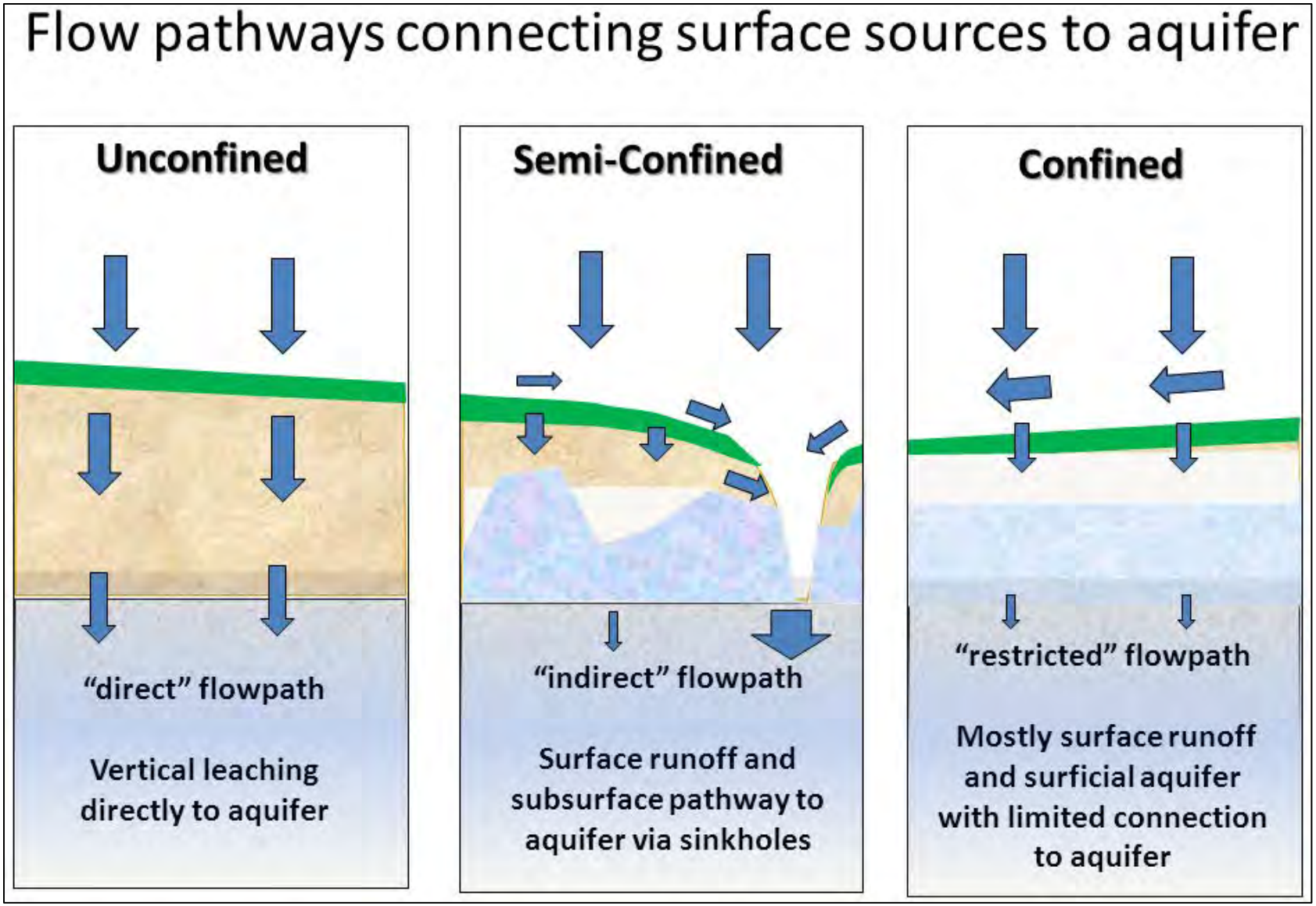


Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA).

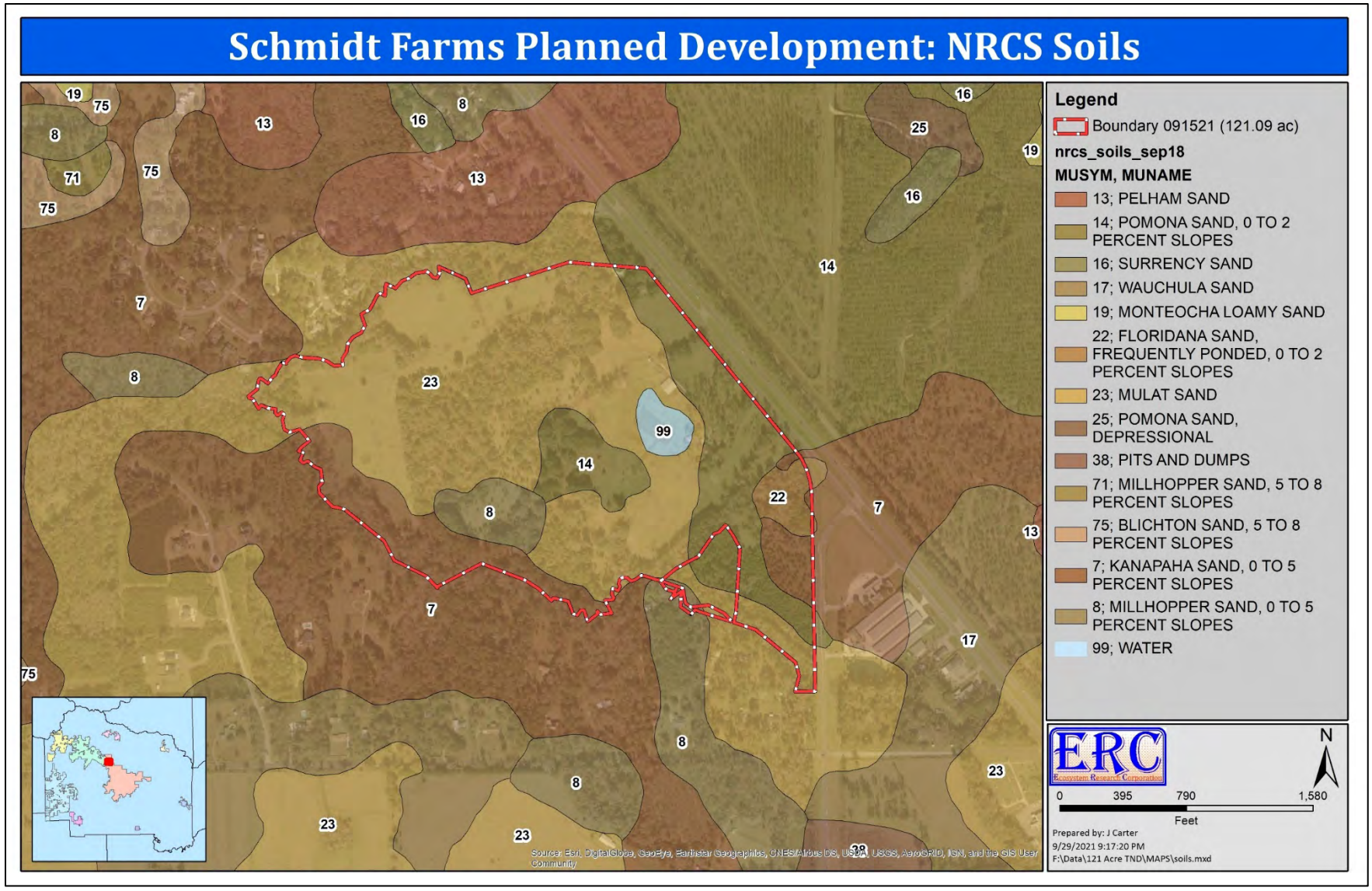


Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area.

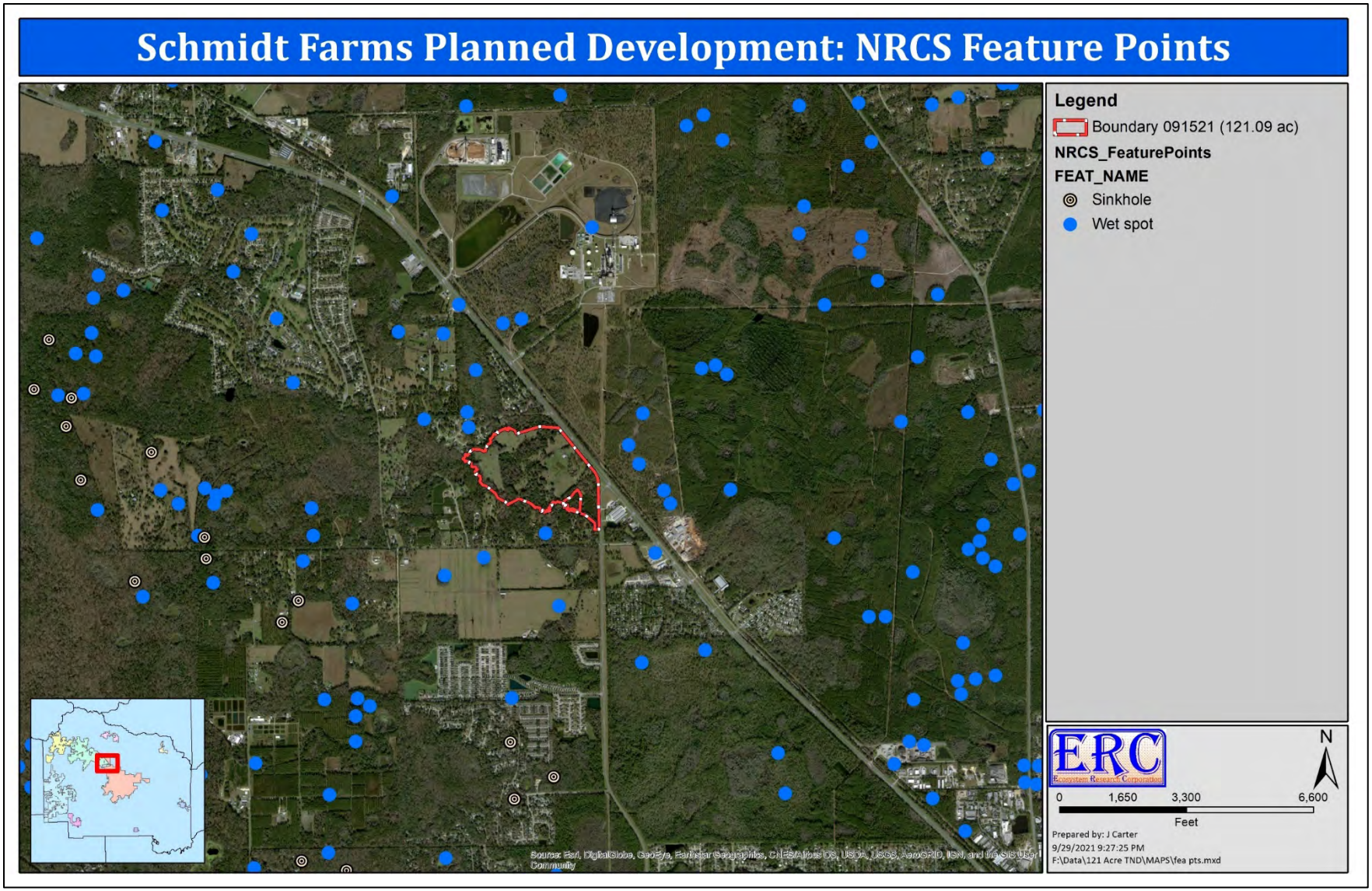


Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area.

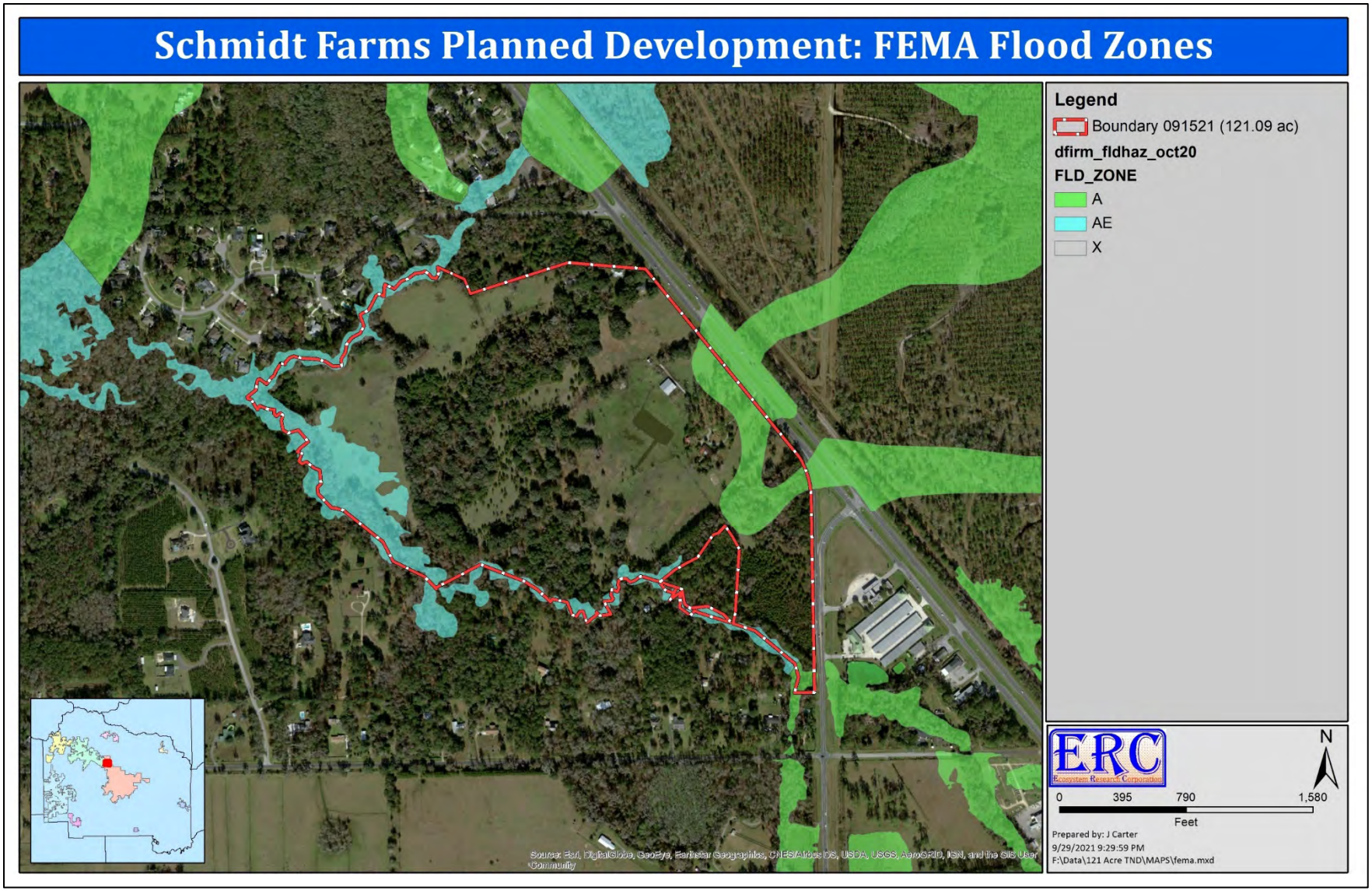


Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area.

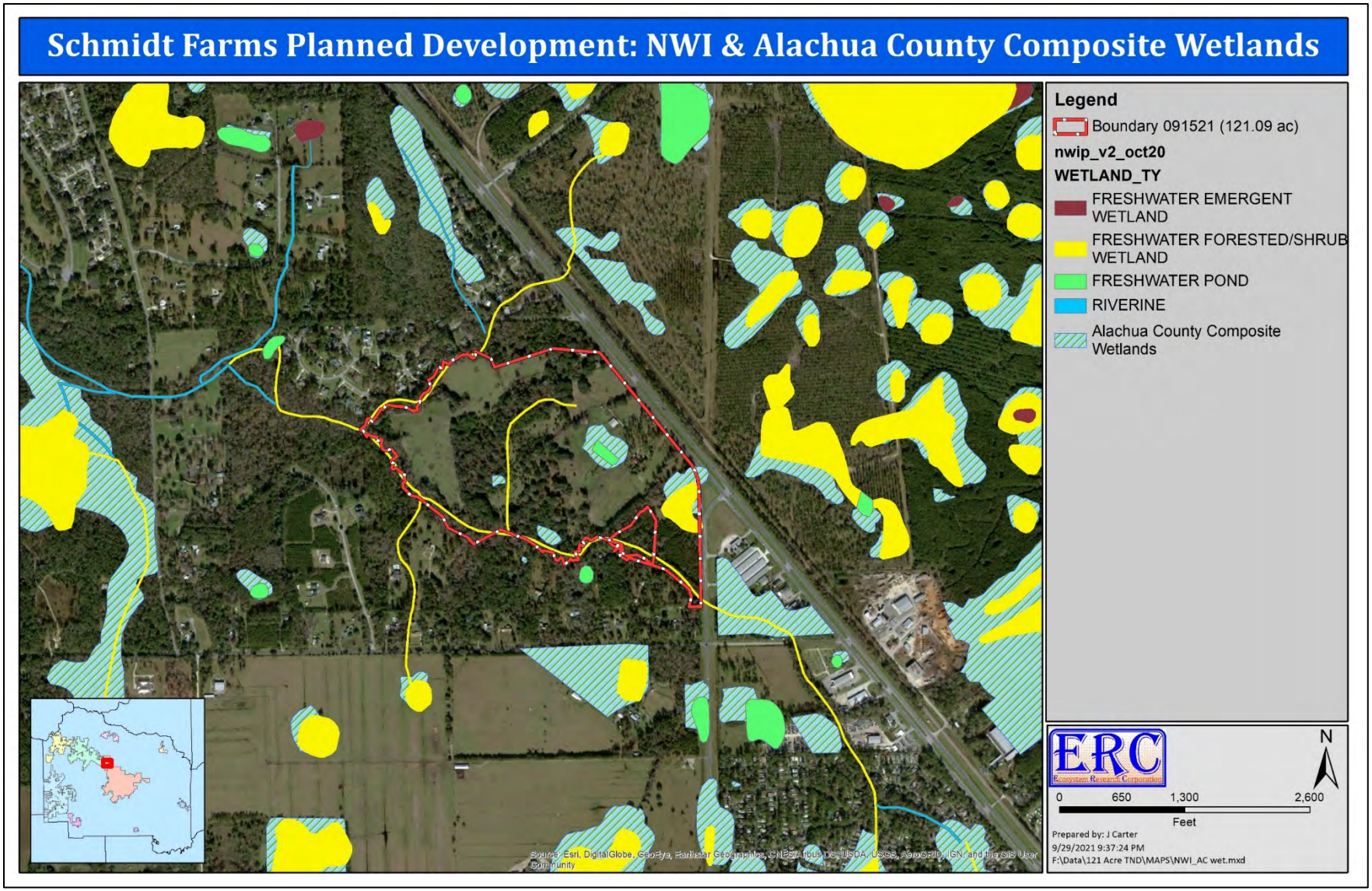


Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area.

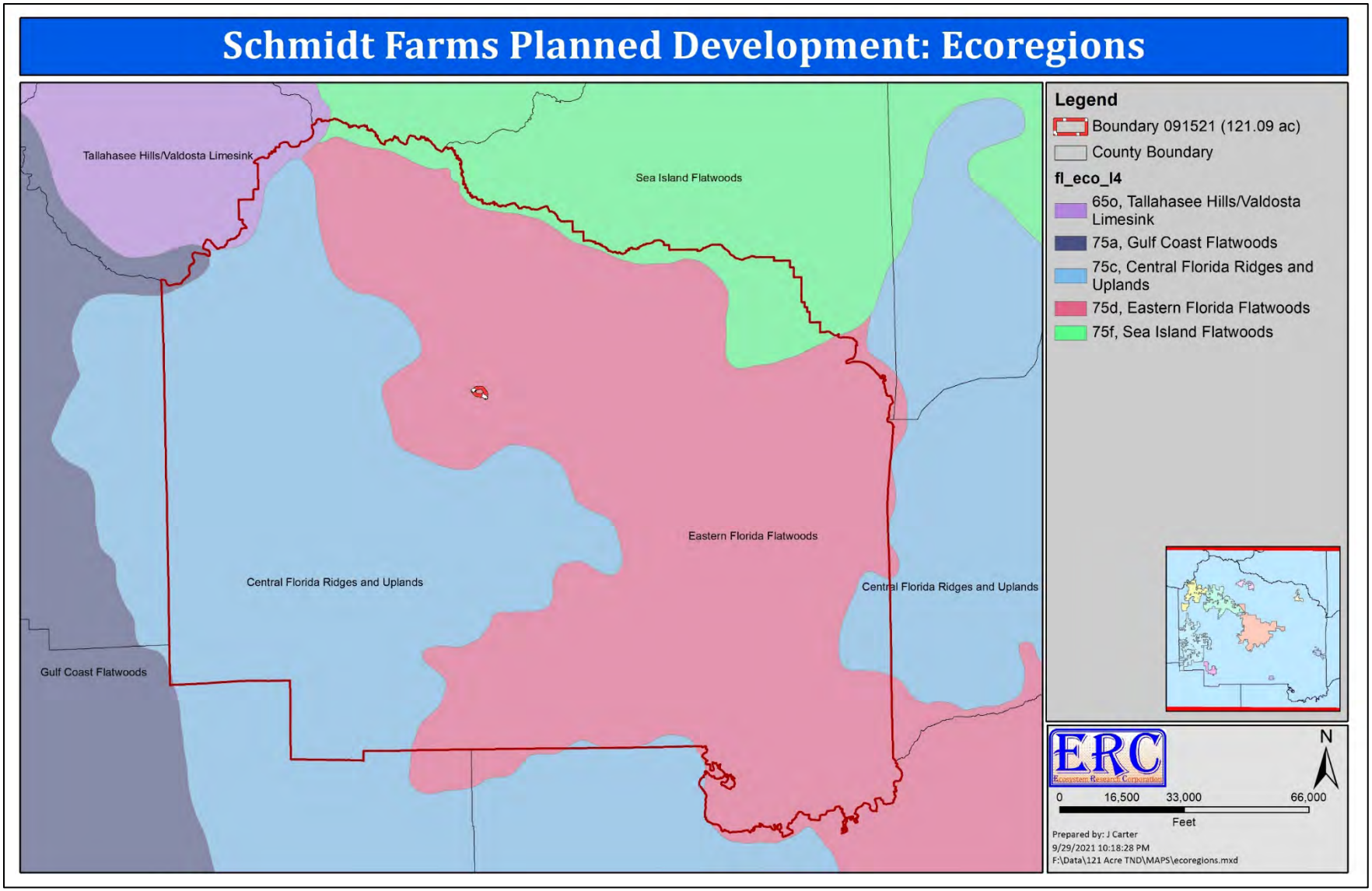


Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area.

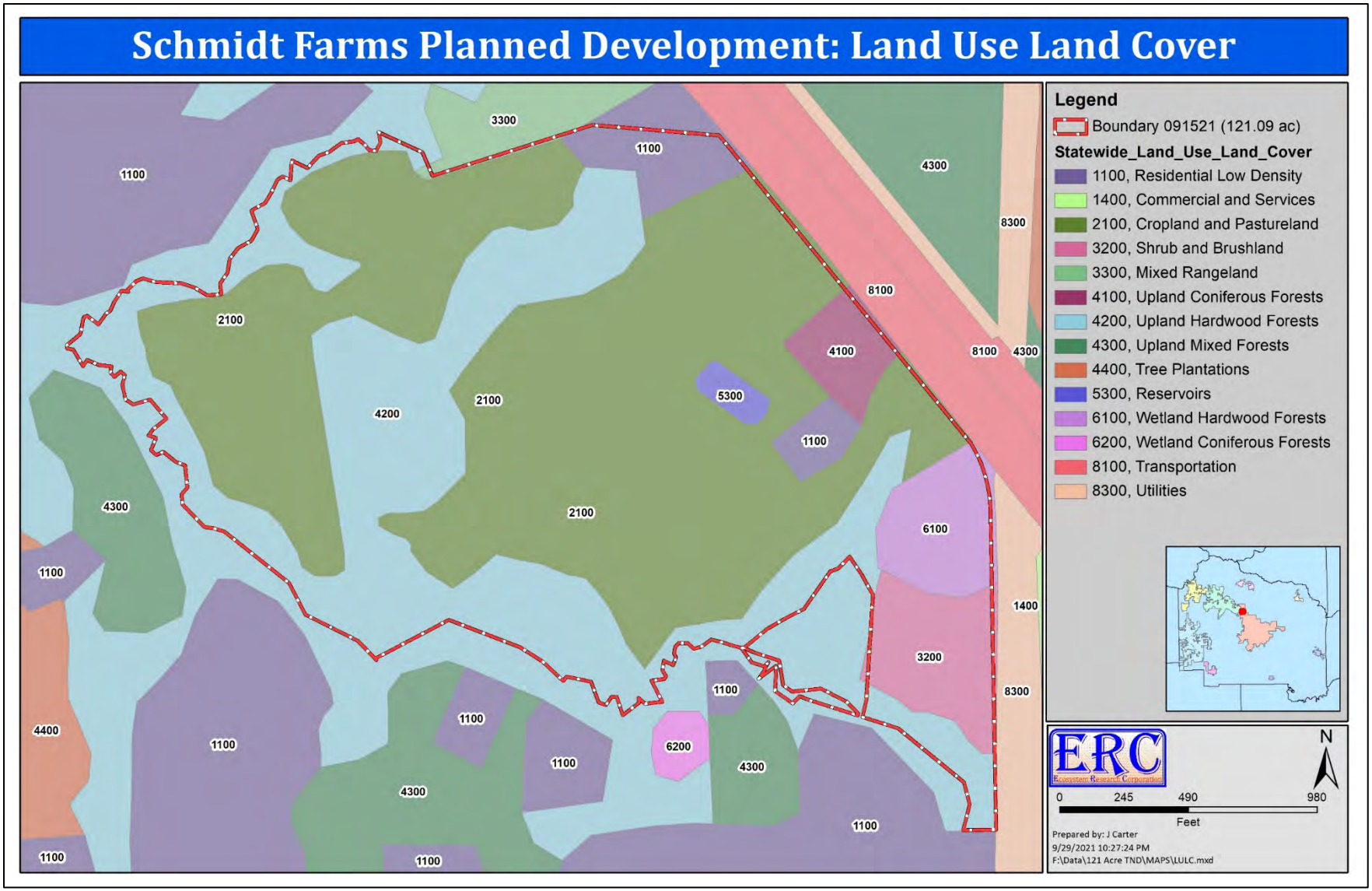


Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area.

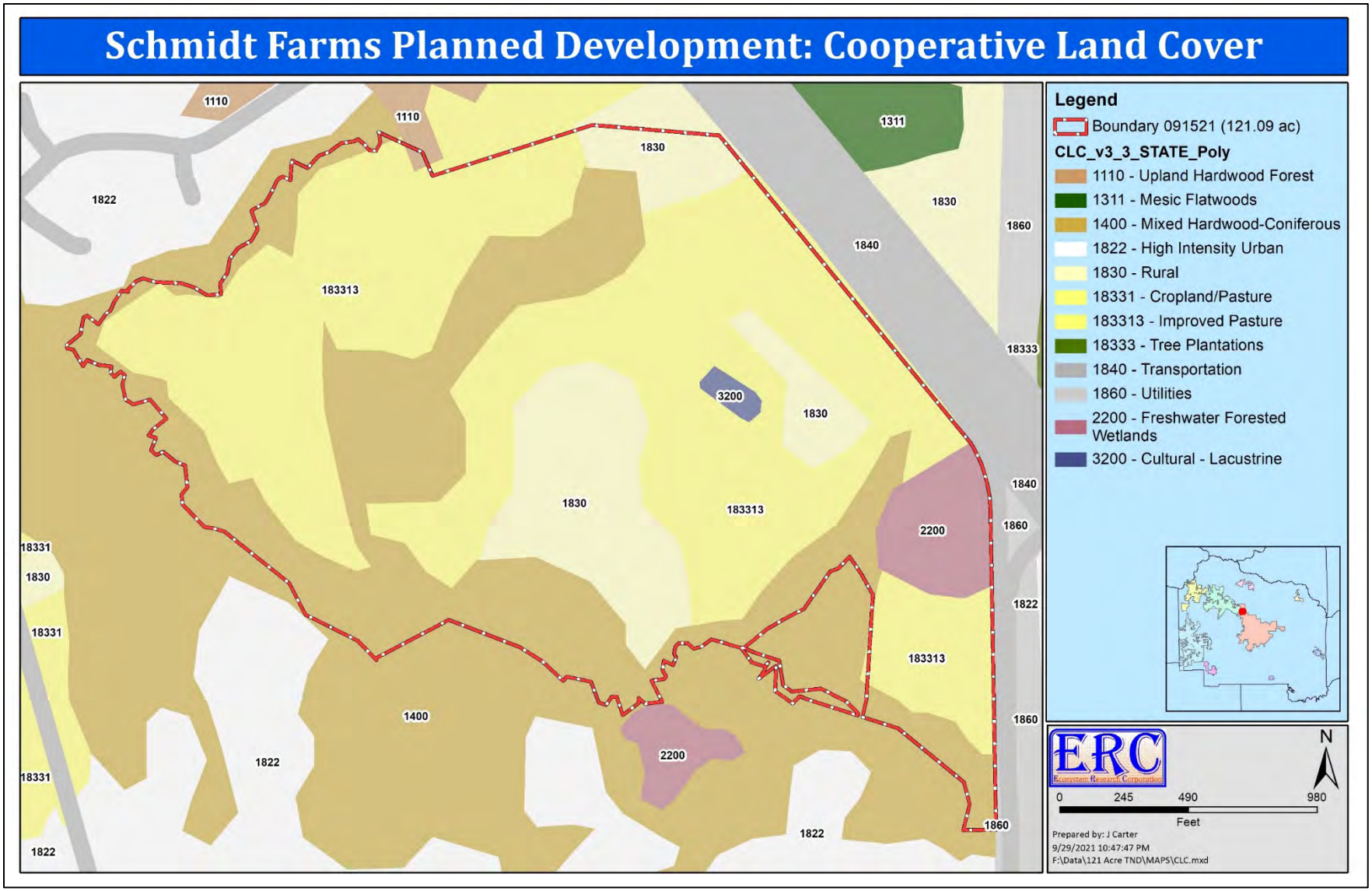


Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area.

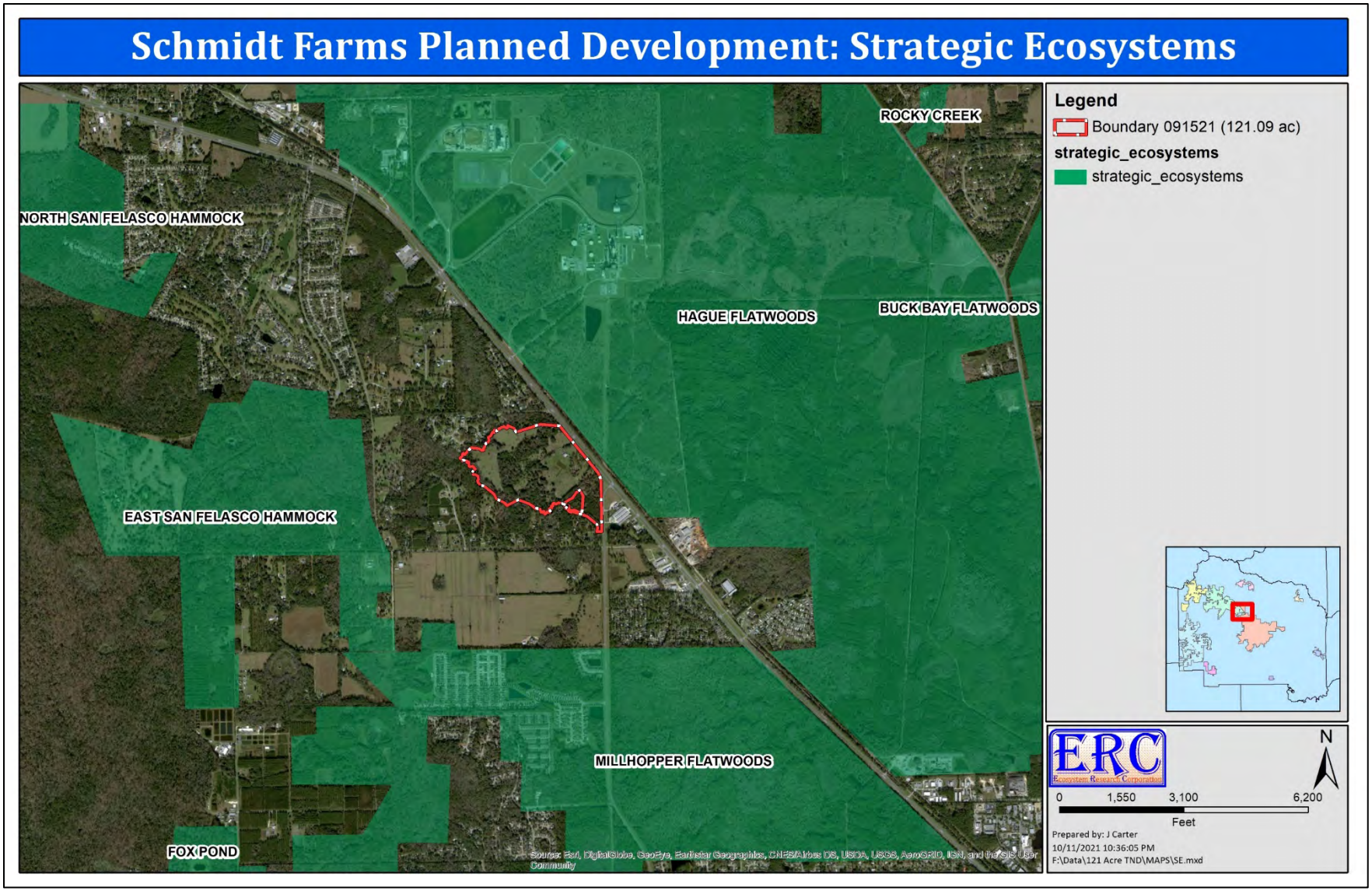


Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area.

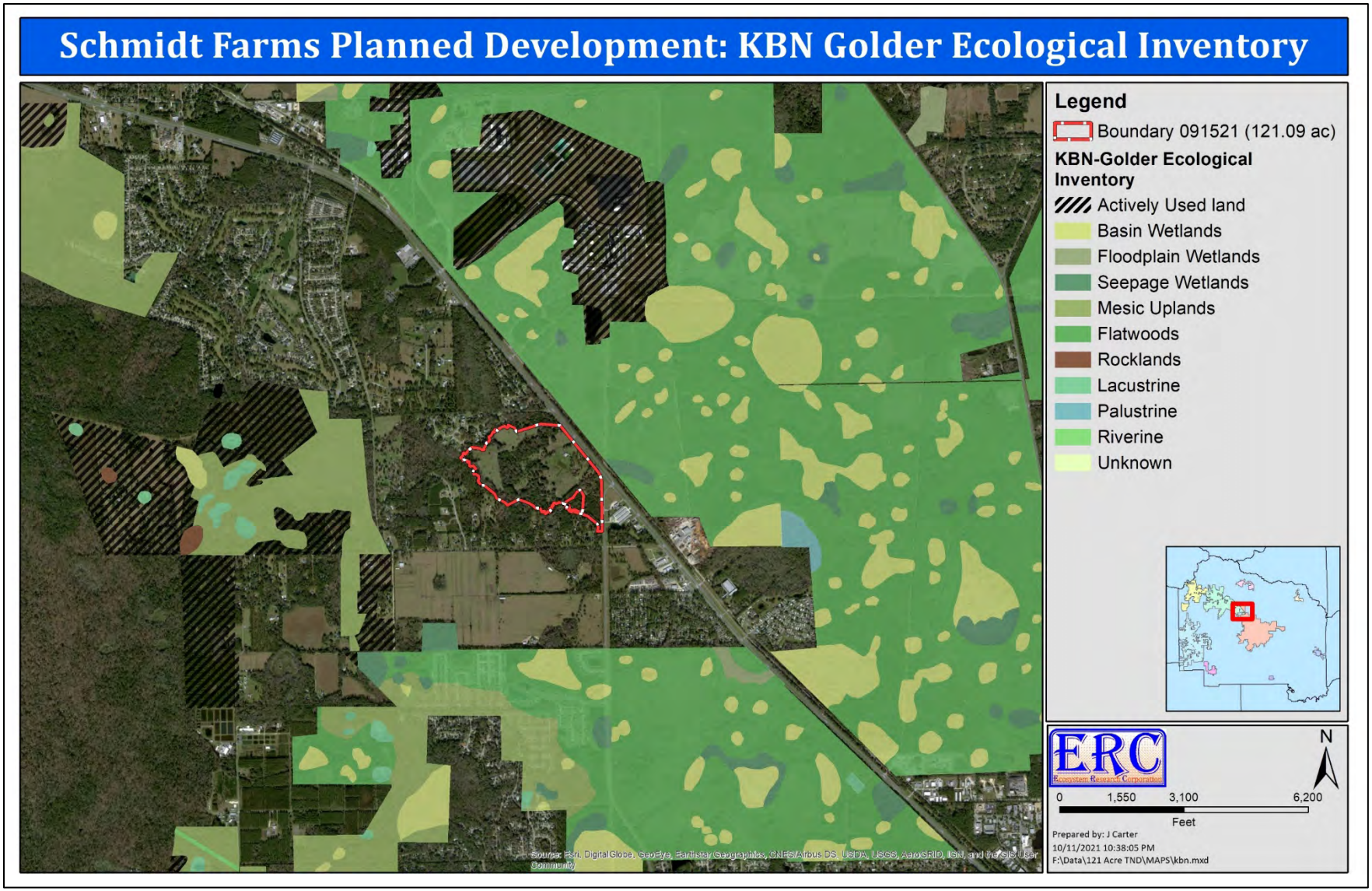


Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area.

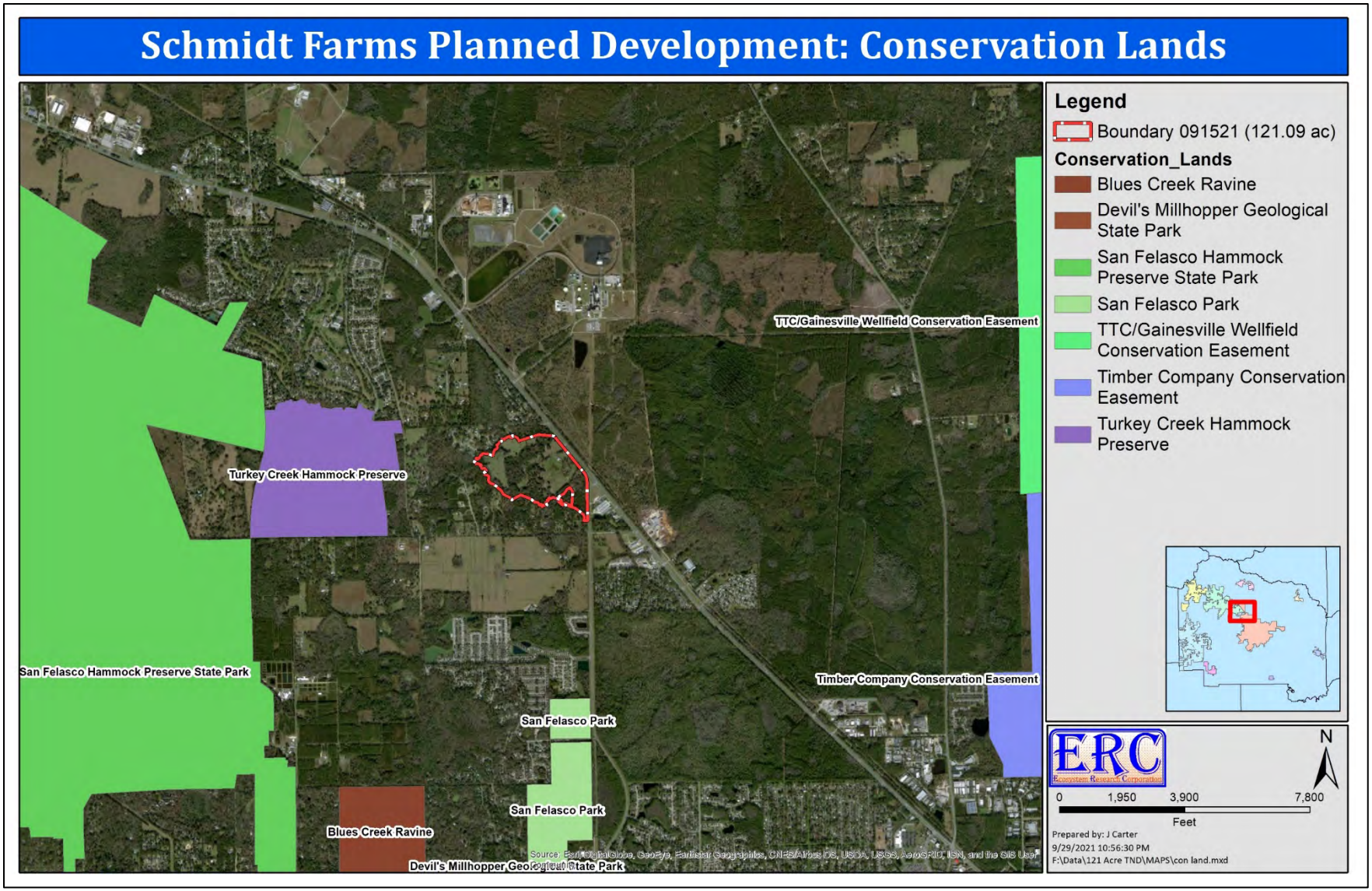


Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area.

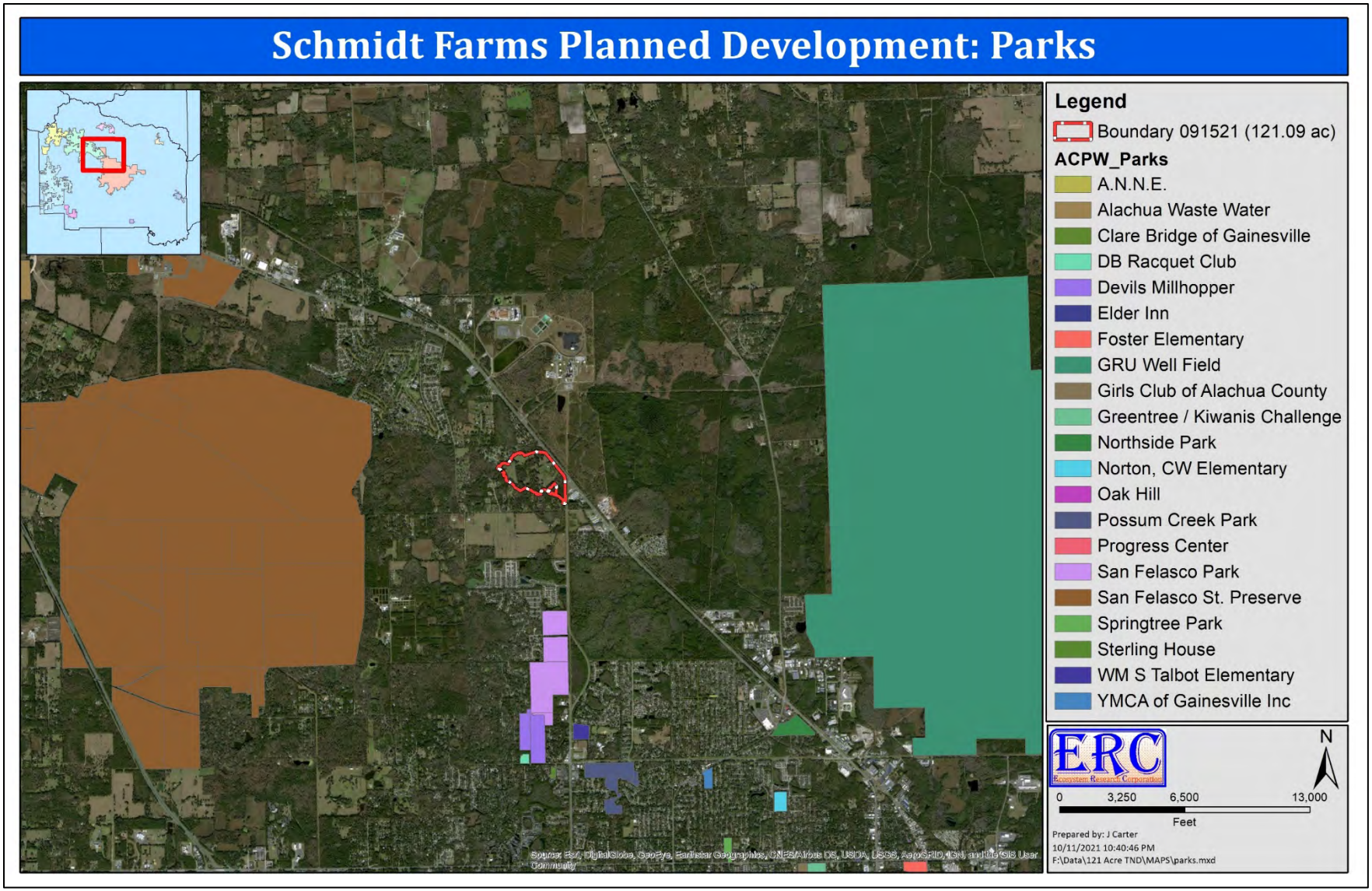


Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area.

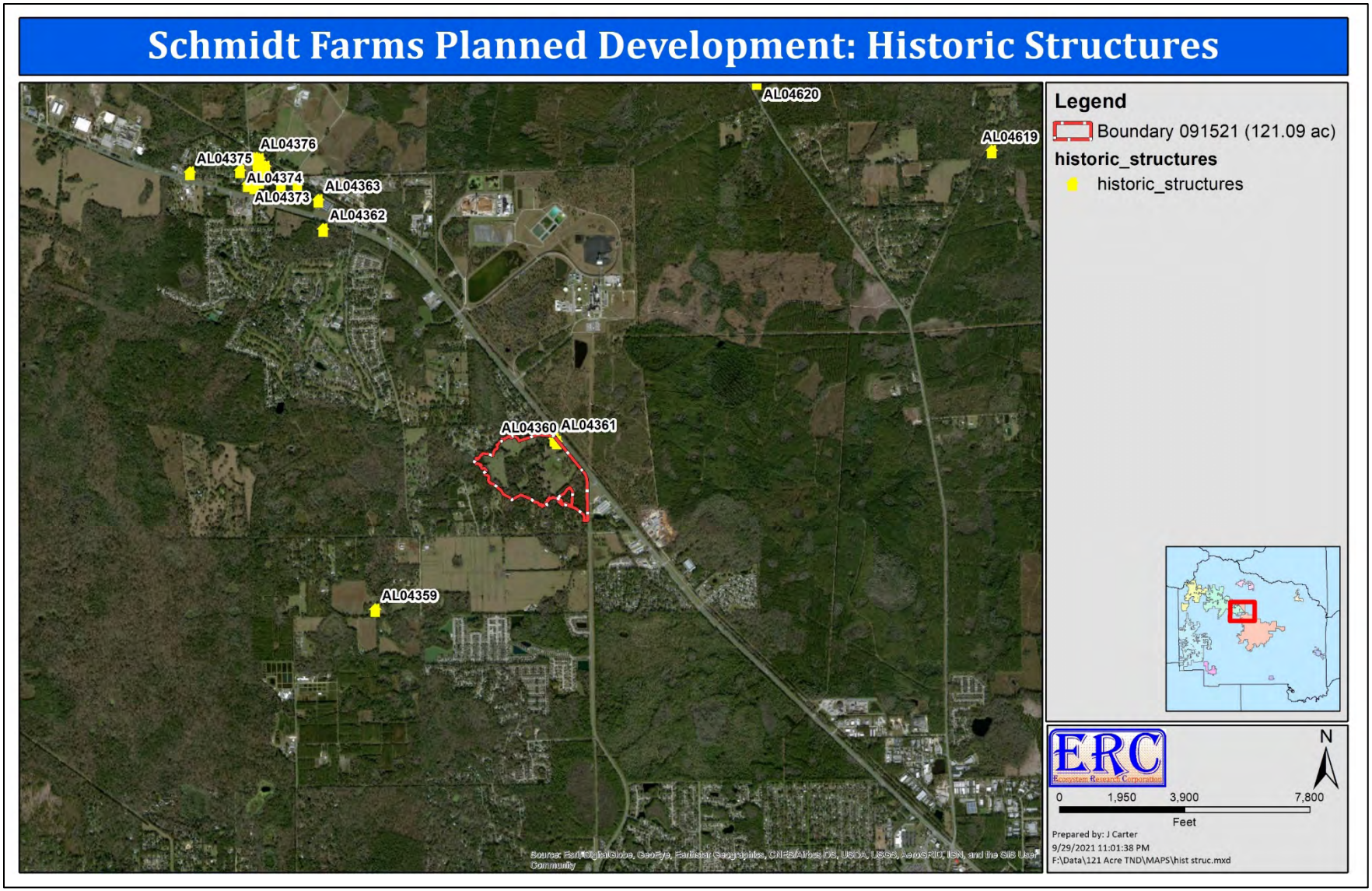


Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area.

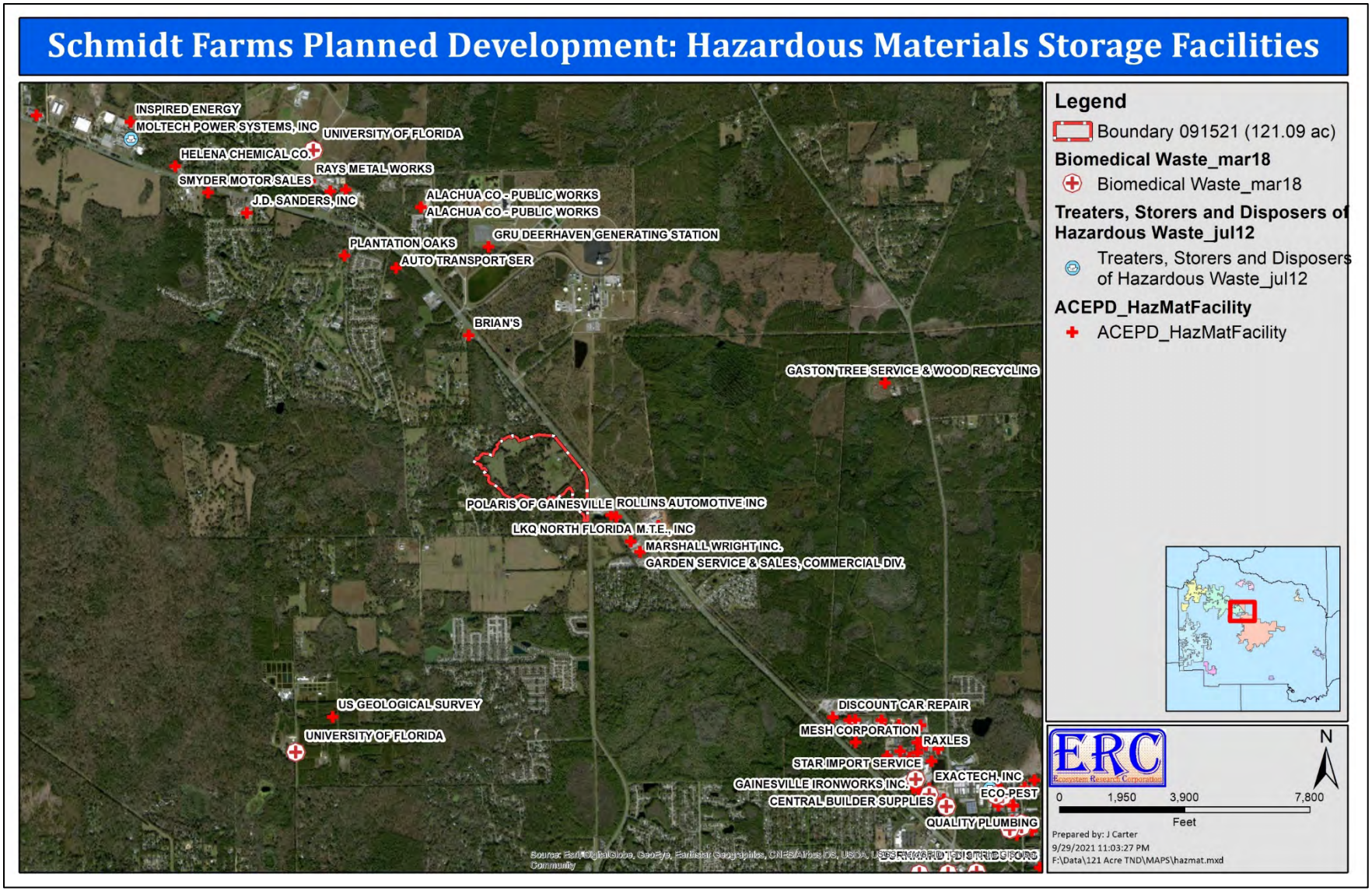


Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area.



Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area.

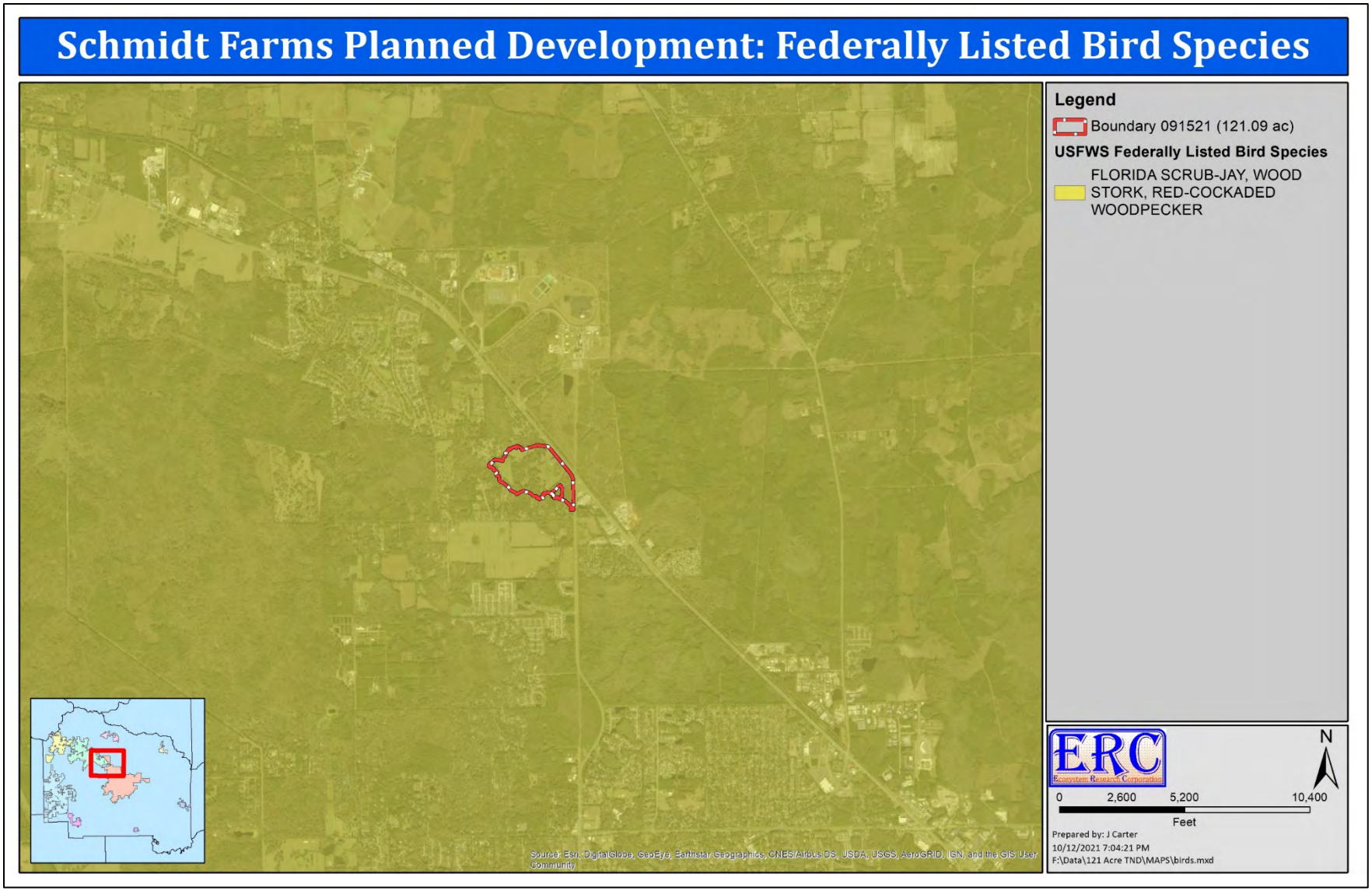


Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area.

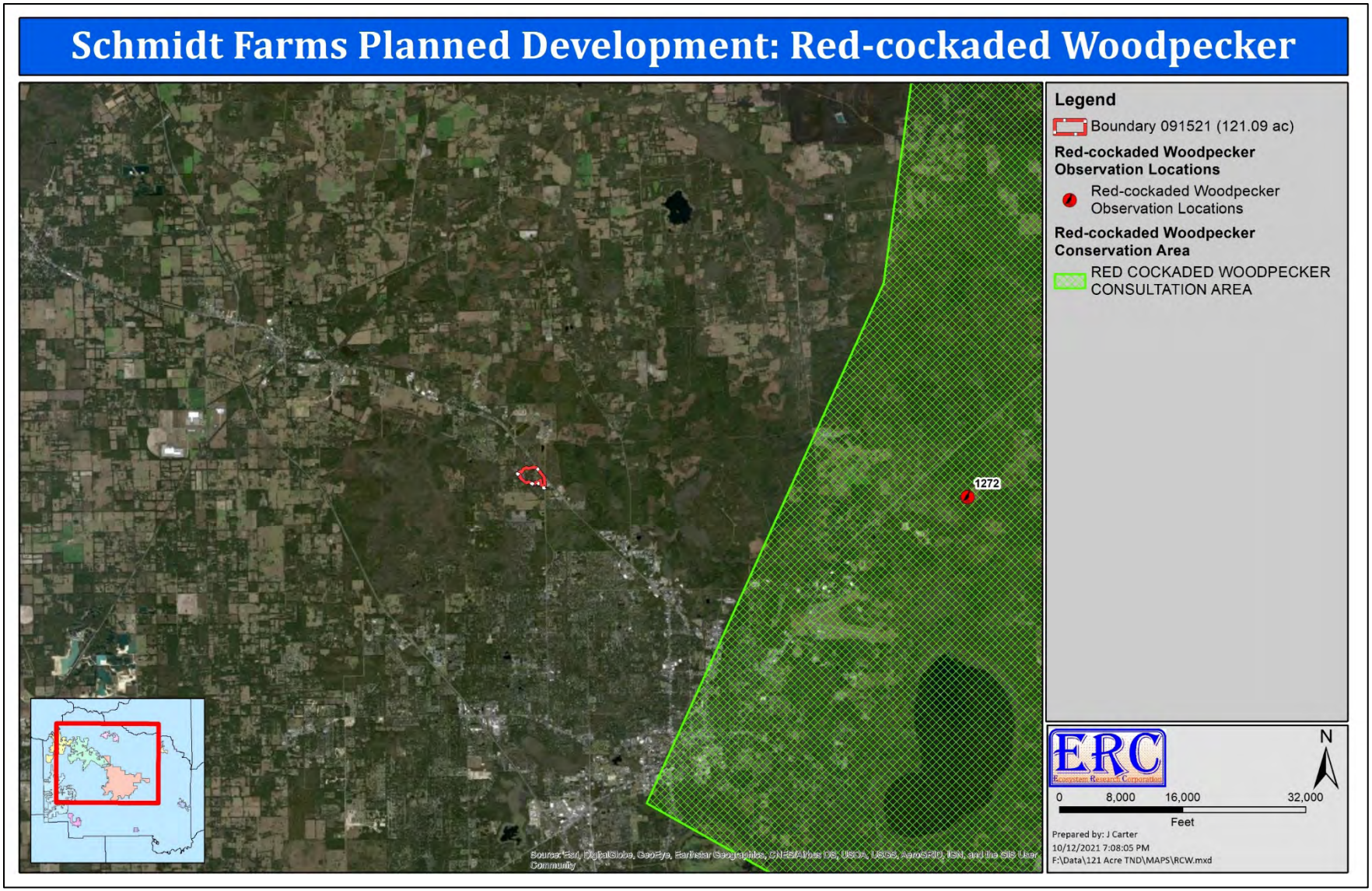


Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area.

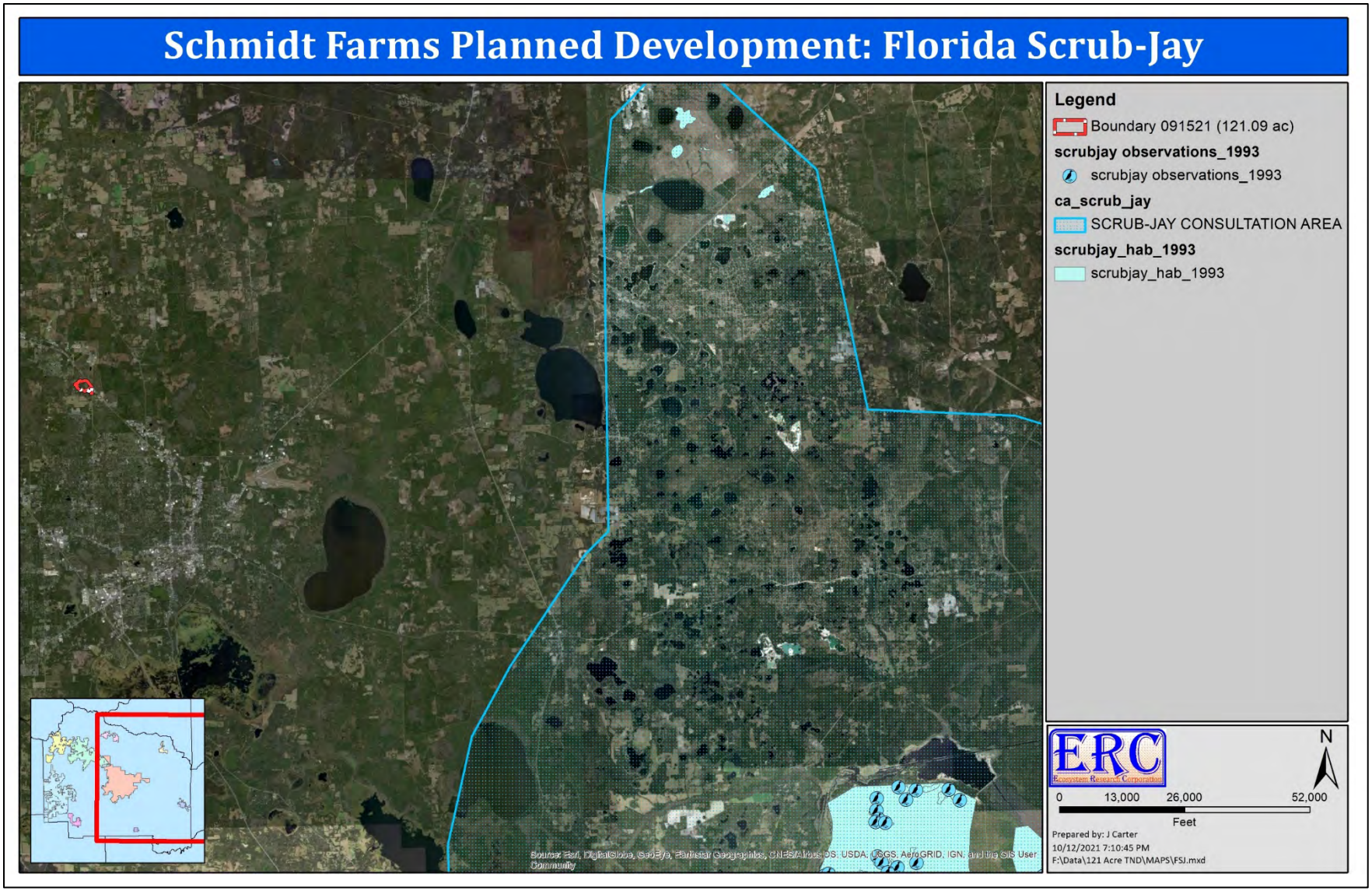


Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area.



Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area.



Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area.

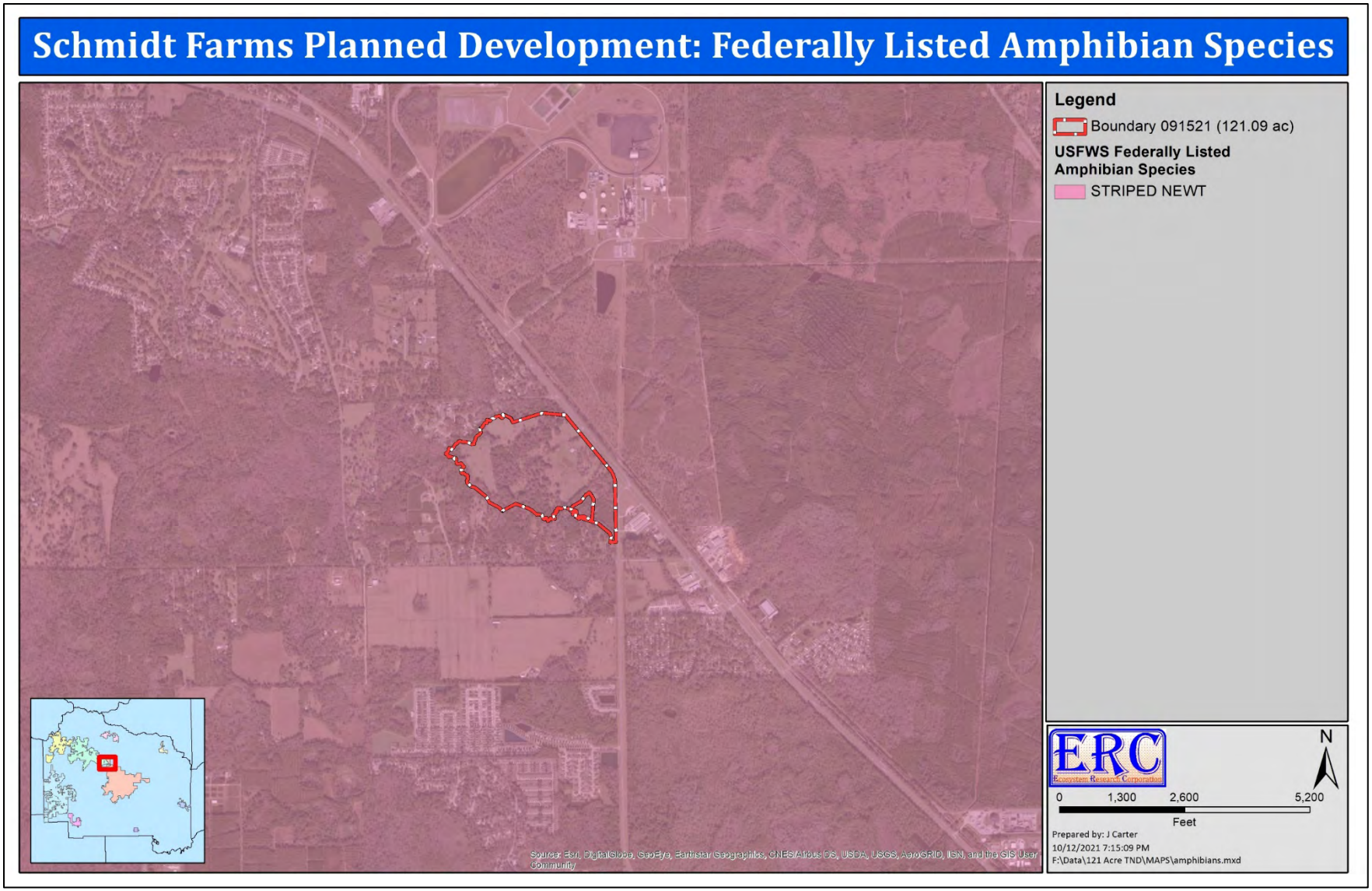


Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area.



Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area.

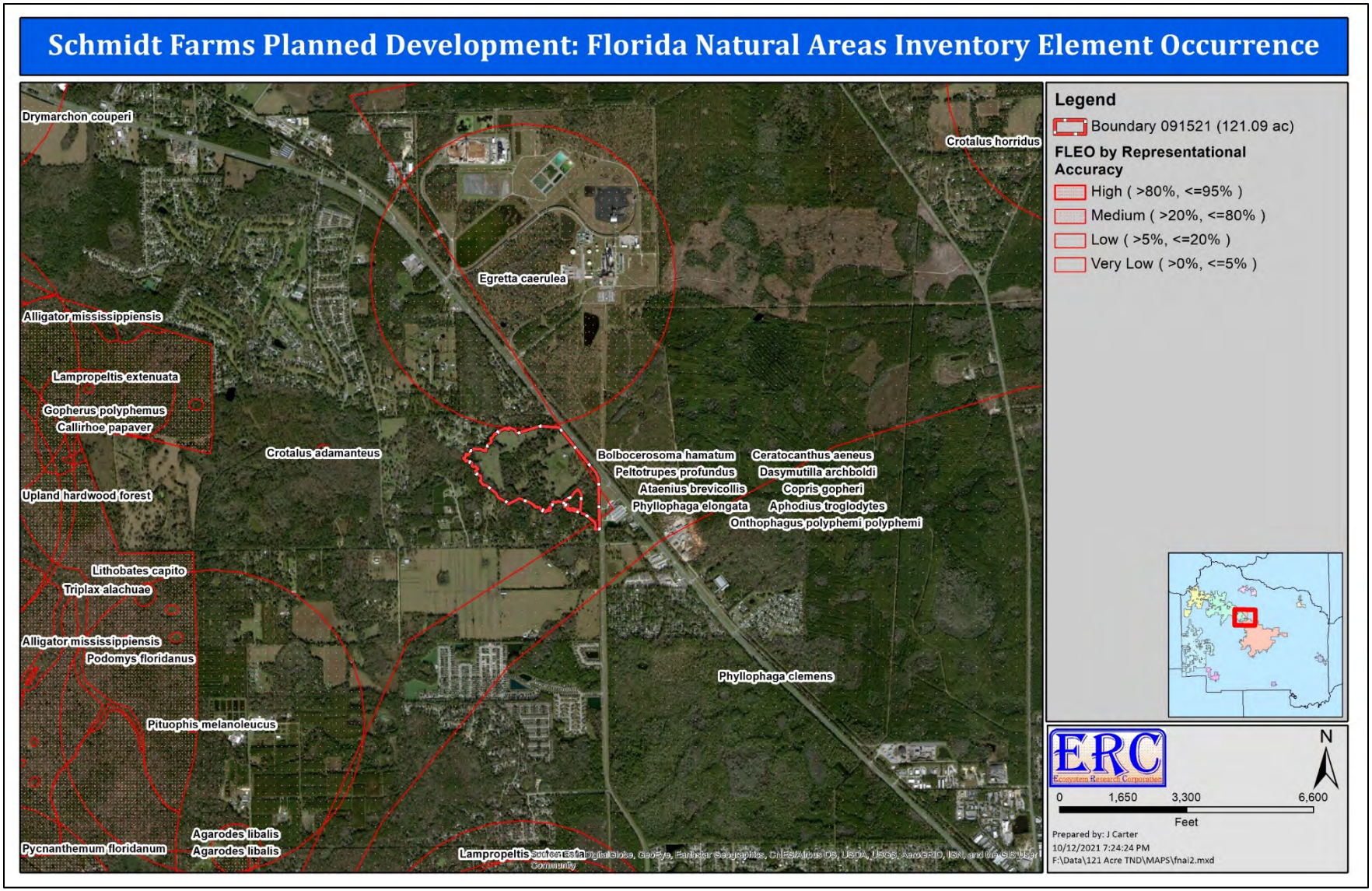


Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas.

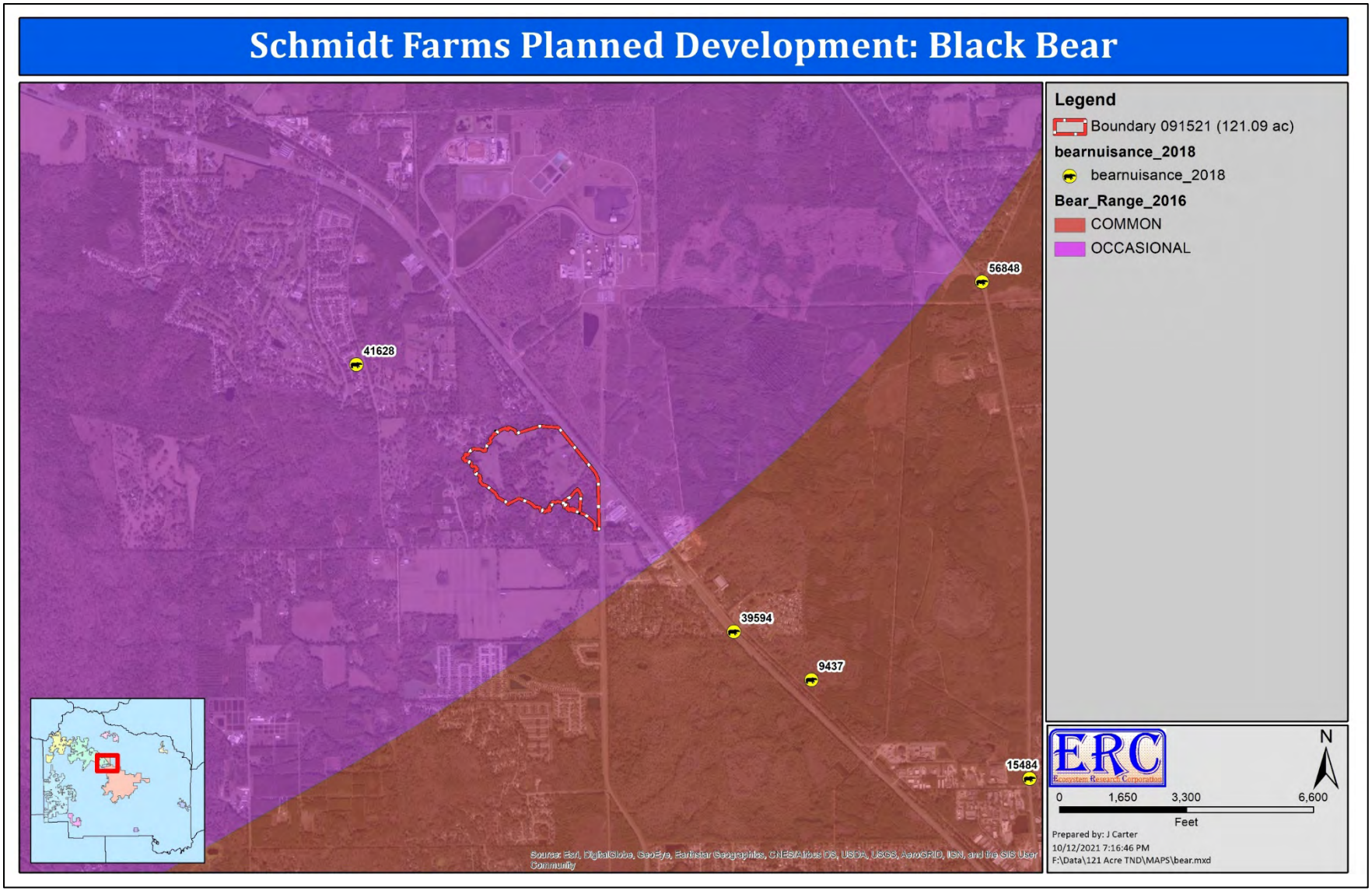


Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area.

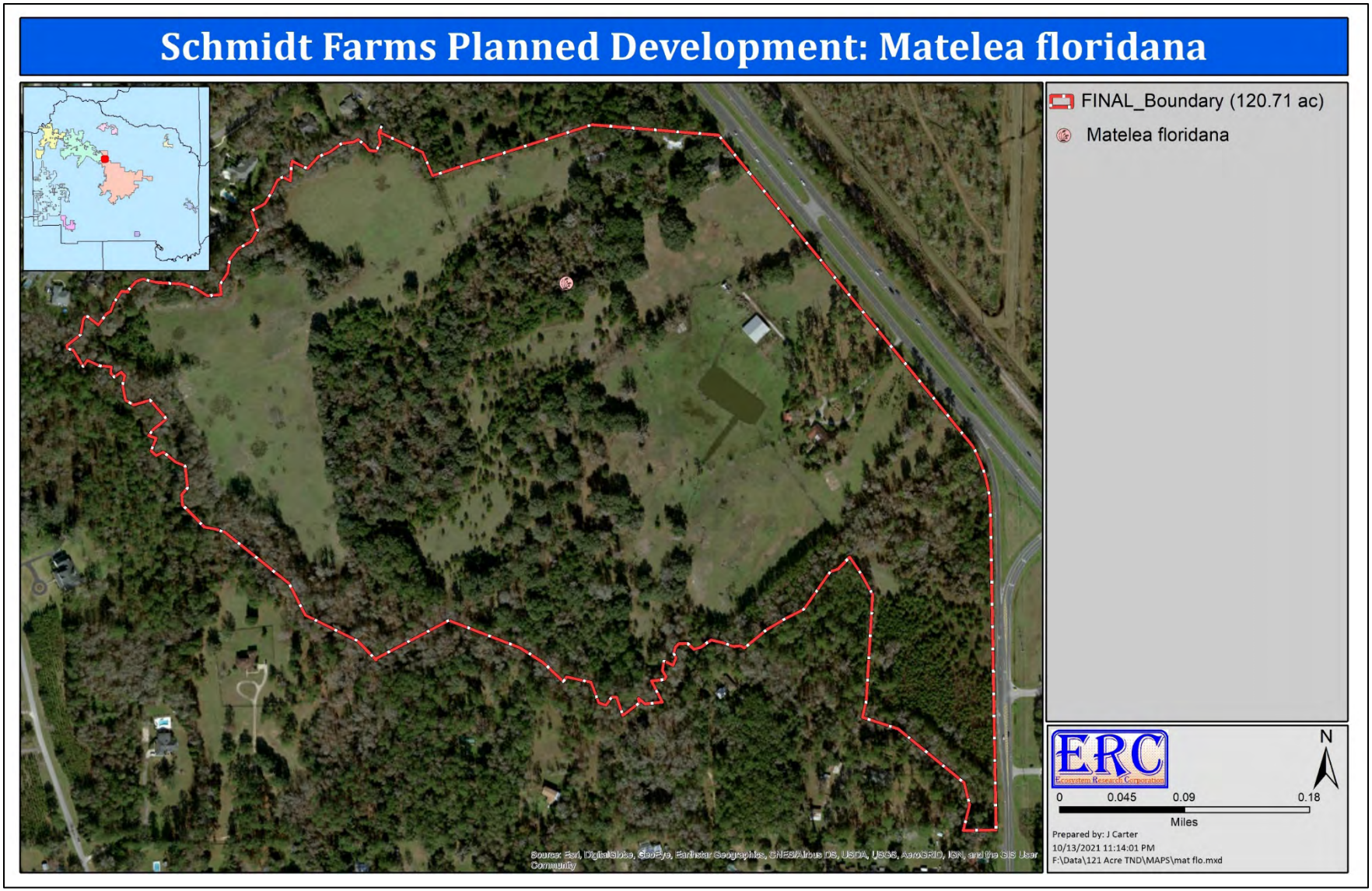


Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel.

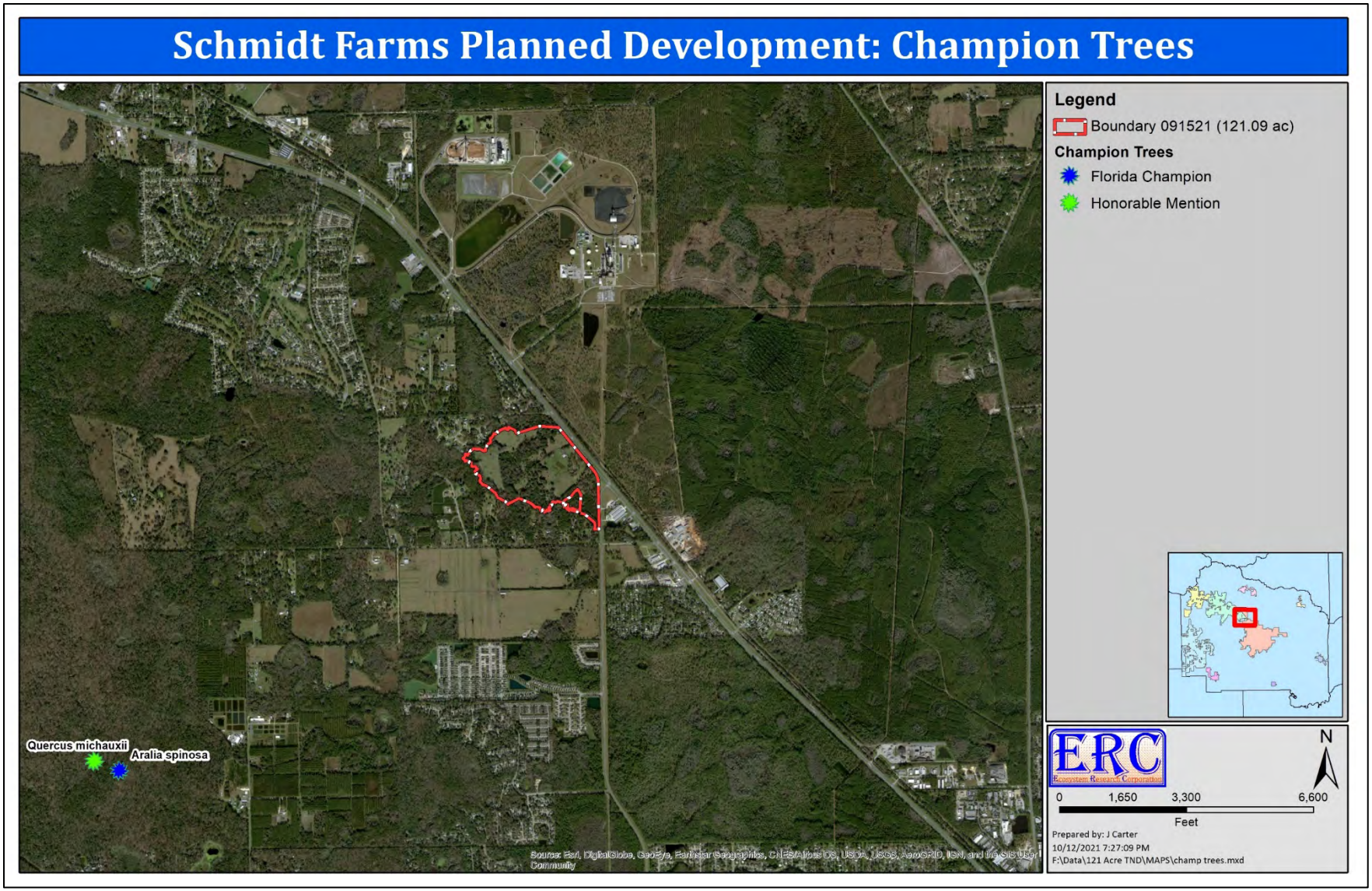


Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area.

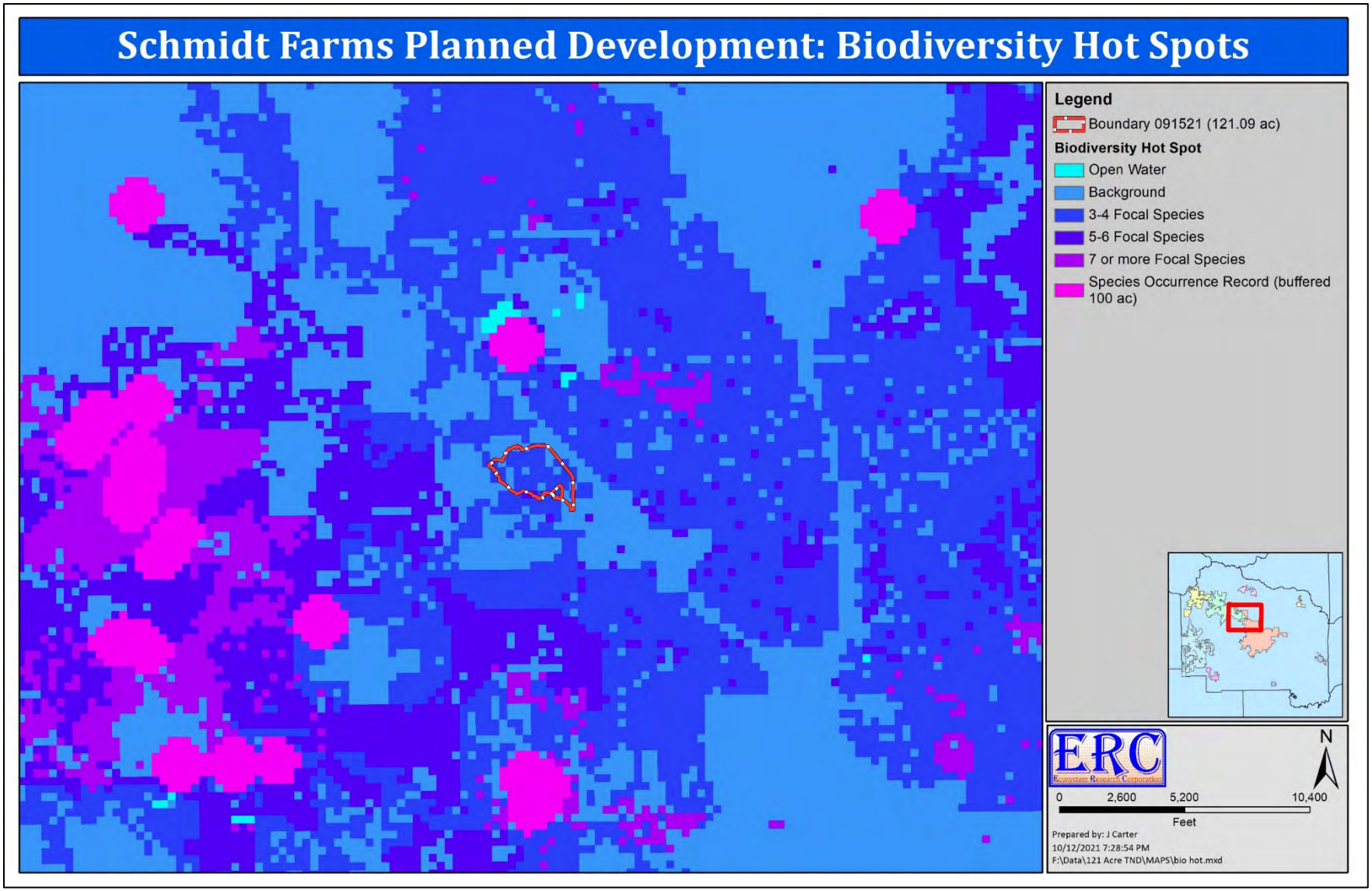


Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area.

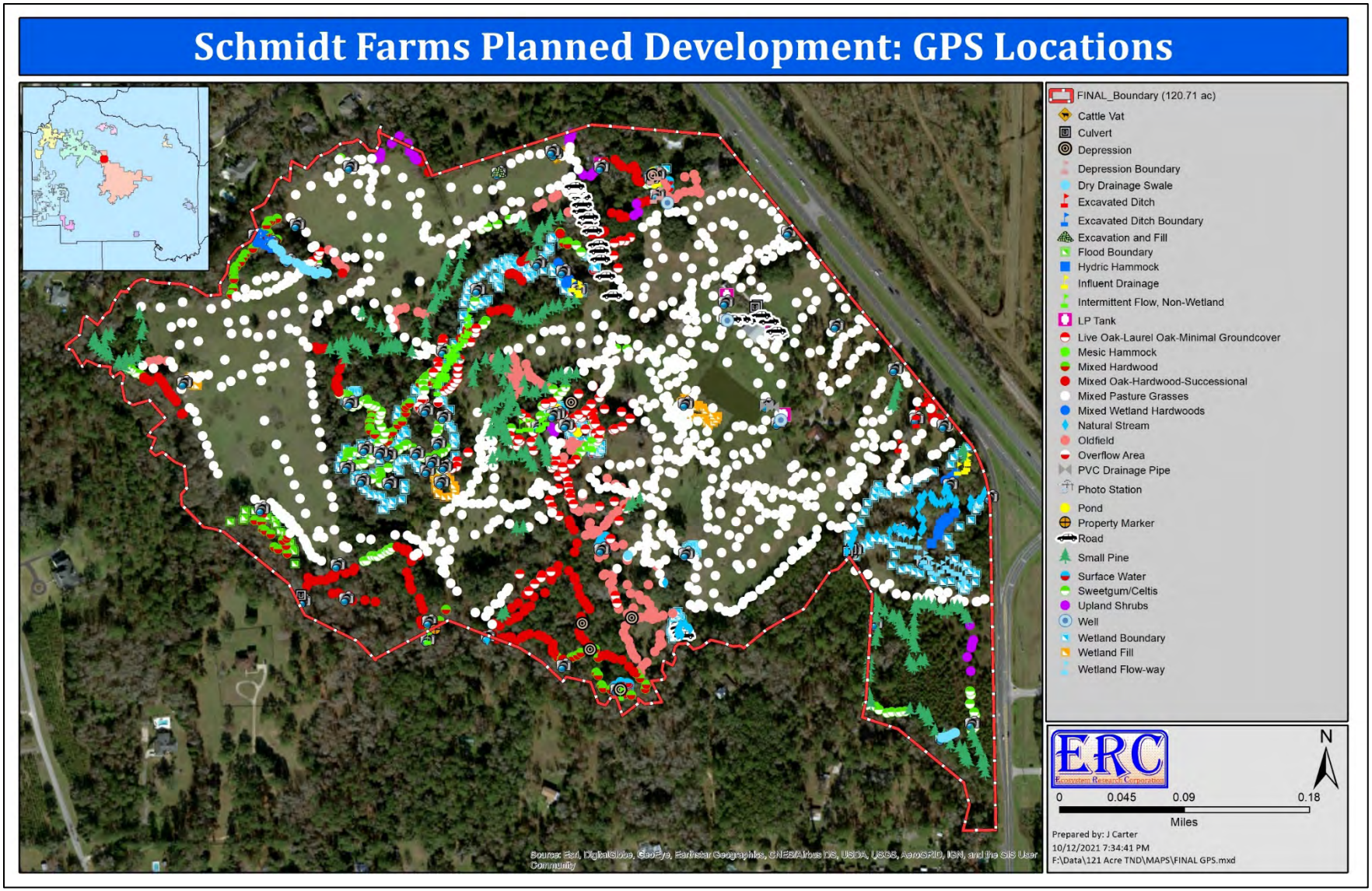


Figure 53. GPS locations where site-specific data were collected within the Planning Parcel.

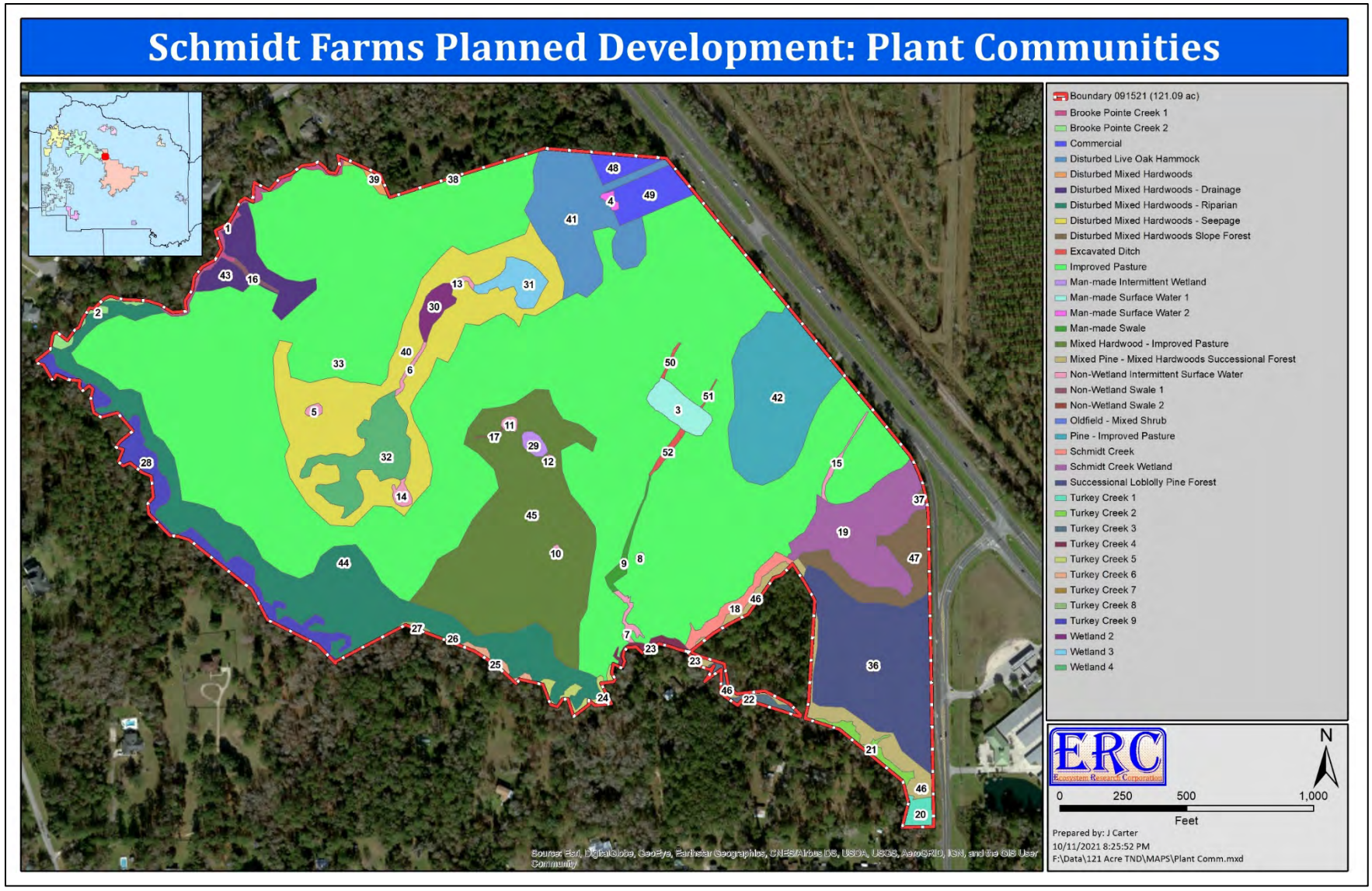


Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages).

Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52)

Polygon	Description	Acres
1	Brooke Pointe Creek 1	0.51
2	Brooke Pointe Creek 2	0.23
3	Man-made Surface Water 1	0.67
4	Man-made Surface Water 2	0.07
5	Non-Wetland Intermittent Surface Water	0.06
6	Non-Wetland Intermittent Surface Water	0.08
7	Non-Wetland Intermittent Surface Water	0.14
8	Non-Wetland Intermittent Surface Water	0.02
9	Man-made Swale	0.21
10	Non-Wetland Intermittent Surface Water	0.04
11	Non-Wetland Intermittent Surface Water	0.07
12	Non-Wetland Intermittent Surface Water	0.03
13	Non-Wetland Intermittent Surface Water	0.06
14	Non-Wetland Intermittent Surface Water	0.13
15	Non-Wetland Intermittent Surface Water	0.11
16	Non-Wetland Swale 1	0.08
17	Non-Wetland Swale 2	0.01
18	Schmidt Creek	0.50
19	Schmidt Creek Wetland	3.08
20	Turkey Creek 1	0.30
21	Turkey Creek 2	0.35
22	Turkey Creek 3	0.27
23	Turkey Creek 4	0.23
24	Turkey Creek 5	0.32
25	Turkey Creek 6	0.16
26	Turkey Creek 7	0.03
27	Turkey Creek 8	0.05
28	Turkey Creek 9	2.03
29	Man-made Intermittent Wetland	0.16

Polygon	Description	Acres
30	Wetland 2	0.39
31	Wetland 3	0.65
32	Wetland 4	1.92
33	Improved Pasture	61.97
36	Successional Loblolly Pine Forest	5.69
37	Disturbed Mixed Hardwoods Slope Forest	0.06
38	Oldfield - Mixed Shrub	0.04
39	Disturbed Mixed Hardwoods	0.14
40	Disturbed Mixed Hardwoods - Seepage	8.10
41	Disturbed Live Oak Hammock	3.74
42	Pine - Improved Pasture	4.66
43	Disturbed Mixed Hardwoods - Drainage	1.49
44	Disturbed Mixed Hardwoods - Riparian	7.91
45	Mixed Hardwood - Improved Pasture	9.67
46	Mixed Pine - Mixed Hardwoods Successional Forest	1.52
47	Disturbed Mixed Hardwoods Slope Forest	1.56
48	Commercial	0.45
49	Commercial	0.96
50	Excavated Ditch	0.04
51	Excavated Ditch	0.02
52	Excavated Ditch	0.11
Total		**121.09**

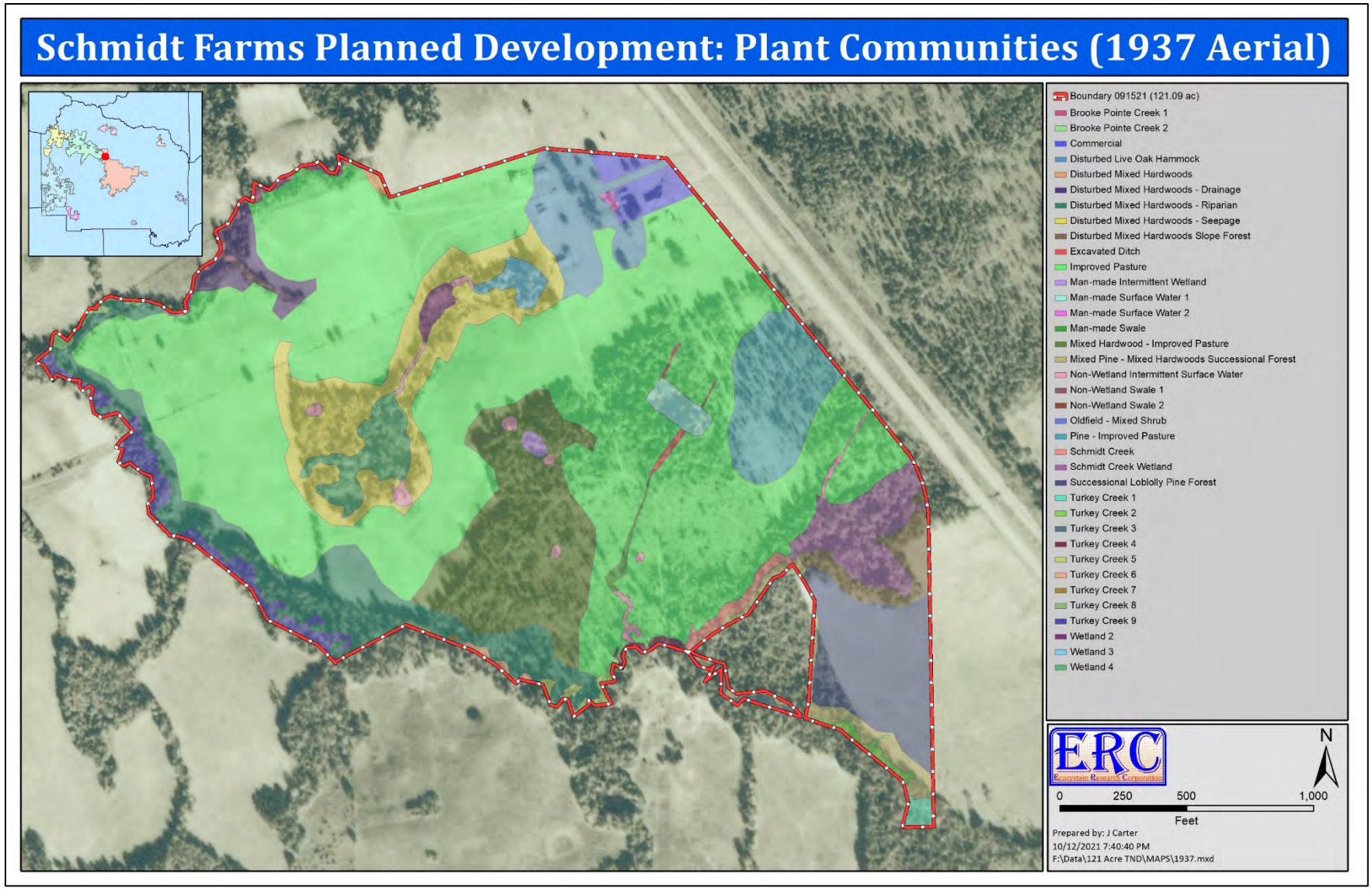


Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial.

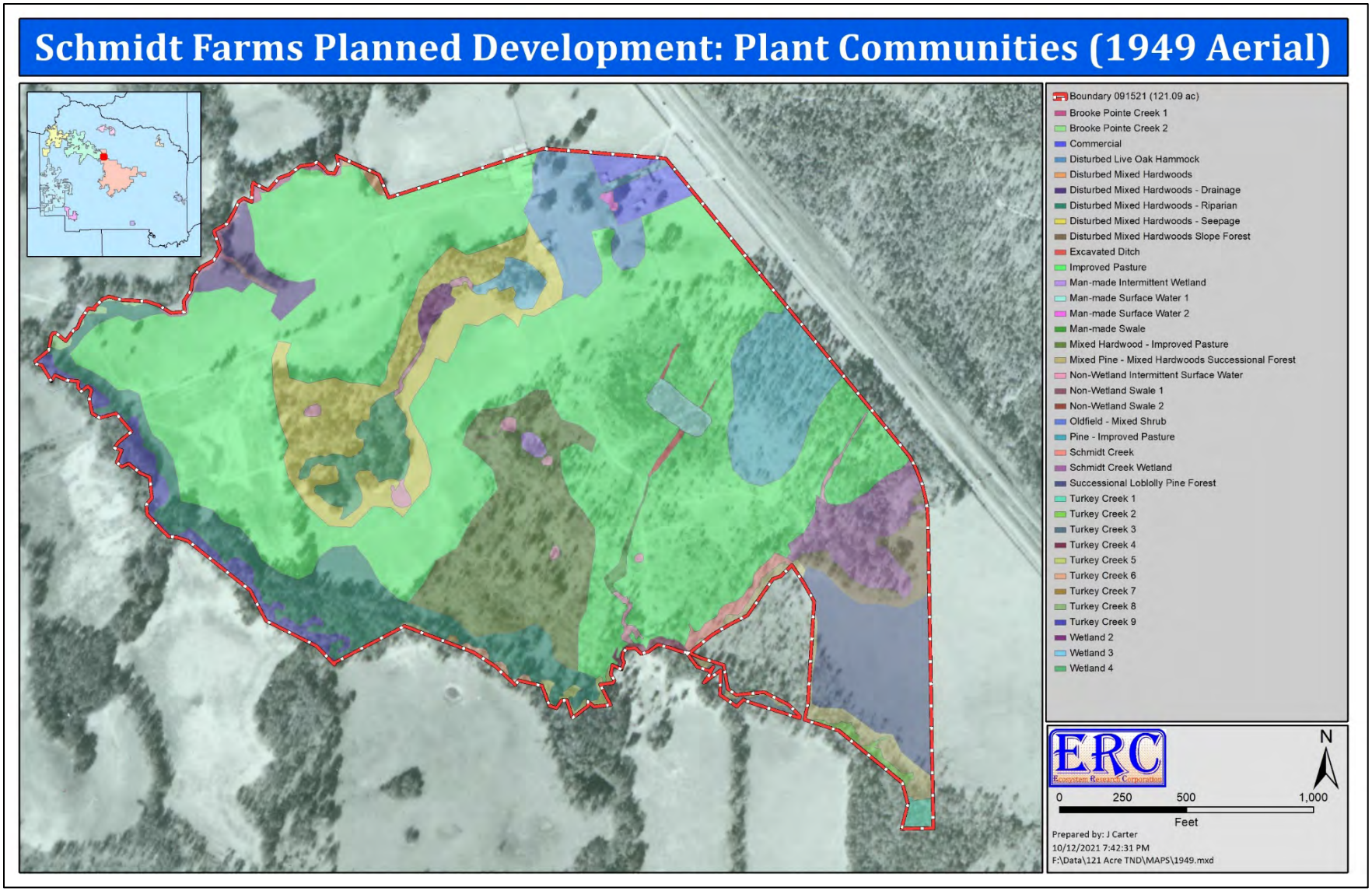


Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial.

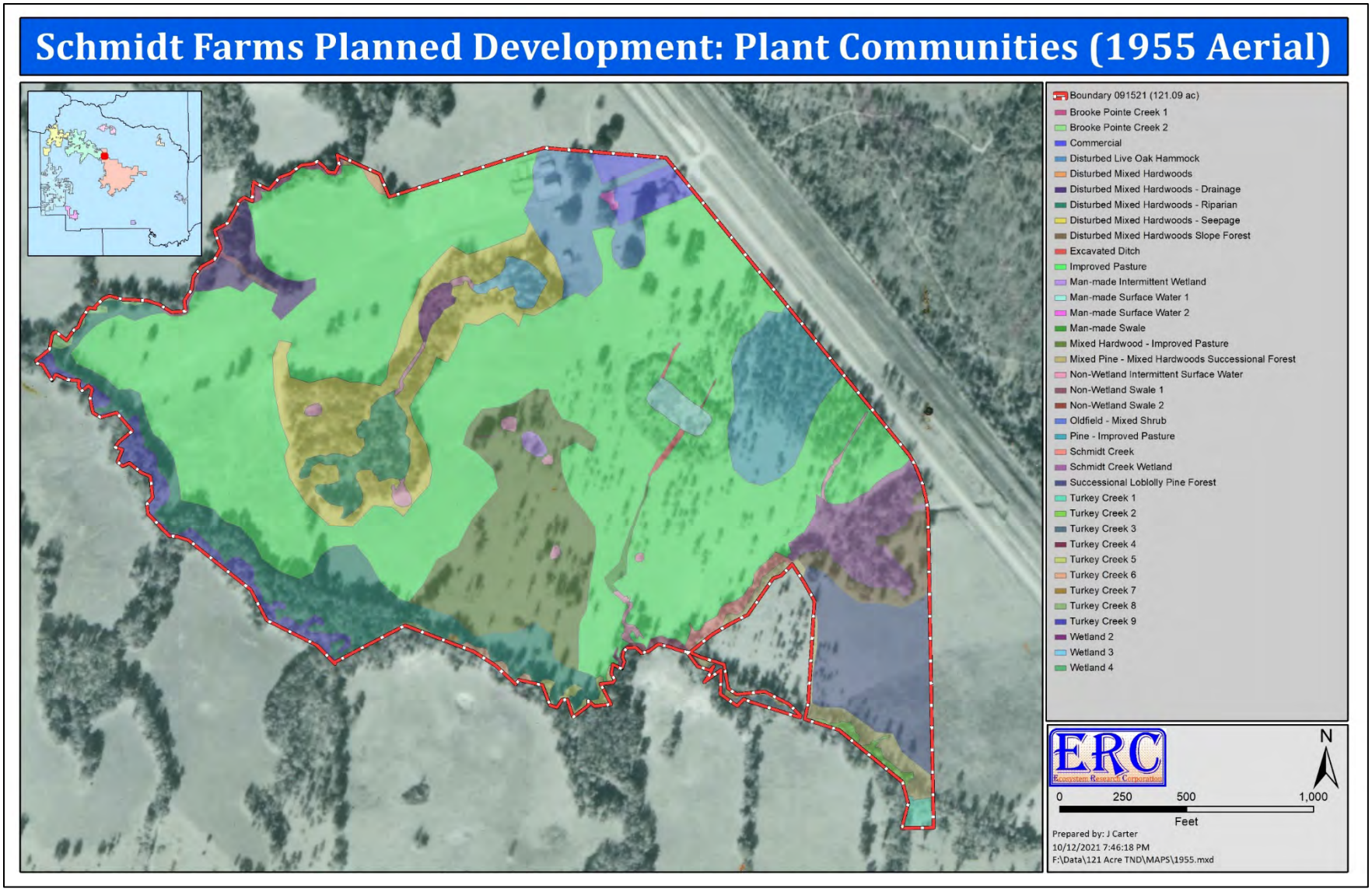


Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial.

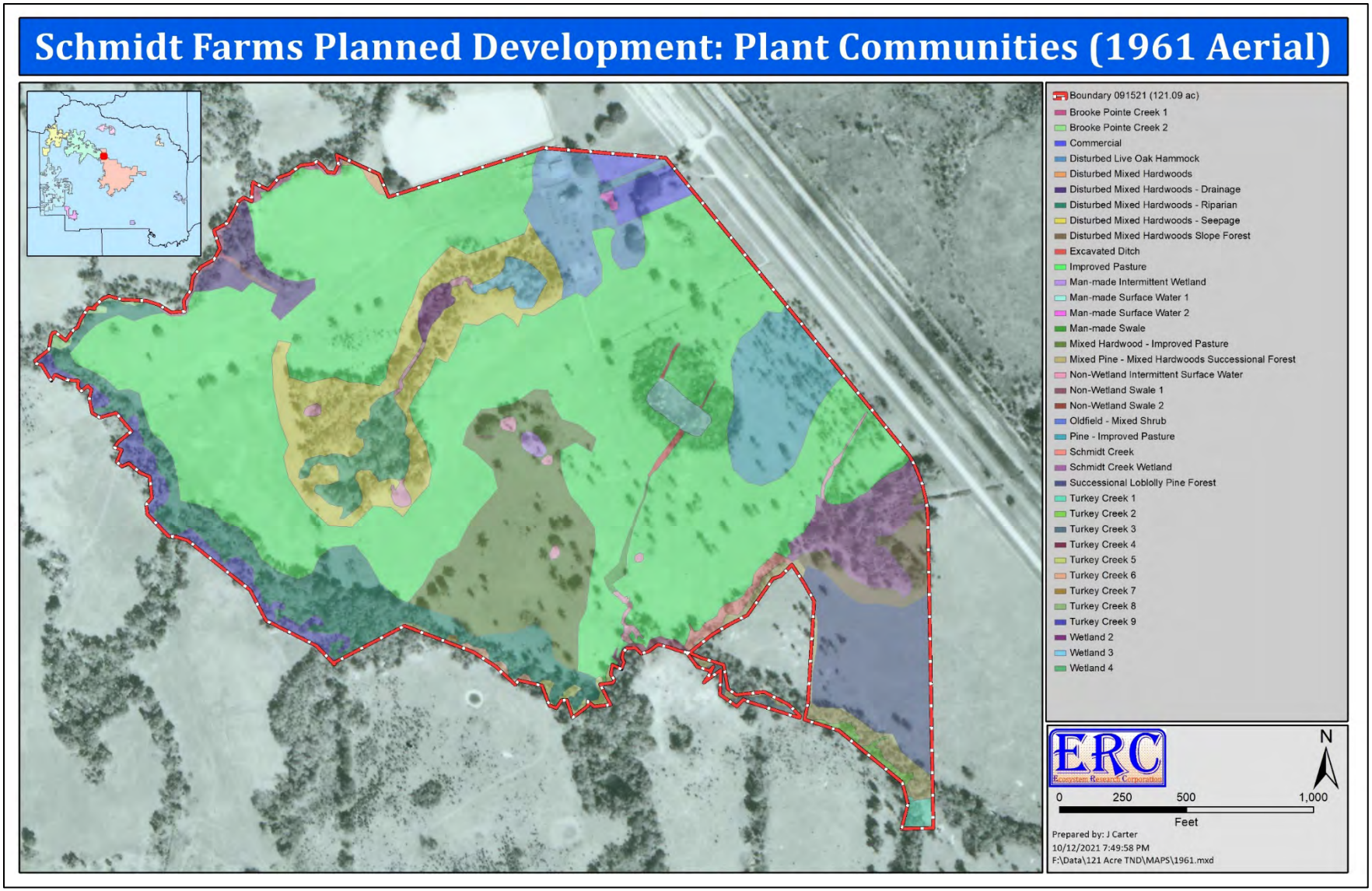


Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial.

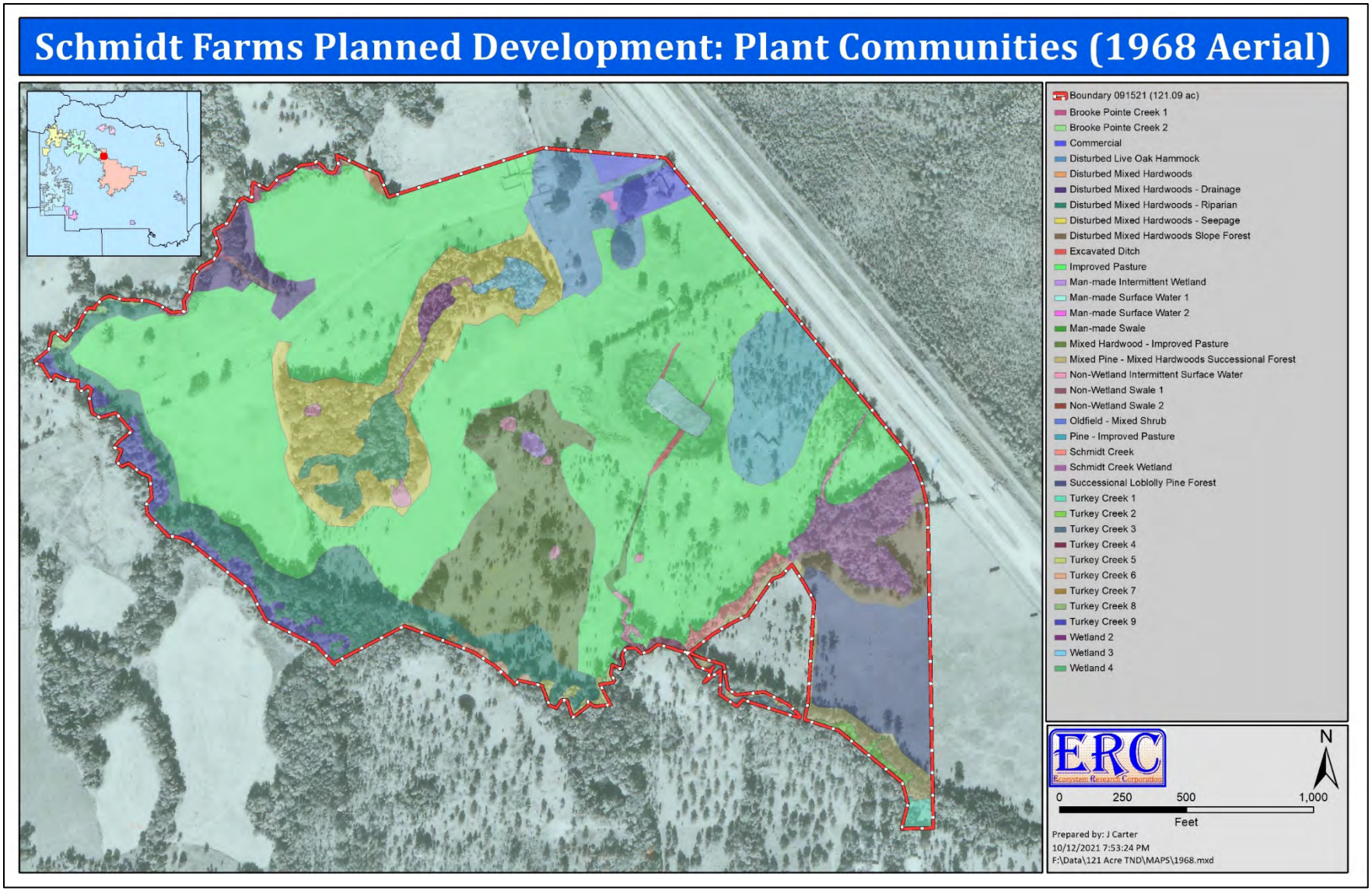


Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial.

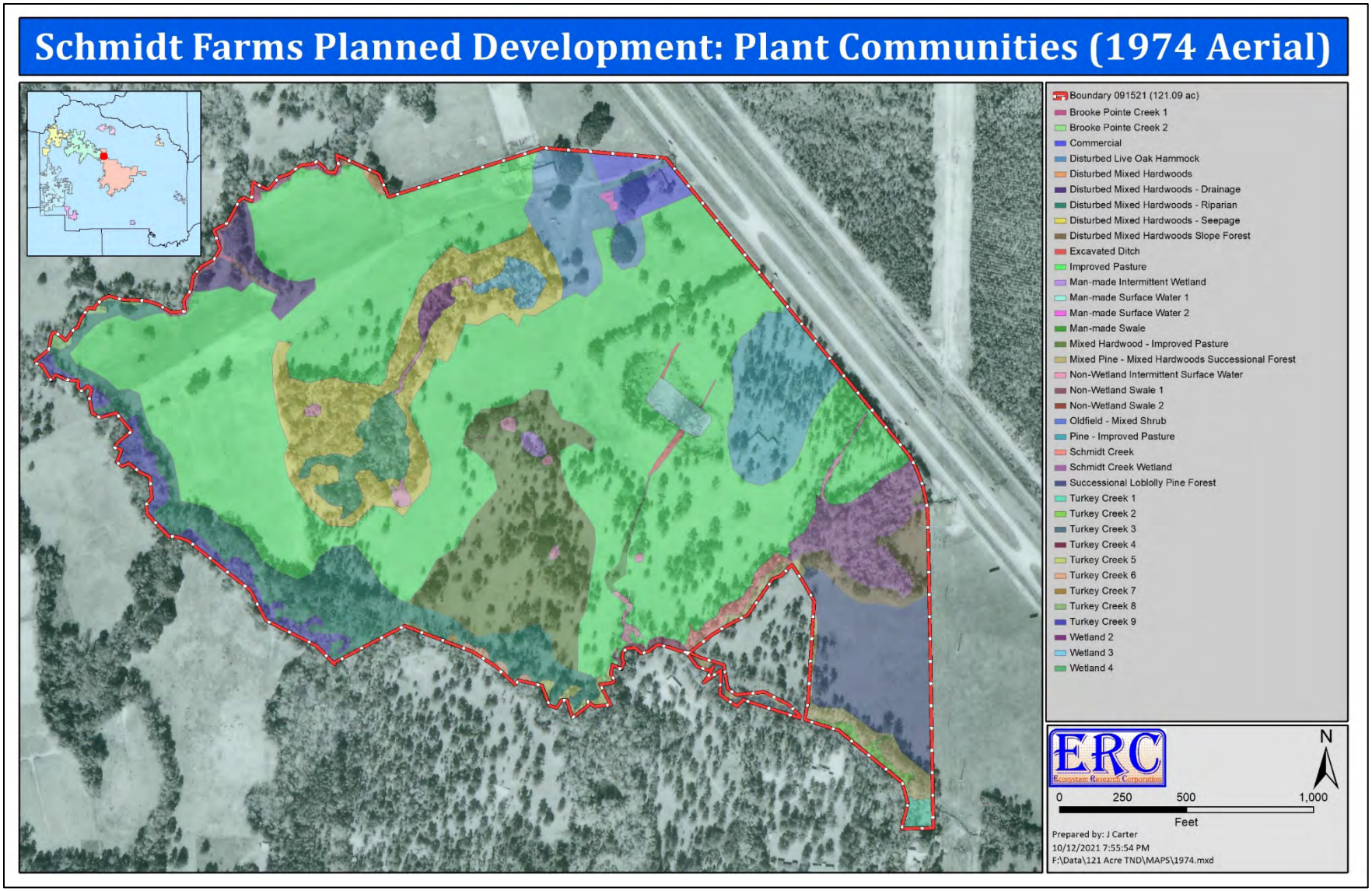


Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial.

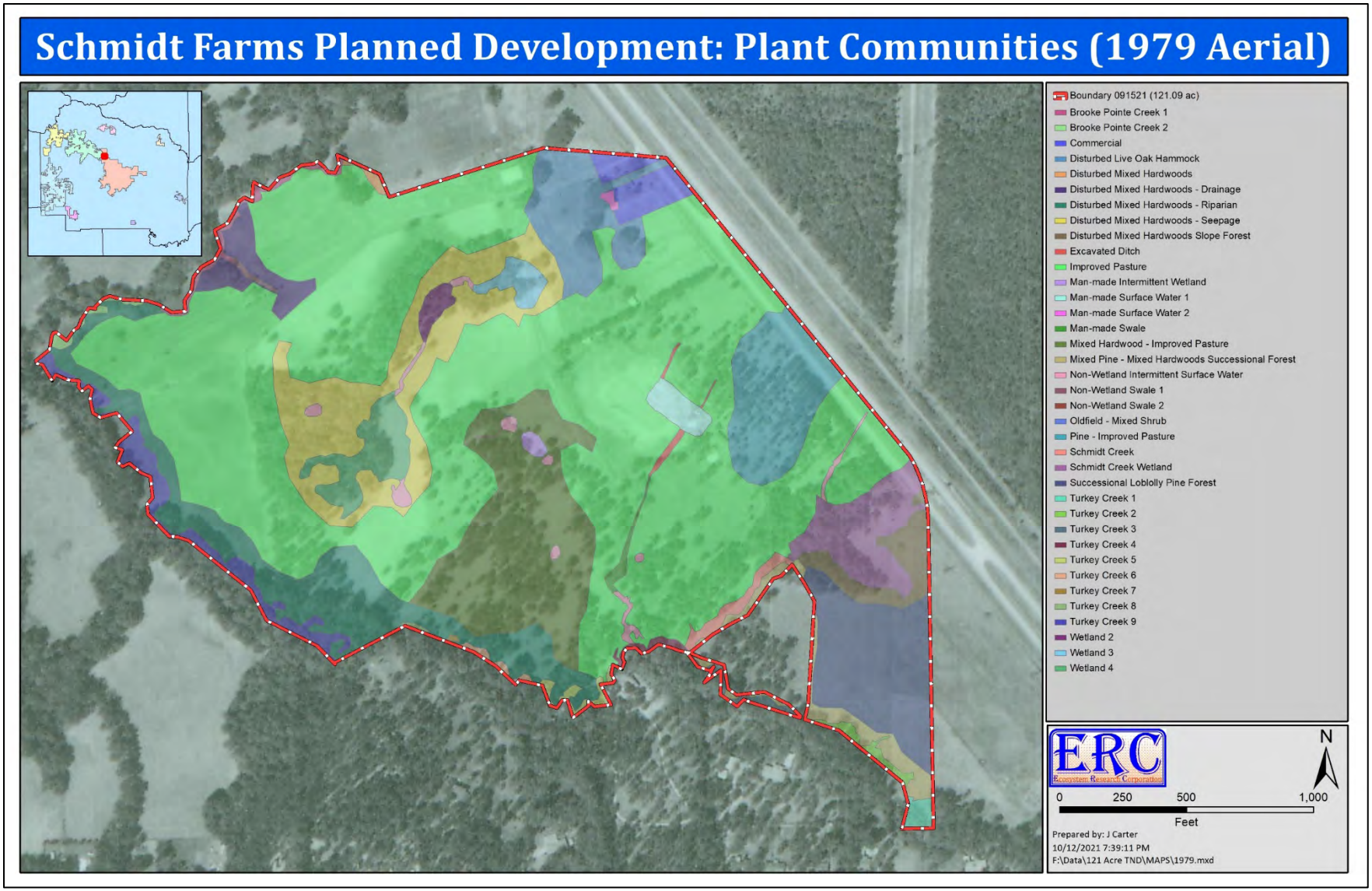


Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial.

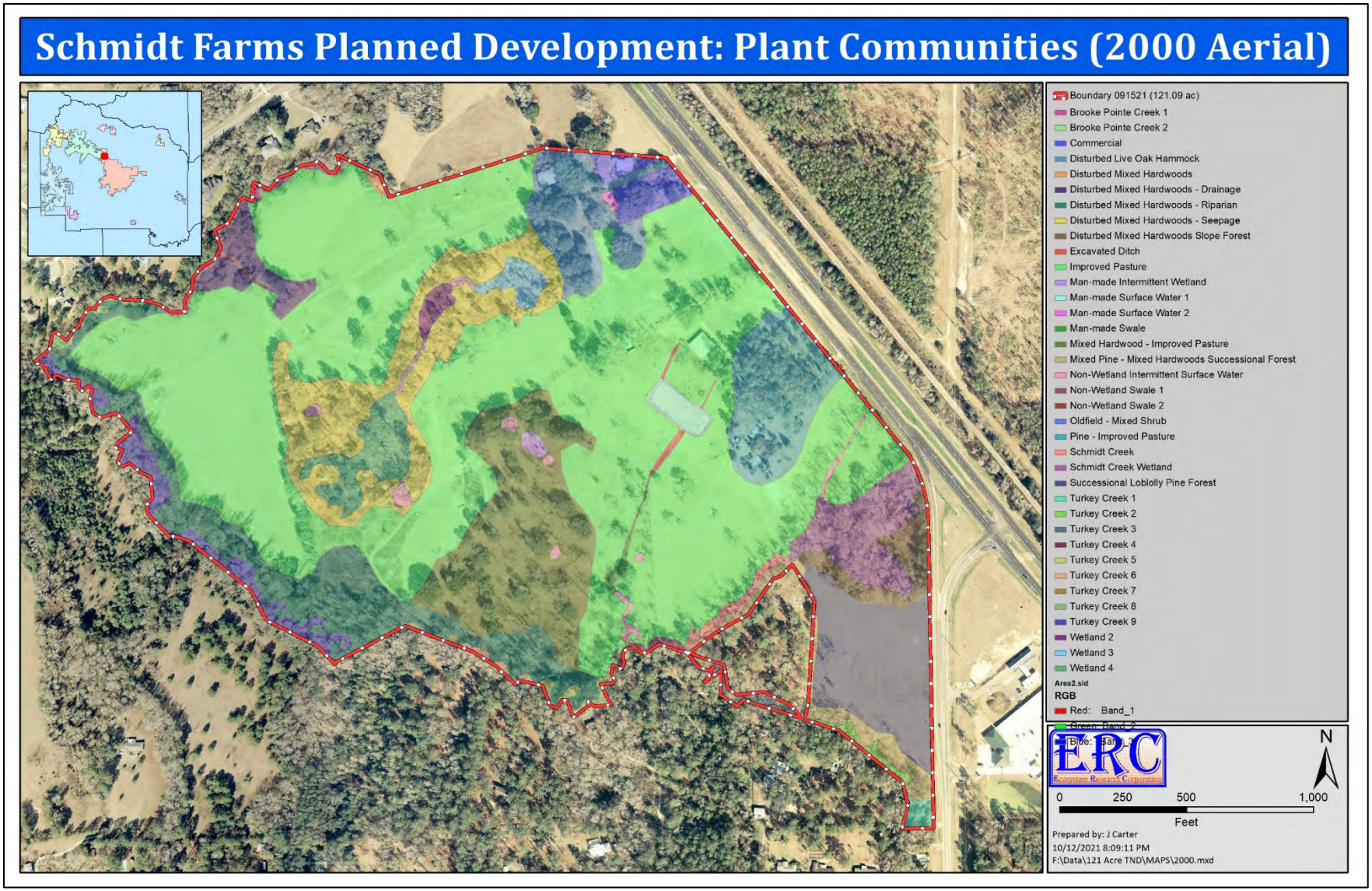


Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial.

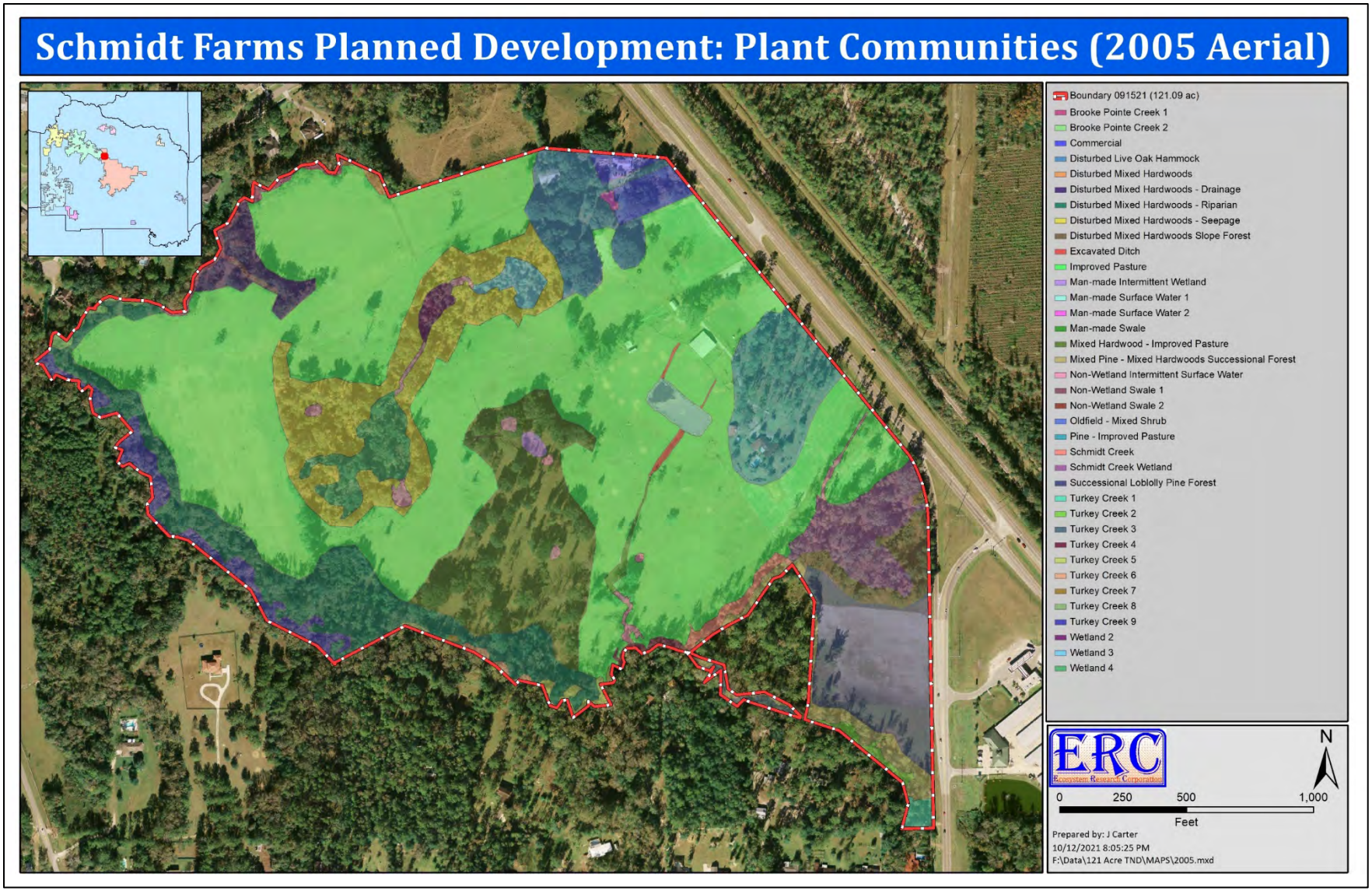


Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial.

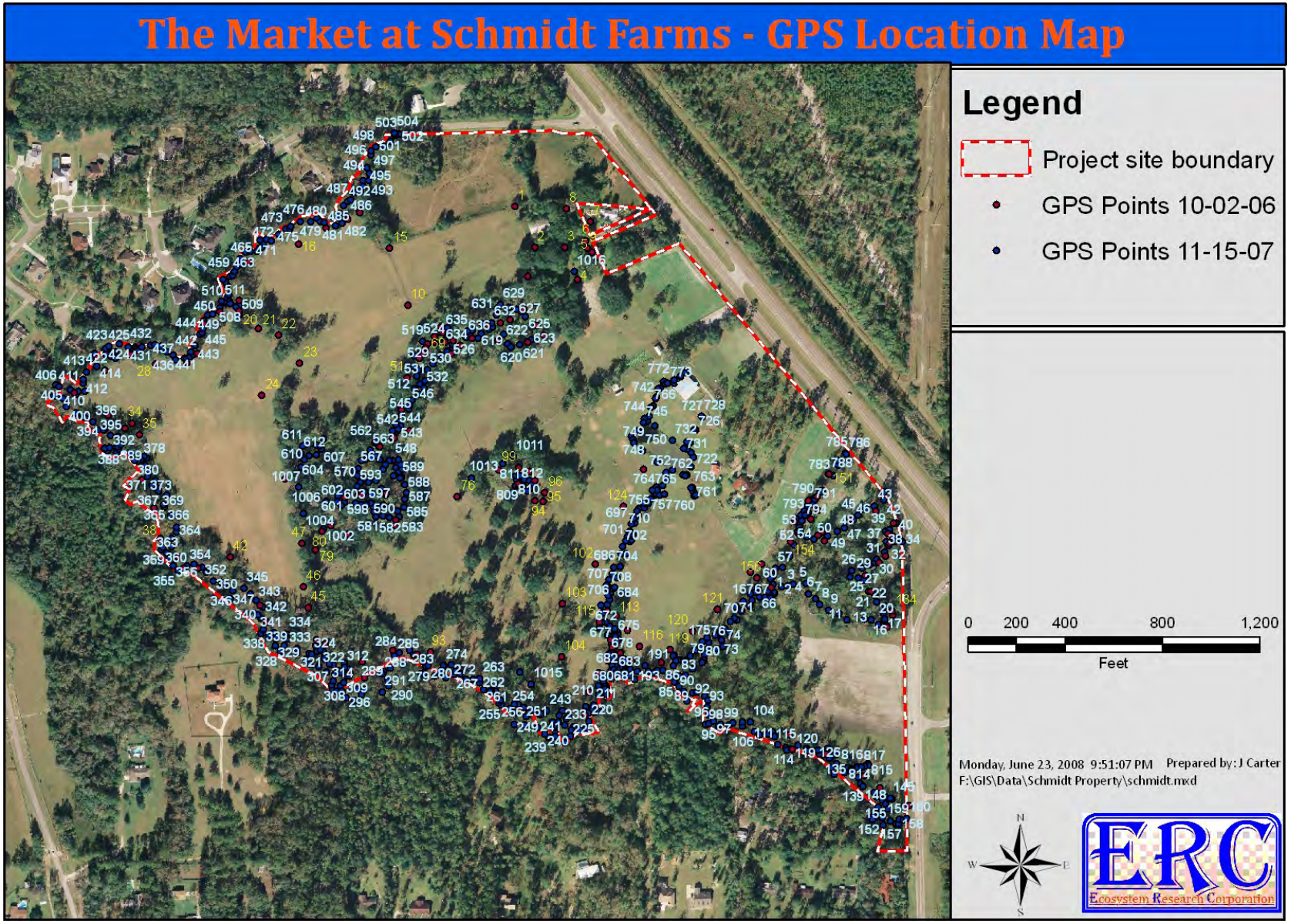


Figure 64. Location of jurisdiction flags from the 2008 survey.

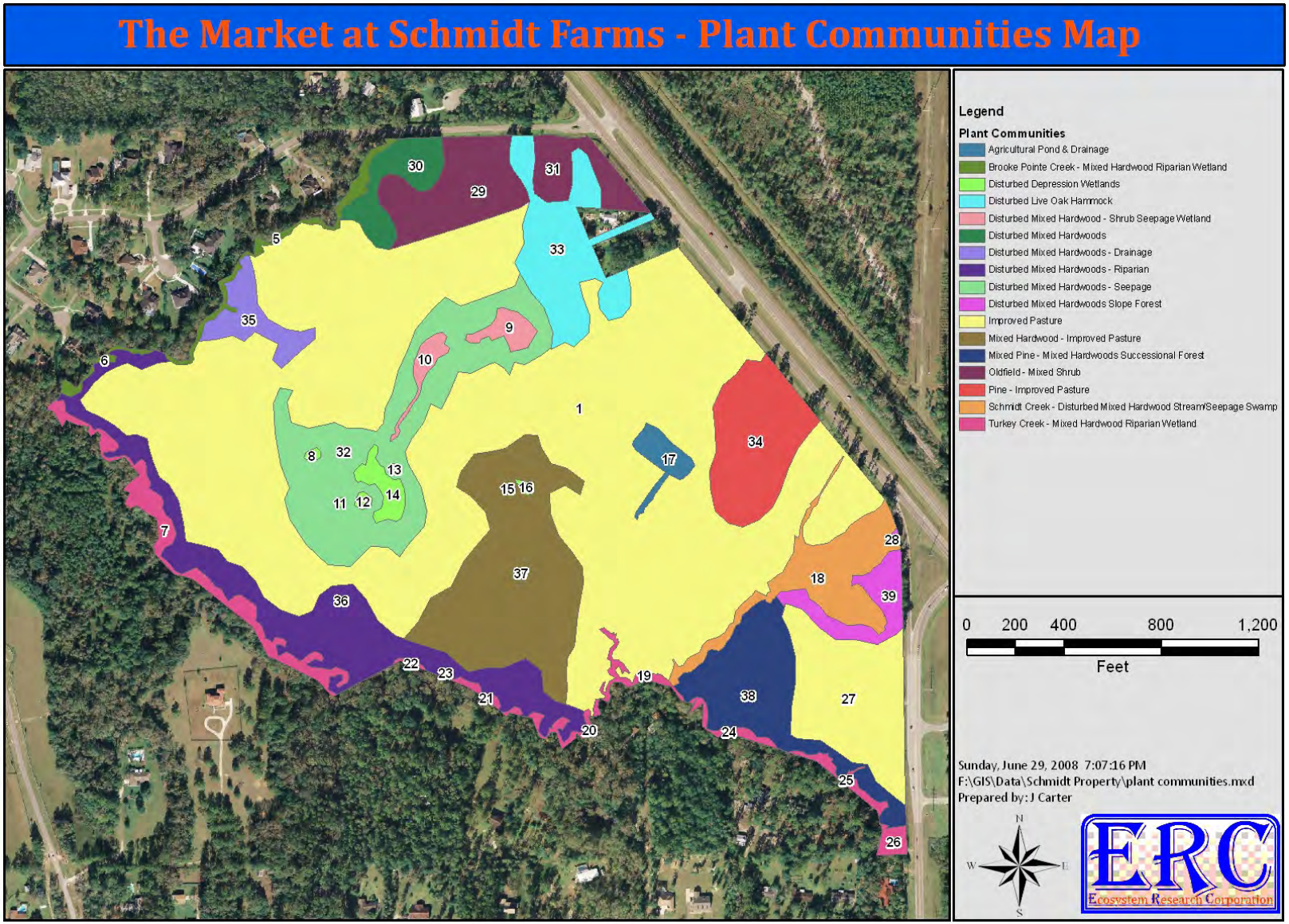


Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages).

Table 5. Wetland and surface water acreages shown for each polygon on Figure 65.

Description	Polygon	Acres
Agricultural Pond & Drainage	17	0.78
Agricultural Pond & Drainage Total		**0.78**
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	5	0.82
	6	0.23
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland Total		**1.05**
Disturbed Depression Wetlands	8	0.06
	11	0.03
	12	0.09
	13	0.03
	14	0.67
	15	0.00
	16	0.06
Disturbed Depression Wetlands Total		**0.94**
Disturbed Live Oak Hammock	33	4.83
Disturbed Live Oak Hammock Total		**4.83**
Disturbed Mixed Hardwood - Shrub Seepage Wetland	9	0.59
	10	0.47
Disturbed Mixed Hardwood - Shrub Seepage Wetland Total		**1.06**
Disturbed Mixed Hardwoods	30	1.85
Disturbed Mixed Hardwoods Total		**1.85**
Disturbed Mixed Hardwoods - Drainage	35	1.57
Disturbed Mixed Hardwoods - Drainage Total		**1.57**
Disturbed Mixed Hardwoods - Riparian	36	7.91
Disturbed Mixed Hardwoods - Riparian Total		**7.91**
Disturbed Mixed Hardwoods - Seepage	32	9.45
Disturbed Mixed Hardwoods - Seepage Total		**9.45**
Disturbed Mixed Hardwoods Slope Forest	28	0.06
	39	1.56
Disturbed Mixed Hardwoods Slope Forest Total		**1.62**
Improved Pasture	1	62.26
	27	5.70
Improved Pasture Total		**67.97**
Mixed Hardwood - Improved Pasture	37	9.93
Mixed Hardwood - Improved Pasture Total		**9.93**
Mixed Pine - Mixed Hardwoods Successional Forest	38	4.98
Mixed Pine - Mixed Hardwoods Successional Forest Total		**4.98**
Oldfield - Mixed Shrub	29	3.74
	31	1.70
Oldfield - Mixed Shrub Total		**5.44**

Description	Polygon	Acres
Pine - Improved Pasture	34	4.66
Pine - Improved Pasture Total		**4.66**
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	18	3.69
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp Total		**3.69**
Turkey Creek - Mixed Hardwood Riparian Wetland	7	2.03
	19	0.38
	20	0.32
	21	0.16
	22	0.05
	23	0.03
	24	0.27
	25	0.35
	26	0.30
Turkey Creek - Mixed Hardwood Riparian Wetland Total		**3.88**
Grand Total		**131.61**

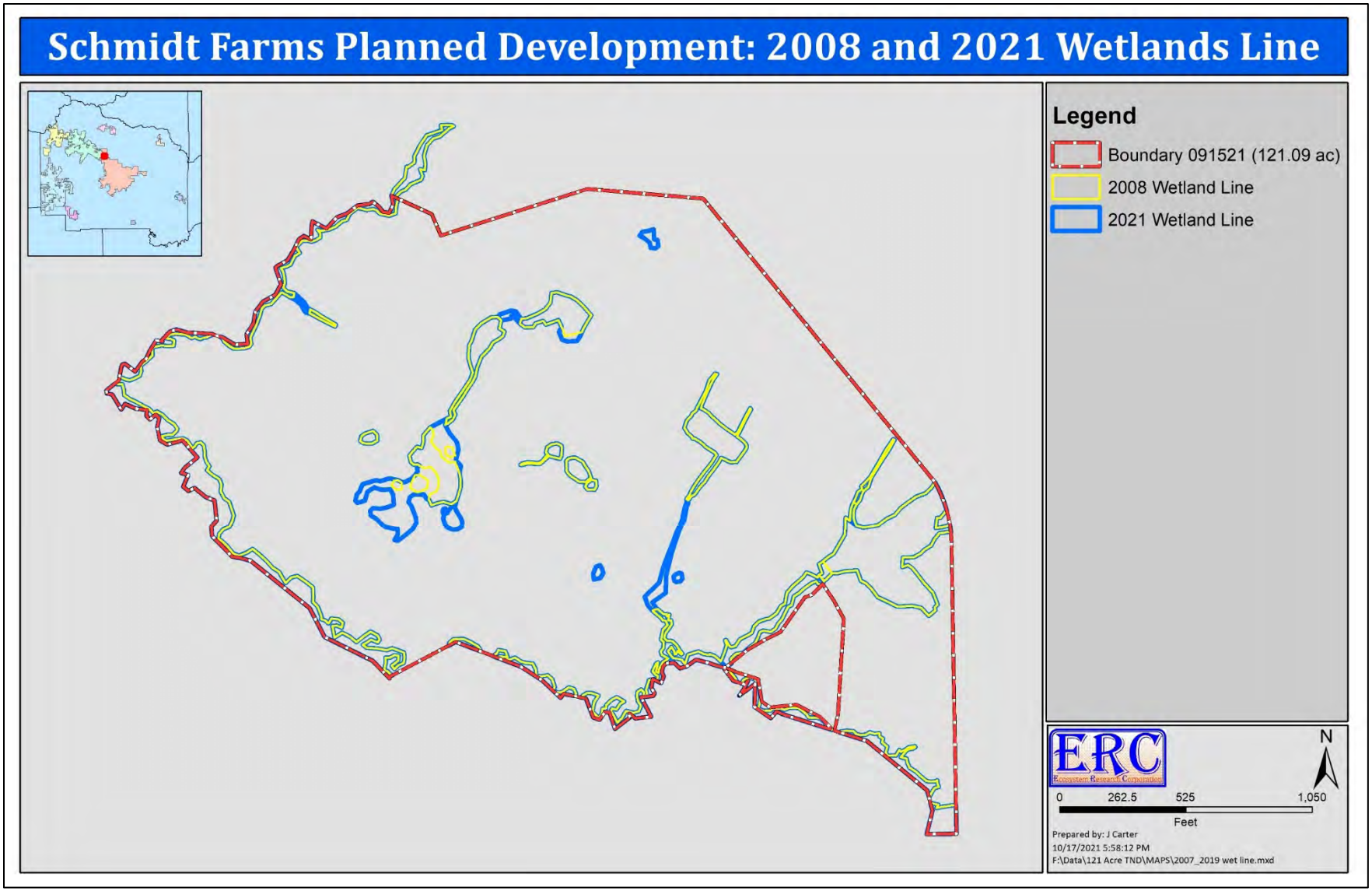


Figure 66. Comparison of 2008 and 2021 jurisdiction lines.

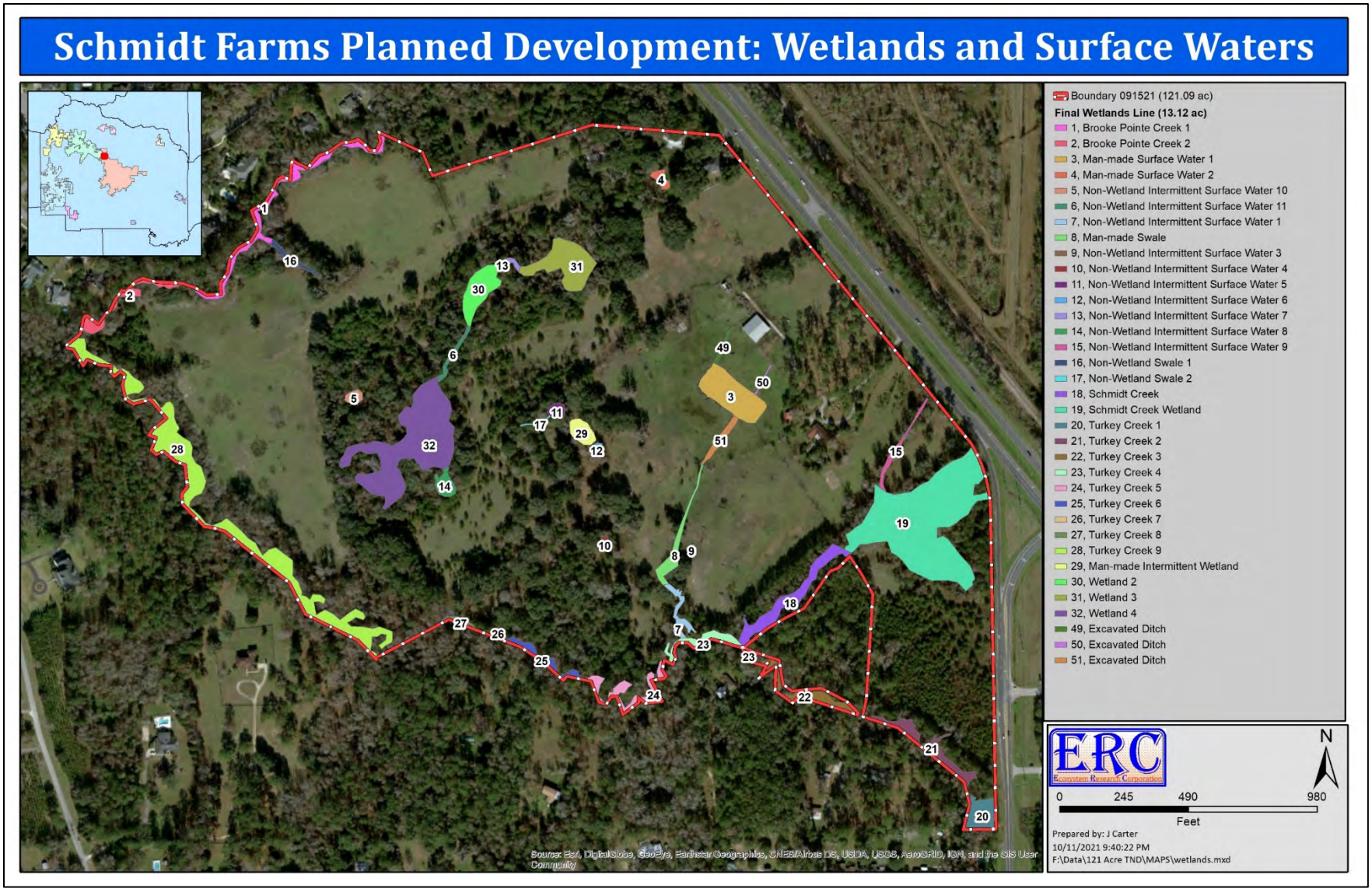


Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages).

Table 6. Wetland and surface water acreages shown for each polygon on Figure 67.

Type	Description	Polygon	Acres
Brooke Pointe Creek: Disturbed Mixed Hardwood Riparian Surface Water	Brooke Pointe Creek 1	1	0.51
	Brooke Pointe Creek 2	2	0.23
	TOTAL		**0.74**
Man-made Surface Water	Excavated Ditch	49	0.11
		50	0.02
		51	0.04
	Man-made Surface Water 1	3	0.67
	Man-made Surface Water 2	4	0.07
	TOTAL		**0.90**
Non-Wetland Intermittent Surface Water	Non-Wetland Surface Water 10	5	0.06
	Non-Wetland Surface Water 11	6	0.08
	Non-Wetland Surface Water 1	7	0.14
	Non-Wetland Surface Water 3	9	0.02
	Non-Wetland Surface Water 4	10	0.04
	Non-Wetland Surface Water 5	11	0.07
	Non-Wetland Surface Water 6	12	0.03
	Non-Wetland Surface Water 7	13	0.06
	Non-Wetland Surface Water 8	14	0.13
	Non-Wetland Surface Water 9	15	0.11
	TOTAL		**0.75**
Non-Wetland Swale: Drainage Features	Man-made Swale	8	0.21
	Non-Wetland Swale 1	16	0.08
	Non-Wetland Swale 2	17	0.01
	TOTAL		**0.30**
Schmidt Creek: Disturbed Mixed Hardwood Riparian Surface Water	Schmidt Creek	18	0.50
	TOTAL		**0.50**
Schmidt Creek Wetland: Disturbed Mixed Hardwood Seepage Wetland	Schmidt Creek Wetland	19	3.08
	TOTAL		**3.08**
Turkey Creek: Disturbed Mixed Hardwood Riparian Surface Water	Turkey Creek 1	20	0.30
	Turkey Creek 2	21	0.35
	Turkey Creek 4	23	0.21
	Turkey Creek 5	24	0.32
	Turkey Creek 6	25	0.16
	Turkey Creek 7	26	0.03
	Turkey Creek 8	27	0.05
	Turkey Creek 9	28	2.03
	TOTAL		**3.45**
Man-made Intermittent Surface Water	Man-made Intermittent Pond	29	0.16
	TOTAL		**0.16**

Type	Description	Polygon	Acres
Isolated Mixed Hardwood Seepage Wetland	Wetland 2	30	0.39
	Wetland 3	31	0.65
	TOTAL		**1.04**
Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters	Wetland 4	32	1.92
	TOTAL		**1.92**
GRAND TOTAL			**12.83**

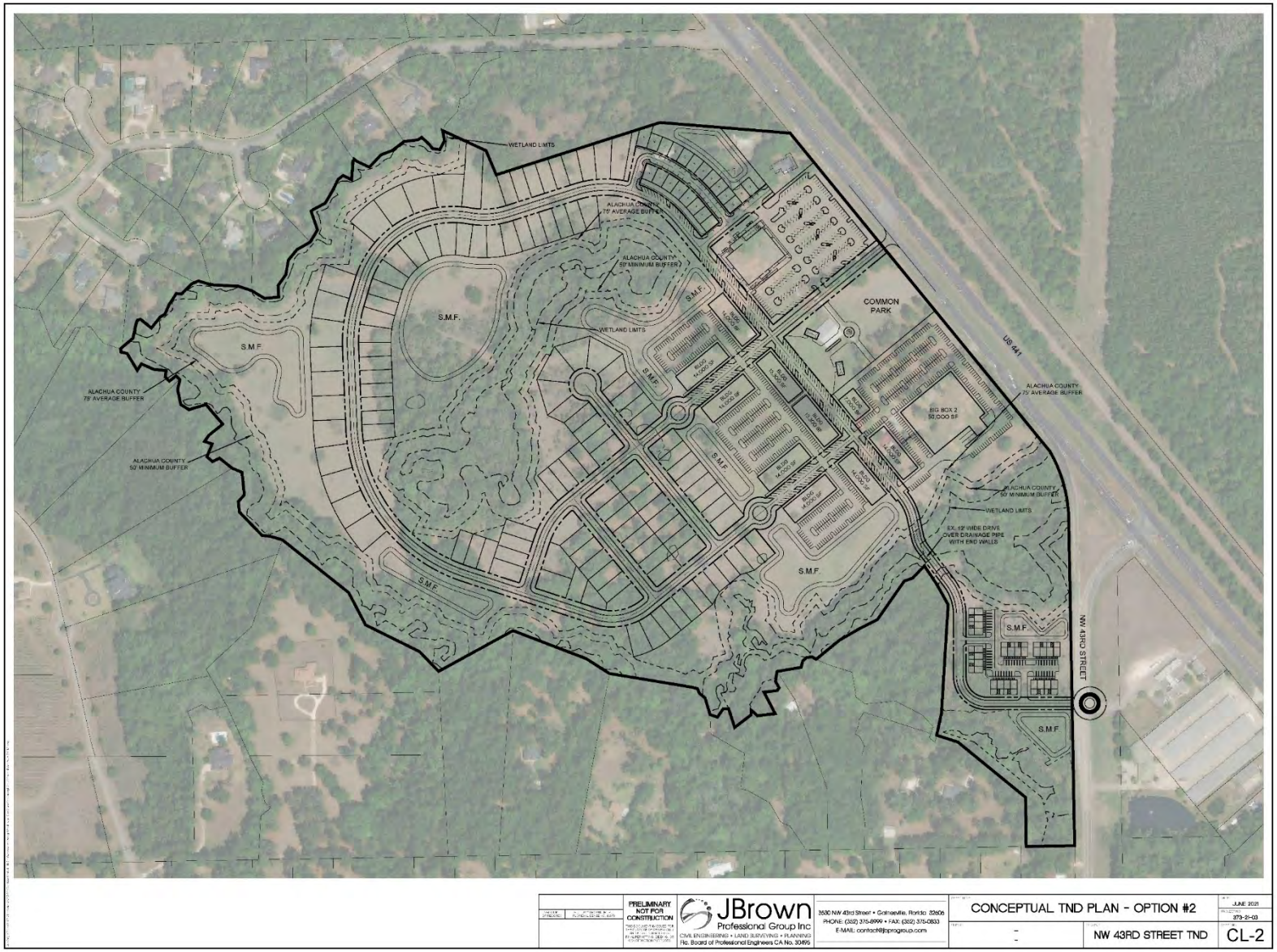


Figure 68. Preliminary site development plan.

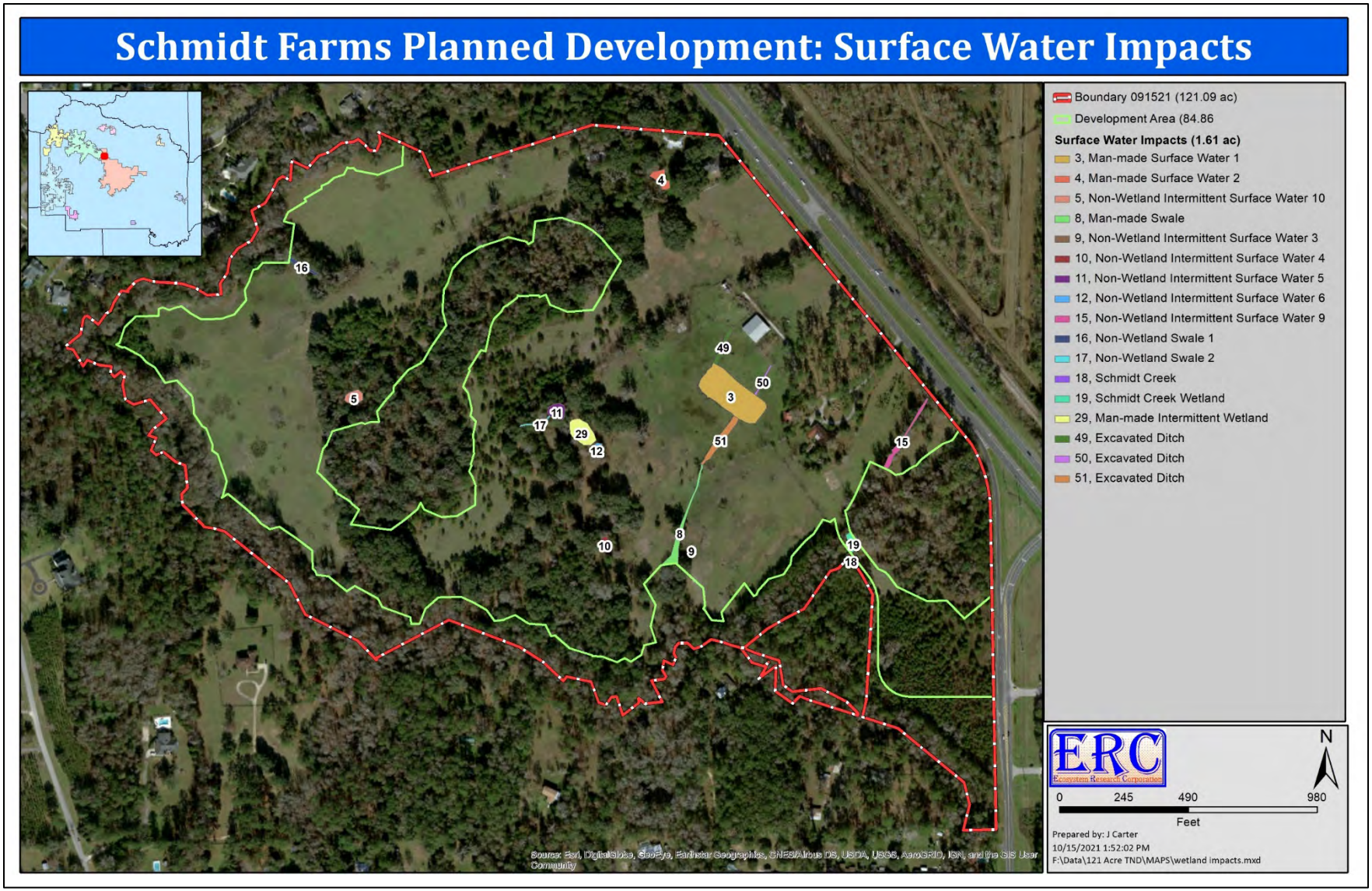


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69.

Type	Description	Polygon	Acres
Man-made Surface Water	Excavated Ditch	49	0.038
		50	0.016
		51	0.109
	Man-made Surface Water 1 (Ag Pond)	3	0.668
	Man-made Surface Water 2 (Fishpond)	4	0.069
	TOTAL		**0.901**
Non-Wetland Intermittent Surface Water	Non-Wetland Intermittent Surface Water 3	9	0.024
	Non-Wetland Intermittent Surface Water 4	10	0.039
	Non-Wetland Intermittent Surface Water 5	11	0.071
	Non-Wetland Intermittent Surface Water 6	12	0.033
	Non-Wetland Intermittent Surface Water 9	15	0.082
	TOTAL		**0.249**
Non-Wetland Swale	Man-made Swale	8	0.135
	Non-Wetland Swale 1	16	0.036
	Non-Wetland Swale 2	17	0.014
	TOTAL		**0.185**
Schmidt Creek	Schmidt Creek Surface Water	18	0.000
	Schmidt Creek Surface Water	19	0.053
	TOTAL		**0.053**
Man-made Landscape Depression	Man-made Intermittent Surface Water	29	0.163
	TOTAL		**0.163**
TOTAL WETLAND IMPACTS			**1.551**

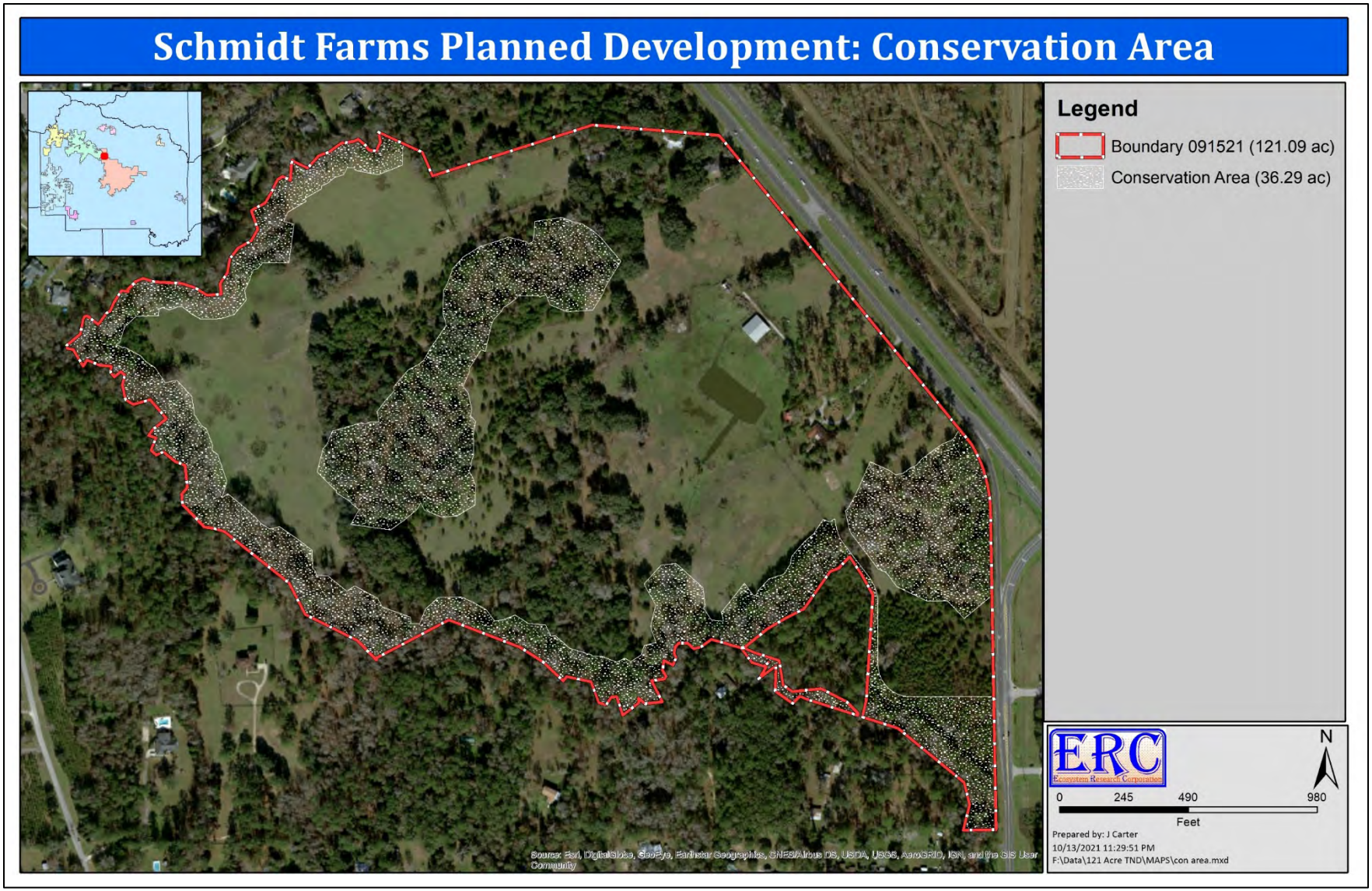


Figure 70. Proposed conservation easement.

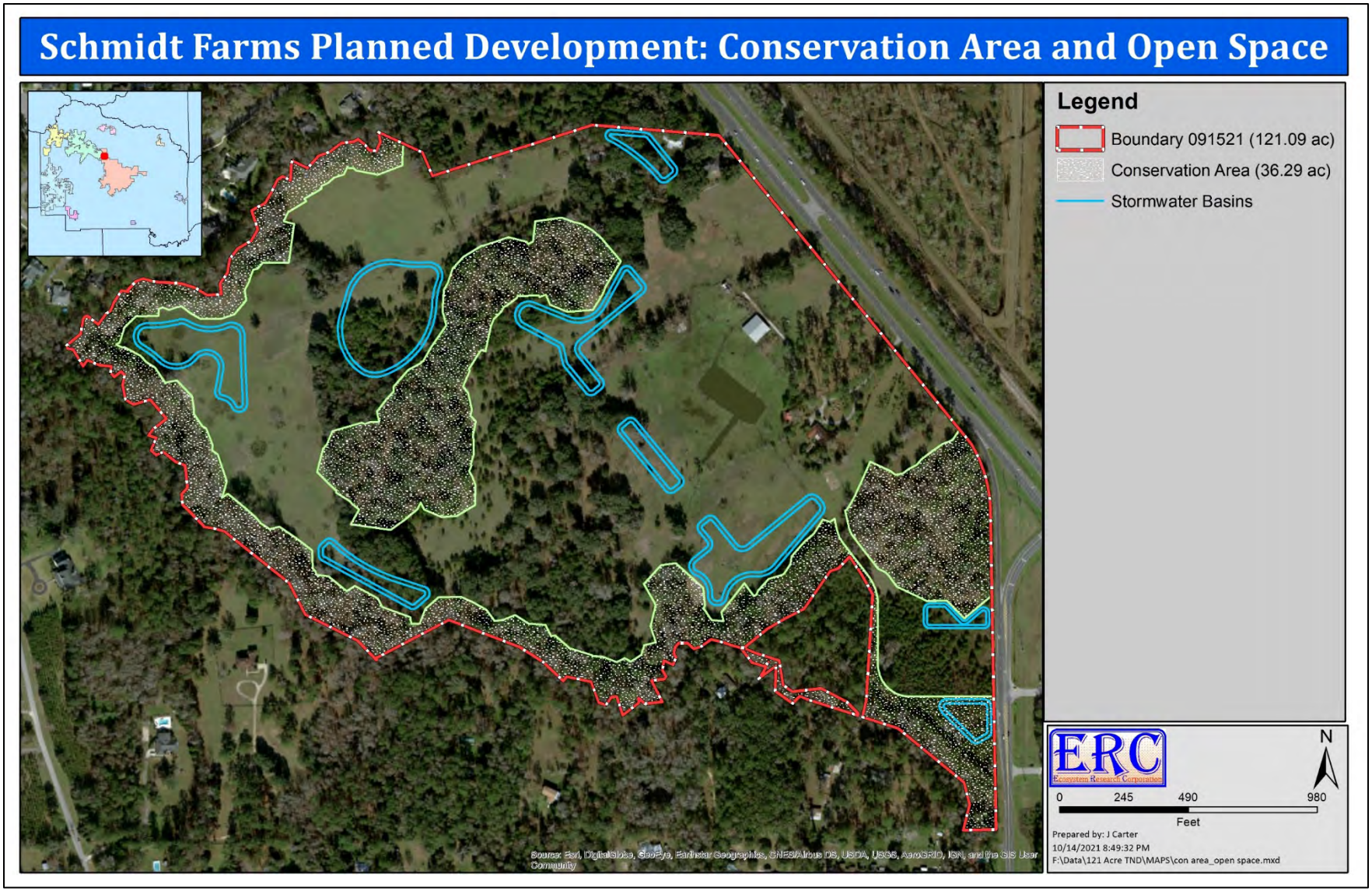


Figure 71. Conservation easement and surface waters to be created on the Planning Parcel.

ATTACHMENT 1: Public Notice Issued 26 January 2009

City of Alachua

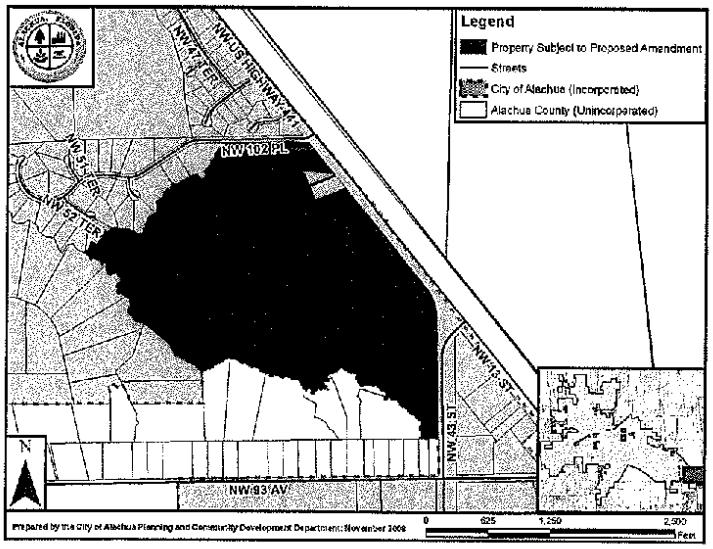
PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on January 26, 2009 at 7:00 p.m. The hearing will be held in the Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 09 12

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, 2015; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES) ON FIVE PARCELS OF LAND THAT TOTAL ±131.6 ACRES; LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA, WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 43RD STREET AND THE DEERHAVEN POWER PLANT. TAX PARCEL NUMBERS 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.



P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

City of Alachua

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department or at the Office of the City Clerk, 15100 NW 142nd Terrace, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

B. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 11: A REQUEST BY C. DAVID COFFEY, P.A., AGENT FOR 441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM ALACHUA COUNTY RURAL CLUSTER TO CITY OF ALACHUA COMMUNITY COMMERCIAL (±17.65 ACRES) AND RESIDENTIAL MODERATE DENSITY (±21.63 ACRES). THE ±39.28 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 441 AND THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACTS AND WEST OF THE INTERSECTION OF TURKEY CREEK BOULEVARD AND U.S. HWY 441, ALACHUA, FLORIDA. EXISTING FLUM: ALACHUA COUNTY RURAL CLUSTER; ZONING: ALACHUA COUNTY HIGHWAY ORIENTED BUSINESS (BH); A PORTION OF TAX PARCEL NO. 05898-000-000. (THIS IS A LEGISLATIVE HEARING)

i. FIRST READING. ORDINANCE 09 11; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

C. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE

FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

E. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 14: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MEGAHEE ENTERPRISES, LTD., LLLP, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE AND COMMERCIAL TO COMMERCIAL (±90 ACRES), RESIDENTIAL MEDIUM DENSITY (±36.1 ACRES), RESIDENTIAL MODERATE DENSITY (±174.5 ACRES), CONSERVATION (±115 ACRES), AND RECREATION (±107 ACRES). THE ±523 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED NORTH OF U.S. HWY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HWY 75, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NO.S 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000 (THIS IS A LEGISLATIVE HEARING)**

i. FIRST READING, ORDINANCE 09 14; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

V. AGENDA ITEMS

NONE SCHEDULED

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Mr. Stubbs confirms for Vice-Mayor Burgess that a wetland pond is located on the subject property, but there are no springs. Mr. Stubbs notes there are protection standards in the Comprehensive Plan and the Land Development Regulations. Miss Portal states the City of Alachua has excellent policies and a lot of opportunity for setback and environmental resource protection in the planning process.

Vice-Mayor Burgess moves to approve Ordinance 09 11 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to be consistent with the City of Alachua Comprehensive Plan and with a requirement that a text amendment concurrent with adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) threshold would be necessary, and authorize staff to transmit the proposed LSCPA to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

C. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).**

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 12 by title only for public record by City Attorney Rush.

City Planner Justin Tabor gives a brief overview of the above-referenced item noting the subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas. Mr. Tabor reviews maps showing the adjacent properties and their land use. The Planning and Zoning Board held a public hearing on

this item on December 16, 2008 and voted 5-0 for approval and transmittal to the City Commission with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development (DRI) thresholds would be necessary. Mr. Tabor notes that the concerns of the citizens in attendance at the Planning and Zoning Board meeting are summarized and in the Agenda packets, staff report, and the minutes from the meeting.

Gerry Dedenbach, with Causseaux, Hewett, & Walpole, Inc., agent for the applicant, gives a Power Point presentation outlining what is being proposed for this property beginning with a timeline of the land use change process. He notes a neighborhood meeting was held on the proposed changes, as well as a subsequent meeting. By moving the commercial areas away from the residential areas and into the core, large conservation areas were created. He notes three main concerns: 1) Surface water flow; 2) Conservation area behind Brooke Point; and 3) NW 102nd Place access.

Mr. Tabor continues with the staff report reviewing site suitability, needs analysis, urban sprawl analysis, public facilities impacts, consistency with the Comprehensive Plan, and DRI related issues.

Commissioner Coerper comments on the drainage on the subject property.

Mayor Calderwood notes for the record that they have received William Burger's letter, respectfully submitted by the Brooke Pointe Home Owners Association, noting three (3) concerns.

William Burger states the Commission has effectively raised the major concerns that the homeowners have about the subject property, especially potential flooding and the entrance to Brooke Pointe. He commends Mr. Dedenbach for the neighborhood meetings.

Pam Connolly respectively requests that maximum consideration be given to the conservation area, light pollution, and noise abatement, as well as the setback from wetlands, buffering, and stormwater management.

Richard Beardsley presents a letter to the Commission and comments on what draws people to this part of Alachua County. He is against approval of this Ordinance.

Karen Arington presents a letter to the Commission. She states the proposed development should not be approved.

Rupert Murphy states he is opposed to this development; he sees their way of life being destroyed and he objects to it.

Amy Ellis comments she is glad to see the Commission is looking closely at the creek on the subject property; she would like to see where it goes.

Shanna Johnson presents a letter to the Commission and reads it aloud. She requests that the Commission consider other options that bring better benefits to this area.

Mr. Dedenbach addresses the concerns that were noted by the citizens.

Commissioner Coerper moves to extend the meeting tonight until it ends no matter what time that is; Vice-Mayor Burgess seconds the motion.

Passed by unanimous consent.

Pete Wallace comments on the wetlands on the subject property noting they had put every possible place in conservation and this will be allowed to naturally succeed.

Commissioner Hills moves to approve Ordinance 09 12 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and authorize staff to transmit the proposed amendment to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 13 by title only for public record by City Attorney Rush.

Planning Director Kathy Winburn gives a brief overview of the above-referenced item noting Objective 1.6 currently reads as follows: Recreation: the City of Alachua shall designate a Recreation land use category for all publicly owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category. The new language, underlined and in bold text, for the proposed Objective 1.6 is "...for all publicly **or privately** owned recreational lands...". Mrs. Winburn notes it is common in other local governments to allow privately owned recreational lands in a Recreation Future Land Use Map category and states the proposed amendment would bring the

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008)

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 23, 2008

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Conceptual Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

The Suwannee River Water Management District (District) proposes to issue Conceptual Environmental Resource Permit Number 08-0278 for your project located in Township 8 South, Range 19 East, Sections 34 and 35 26, in Alachua County. This proposed action is subject to final Governing Board approval at their regularly scheduled meeting on January 13, 2009.

Persons considered to be potentially affected by this proposed agency action may request an administrative hearing. The request must be in writing and must adhere to the guidelines set forth in Chapter 28-106, Florida Administrative Code. Please see the enclosed Notice of Rights. All requests for administrative hearings are required to be sent to the Suwannee River Water Management District, 9225 County Road 49, Live Oak, Florida 32060. Questions regarding the proposed action should be directed to the Department of Resource Management, 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

Enclosure
JD/rl
cc: Mark Lyman, Lochrane
Property Owners
Alachua County Board of Commissioners
Certified Mail Receipt #: 7006 2760 0004 8243 4050

RECYCLED PAPER

Water for Nature, Water for People
9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
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Lamont, Florida

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Cedar Key, Florida

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Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

January 13, 2009

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

Enclosed is your permit for the above referenced project. This permit was issued for a period of five years. Please pay close attention to the conditions of your permit.

Substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57 (1), Florida Statutes (F.S.), and Chapter 28, Florida Administrative Code, if they object to the Suwannee River Water Management District's (District) actions. Failure to request a hearing within 21 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit. This permit does not alleviate you from having to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

If you wish, we will visit with you on site to discuss the terms of the permit, review existing pre-construction conditions, and answer any questions you may have prior to beginning work. To schedule a pre-construction meeting, please contact me.

If you have any questions regarding this, please call me at 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

JD/rl
Enclosures
cc: Mark Lyman, Lochrane
Property Owners
Certified Mail Receipt #: 7008 1300 0001 7731 8156

Water for Nature, Water for People

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SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

CONCEPTUAL PERMIT

PERMITTEE:
MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

PERMIT NUMBER: ERP08-0278
DATE ISSUED: 01/13/2009
DATE EXPIRES: 01/13/2014
COUNTY: ALACHUA
TRS: S34/T8S/R19E, S35/T8S/R19E

PROJECT: THE MARKET AT SCHMIDT FARMS

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource conceptual permit is in effect for the permitted activity description below:

This permit authorizes a 0.882-acre wetland creation area, and 36.38 acres of wetlands and upland buffers to be placed in a conservation easement as mitigation for 0.88 acres of wetland impacts. The project will be completed in a manner consistent with the application package completed on December 3, 2008, by Myers Sand Realty, LLC, and satisfying the criteria in Chapters 40B-4 and 40B-400, Florida Administrative Code.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to enclosed notice of rights.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400,

F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.

2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.

3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other

than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 4 of 7

15. Notwithstanding any reference herein made, no construction is authorized by this conceptual plan permit.

16. Each phase shall require a general environmental resource permit.

Special limiting conditions made part of this permit are as follows:

17. Prior to issuance of future environmental resource permits for construction, the proposed conservation easement shall be accepted by the District Governing Board and recorded with the Alachua County Clerk of Courts.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by Lori Martin District Staff Date Approved 1-13-09

Clerk David Still Executive Director

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 5 of 7

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 6 of 7

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

At 4:00 p.m. this 15 day of JAN, 2021.

Jon M. Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 7 of 7

386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs no. 11 and 12, or for Commission review as described in paragraph no. 13, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

At 4:00 p.m. this 23 day of December, 2008

Jon Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

STAFF REPORT
CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: **December 23, 2008**

PROJECT: **The Market at Schmidt Farms**

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

Corporate Officers of Myers Sand Realty, LLC

Registered Agent	NRAI Services, Inc
Manager	David N. Eskenazi
Manager	Jay Stein

Corporate Officers of NRAI Services, Inc

Registered Agent	GEC Group, LLC
President/Director	Dennis Howarth
Vice President /Treasurer/Director	Dennis Tarzian
Vice President/Secretary/Director	Charles Baclet
Assistant Secretary	Eileen Ash
Vice President/Director	Kent Rockwell
Vice President/Director	Robert Rowell

Corporate Officers for GEC Group, Inc.

Registered Agent	Karen L. Redman
Manager	Karen L. Redman

Recommended Agency Action

Staff recommends issuance of a conceptual permit with sixteen standard conditions and one special limiting condition. A draft permit containing the conditions is attached to this staff report.

SRWMD Project Review Staff

Louis Mantini, P.W.S, Environmental Specialist; and Tim Sagul, P.E., Assistant Director, Resource Management, reviewed the project application.

Approved By: _____
Jon Dinges, P.E., Director, Resource Management

Project Location

The project is located at the intersection of US 441 and NW 43rd Street in Township 8 South, Range 19 East, Sections 34 and 35, in Alachua County

Project Description

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

Interagency Coordination

Staff notified the following: Alachua County Board of Commissioners, the United States Army Corps of Engineers, and the Florida Fish and Wildlife Conservation Commission, and the Florida Department of State – Historical Resources.

Review of Resource Impacts and District Permitting Criteria

Will the project increase flood hazards outside the project area?
[ref. 40B-4.2030(2)(a) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project increase flood hazards that may affect the health, safety and general welfare of persons residing within the project area?
[ref. 40B-4.2030(2)(b) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project create excessive drainage of surfacewaters or permanent dewatering of surficial aquifers?
[ref. 40B-4.2030(2)(a)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will erosion be controlled to avoid sedimentation, which would render the proposed system unserviceable; or to avoid sedimentation that would degrade receiving waters?
[ref. 40B-4.2030(2)(d)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the waters discharged or percolated from the surfacewater management system receive at least the minimum level of stormwater treatment necessary to comply with state water quality standards?
[ref. 40B-4.2030(2)(e) and 40B-4.2030(7)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the system have adverse environmental impacts including impacts to fish, wildlife, wetlands, and other natural resources?
[ref. 40B-4.2030(2)(f)]

No. In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetland buffers, the latter to be placed in a conservation easement to the benefit of the district. The conservation easement will be brought to the Governing Board at a later time for consideration, and is proposed in concept only at this time.

Will the new surfacewater management system convert wetlands to uplands through drainage, filling, or other means? (If yes, describe mitigation for loss of storage, wetland mitigation, and effects on aquifer recharge.)
[ref. 40B-4.2030(3)]

Yes. The applicant proposes 0.777 acres of direct impacts to a livestock pond and associated overland drainage ditches; 0.040 acres of streamside wetlands associated with a proposed road crossing; and 0.065 acres of impacts to two isolated wetlands.

In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement to the District.

The proposed conservation easement will preserve 36.38 acres of wetlands and upland buffers currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

Monitoring will not be required for the created wetland, since mitigation will be satisfied by the proposed conservation easement.

Will the new surfacewater management system result in development within a work of the district that has the potential for reducing floodway conveyance?
[ref. 40B-4.2030(4) and 40B-4.2030(6)]

The project is not in a Work of the District.

Who is the authorized Operation and Maintenance Entity?

Myers Sand Realty, LLC, is the proposed operation and maintenance entity.

WETLAND MITIGATION STAFF REPORT

CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: December 23, 2008

PROJECT: The Market at Schmidt Farms

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual planned development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

The Uniform Mitigation Assessment Method (UMAM) in 62-345, Florida Administrative Code, was used to determine the amount of wetland function lost by the 0.88 acres of wetland impacts. The functional loss associated with the 0.88 acres of wetland impacts is 0.4724 functional loss units. The applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement. The wetland buffers will be an average of 75 feet and minimum of 50 feet from the jurisdictional wetland boundary. The proposed conservation easement will preserve 36.38 acres of upland and wetland areas currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

A total of 0.4724 functional loss units will be offset by 0.3440 and 2.110 units of functional gain associated with wetland creation and conservation easement, respectively. Monitoring will not be required for the creation wetland, since mitigation will be completely satisfied by the easement.

Prepared By: Louis Mantini
Louis Mantini, P.W.S., Environmental Specialist

Approved By:
Jon Diriges, P.E., Director, Resource Management

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008)

CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT

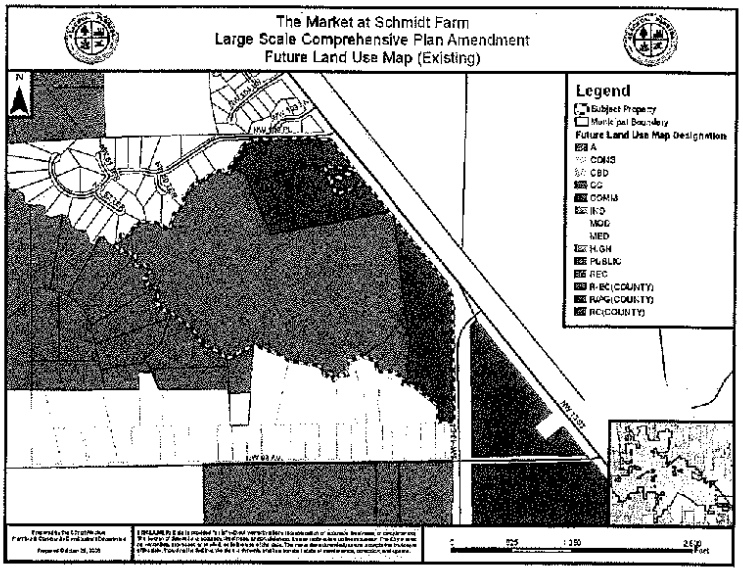
MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

December 16, 2008

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The ***Commercial Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

> 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 could 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

The ***Moderate Density Residential Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The ***Conservation Future Land Use Map (FLUM) Designation*** is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

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In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

> Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	"Residential" FLUM Designations[1]
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	**249,206 square feet**	**156 dwelling units**

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

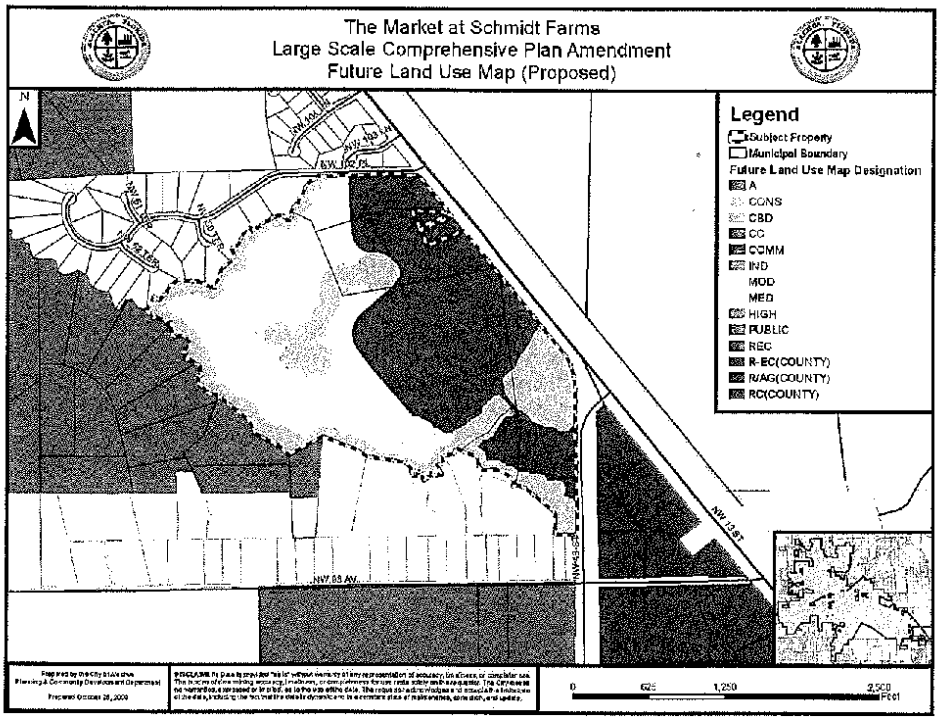
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family – 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family – 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods – Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

Evaluation: Given the information above, no issues relating to strategic ecosystems have been identified with the proposed amendment.

Regulated Plant & Animal Species

The Environmental Resource Assessment (ERA) submitted by the applicant and prepared by Environmental Resource Corporation (ERC) indicates that surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to these field surveys, ERC searched several existing databases to investigate the documented and imperiled species that may be located in and around the project site.

There was one (1) listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously in hardwood areas adjacent to creek systems. The plant is either *Matelea floridana*, which is listed as endangered by the State of Florida, or *Matelea gonocarpus*, which is listed as threatened by the State of Florida. The ERA indicates that the precise species could be determined without the presence of flowers, which were not seen during observation. The ERA indicates that these species are common in Alachua County mesic hammock areas, and that the habitat for both species on-site is located within the proposed Conservation Future Land Use Map (FLUM) Designation areas. Therefore, the proposed amendment should have no adverse affect on existing populations, and in fact, may be more protected due to the removal of cattle.

If any development occurs on-site, the applicant must adhere to the provisions of the Tree Ordinance found in the Land Development Regulations (LDRs) if any alterations to the existing vegetation are proposed (i.e. tree removal). Further, should any other regulated plant or animal species be identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Evaluation: The Environmental Resource Assessment submitted by the applicant has provided an analysis of the potential for occurrence of threatened and endangered species. One (1) listed plant species was found on-site, however, the habitat for this species is located within areas with a Conservation Future Land Use Map (FLUM) Designation proposed. If any other threatened or endangered species are found to exist on-site, the applicant must adhere to the protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs), as well as the regulations of other agencies, including but not limited to, the United States Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection (FDEP), and Alachua County Environmental Protection Department (EPD). Given the information above, no issues related to regulated plant and animal species have been identified with the proposed amendment.

Soil Survey

Each soil type found on the subject property has been identified below, as well as a discussion of any limitations the soil type may pose. The hydrologic soil group for each soil type is also provided. Additional information regarding on-site soils is contained on pages 95 – 96 of the Environmental Resource Assessment (ERA).

The hydrologic soil group, as defined for each specific soil below, refers to soils grouped 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 groups: A, B, C, and D. Group A soils have a high infiltration rate when thoroughly wet and have a low runoff potential. Group D soils, at the other extreme, are soils having very low infiltration rates and thus a high runoff potential.

There are six (6) soil types found on the subject property:

(1) Kanapaha Sand (0% - 5% slopes)

This soil has severe limitation for urban uses, including absorptiou fields and for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and sandy texture are the major problems. A good drainage system is needed to remove the excess water during we periods and to adequately control the water table.

Hydrologic Soil Group: B/D

(2) Floridana Sand Depressional

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and the sandy texture are major problems. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: D

(3) Millhopper Sand (0% - 5% slopes)

This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.

Hydrologic Soil Group: A

(4) Mulat Sand

This soil has severe limitations for all urban uses. Wetness is the major limitation. A good drainage system is necessary to remove the excess water during wet periods and to adequately control the water table. This soil has severe limitations for recreational uses.

Hydrologic Soil Group: D

(5) Pelham Sand

This soil has severe limitations for urban uses including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is a major limitation. A good drainage system is needed to remove the excess water during wet period and to adequately control the water table.

Hydrologic Soil Group: B/D

(6) Pomona Sand

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is the major problem. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: B/D

Evaluation: The applicant has submitted information regarding each soil type present on-site. While some soils pose limitations for development, a Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the results of the exploration indicate that, with proper site preparation as recommended by Ardaman & Associates, Inc., the existing soils are suitable for supporting anticipated development. Given the information above, no issues relating to soils types have been identified with the proposed amendment.

Flood Potential

According to Panel 0285D of the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) series, the subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). Map 3 indicates areas of special flood hazard.

Evaluation: The applicant has acknowledged that portions of the subject property are located in areas of special flood hazard, and that the location of areas of special flood hazard must be considered through site development and incorporated into the overall development. At this time, the applicant has adequately addressed any concerns related to flood potential. If portions of the floodplain are utilized as building area, the applicant will be subject to the standards of Section 6.9.4, *Flood Prone Area Standards*, of the Land Development Regulations (LDRs). Given the information above, no issues related to flood potential have been identified with the proposed amendment.

Karst Sensitive Features

Karst sensitive areas include geology of irregular limestone formation in which erosion has produced fissures, sinkholes, underground streams, and caverns. Materials submitted by the applicant indicate that the subject property is not located within a karst sensitive area. The Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the subject property is located over Ocala limestone ranging from twenty (20) feet to seventy-five (75) feet below ground surface. A typical soil profile consists of organic matter from ground surface to one and a half (1 ½) feet below ground surface, and very loose to loose fine sand containing varying amounts of silt and/or clay at depths from three (3) to five (5) feet. Drainage through such soils creates a natural filtering process for percolation into the Floridan Aquifer. The applicant has also indicated that the subject property is located in an area having low-medium aquifer recharge potential. The applicant has indicated that special consideration for stormwater management will be taken at the development stage, thus reducing the likelihood for groundwater contamination.

Evaluation: Given the information above, there are no concerns in this regard. It will be important that the applicant respond appropriately to any significant geologic features that may be identified during development and that stormwater facilities are designed and located with the same level of consideration, subject to approval by the Suwannee River Water Management District (SRWMD).

Wellfield Protection Zone

The subject property is not located within a City of Alachua Wellhead Protection Zone.

Evaluation: Given the information above, no issues have been identified in this regard.

B. Needs Analysis. Pursuant to Rule 9J-5, F.A.C., Future Land Use Map (FLUM) Amendments, in addition to being supported by sufficient data and analysis, must include a discussion that properly justifies the need for the land use change. This analysis should provide data based on an examination of population projections and market conditions within the planning horizon of the Comprehensive Plan, and should indicate that an increase in a certain Future Land Use Map Designation can be justified by this data.

The Needs Analysis should effectively demonstrate the need for an increase in the proposed Future Land Use Map Designation. The applicant is requesting a FLUM Designation of Commercial and Moderate Density Residential; therefore, the Needs Analysis must demonstrate a need for an increased amount of land with a Commercial and Moderate Density Residential FLUM Designations in the City.

The applicant has submitted a Market and Impact Study prepared by Dr. Greg Smersh, Professor of Real Estate at Florida State University. The study provides an evaluation of the urban economic area surrounding the subject property and analyzes the current and potential demand for various property types, including retail, office, and residential. The study was based upon the applicant's proposed development scenario, which consists of up to 400,000 square feet of commercial floor area, up to 80,000 square feet of office space, and up to 175 dwelling units.

The Market and Impact Study defines two (2) market areas: a primary market area and a secondary market area. The primary market area consists of a three (3) mile radial area surrounding the subject property, while the secondary market area consists of a five (5) mile radial area surrounding the subject property.

The Market and Impact Study states that land use and location theory indicate that the demand for real estate is ultimately driven by the local population. To estimate the current populations within each market area, the applicant utilized data obtained from the Alachua County Property Appraiser in June 2008. The number of residential dwelling units in each market area was determined, then a multiplier was applied based on the estimated number of persons per household (2.6 persons per household); vacancy rates were also applied. Based upon this methodology, the Market and Impact Study estimates that 12,941 persons are located within the three (3) mile market area, and 48,023 persons are located within the five (5) mile market area.

The Market and Impact Study provides an estimation of the supply and demand for commercial real estate. This analysis has also been calculated using data obtained from the Alachua County Property Appraiser in June 2008. Using a Geographic Information System (GIS) analysis, the study calculates the total square footage (supply) of retail, restaurant, and office space within the two (2) market areas by selecting properties based on their location. For an initial comparative analysis, the study calculates square feet per person ratios for the City of Alachua, Alachua County, and the City of Gainesville. Upon calculating the demand of retail, restaurant, and office space within the three (3) and five (5) mile market areas, the study subtracts the current demand from the supply to determine the gap between supply and demand. This is referred to as a GAP Analysis. The GAP Analysis provided in the study indicates that there currently is a gap of 442,284 square feet of commercial, 40,753 square feet of restaurant, and 195,830 square feet of office space within the three (3) mile market area. Within the five (5) mile market area, the GAP Analysis indicates that there is a gap of 1,159,358 square feet of commercial and 104,514 square feet of restaurant space. According to the Analysis, office space is currently in oversupply in the five (5) mile market area by 38,430 square feet of floor area.

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The study continues by providing a discussion regarding the regional economy and future population growth. The study defines Basic Employment as activities that produce goods and services for consumption ***outside*** the community. These employers primarily demand industrial and office space. Basic employees demand goods and services, which in turn creates Non-Basic Employment (activities that produce goods and services ***for*** the local economy). The study continues by utilizing data regarding employment figures for Alachua County for numerous basic employment sectors. These figures were obtained from the Bureau of Economic Analysis, and indicate that the total number of basic employment in Alachua County consists of 59,799 jobs. The total number of employment is 153,434. Dividing the total number of employment by the number of basic jobs yields an economic base multiplier. For Alachua County, the resulting economic base multiplier is 2.57, indicating that for each basic job created, an additional 1.57 jobs is created.

This information can be utilized to assist in estimating population growth. The study indicates that new employment in the area could exceed 1,000 basic jobs. Assuming 1,000 basic jobs are created, utilizing the economic base multiplier discussed above, the total number of jobs created would be 2,570 jobs. Based upon the population-to-employment ratio of 2.05, published by the Bureau of Labor Statistics, this would result in an increase of 5,628 persons.

The study continues by utilizing this estimated increase of population to estimate future demand for commercial space. Based upon an estimated increase in population of 5,000 persons, in addition to the existing 48,000 persons which reside in the five (5) mile market area, the additional demand (gap) for commercial space would be as follows: 1,383,550 square feet of retail; 121,068 square feet of restaurant; and 137,766 square feet of office space.

Evaluation: The Market and Impact Study submitted by the applicant uses several methodologies to show the demand/need for additional commercial and residential uses within the market area. The Study also provides the following information: an inventory of the local retail base, market impacts of potential large-scale retail development, services and capital expenditures required to serve the site, and infrastructure impacts, among other topics. Please refer directly to the Market and Impact Study for specific information regarding these items.

C. **Urban Sprawl Analysis.** Urban sprawl is defined by Rule 9J-5.003, Florida Administrative Code (F.A.C.), as "urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or

large expanses of predominantly low-intensity, low-density, or single-use development." Further, Rule 9J-5.006, F.A.C., identifies thirteen primary indicators of urban sprawl, which states that each of the indicators shall consist of an analysis of the plan amendment within the context of the features and characteristics unique to each locality. Each of the thirteen indicators are listed below, with an analysis of the application's consistency with each primary indicator. The applicant's analysis of the primary indicators is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Comment: *The application proposes to amend the City of Alachua Future Land Use Map (FLUM) from Agriculture and Commercial to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an overal 131.6 acre subject property, located west of the intersection of US Highway 441 and NW 43rd Street. The Commercial FLUM Designation allows for a variety of commercial uses, such as retail sales and services, commercial shopping centers, office/business parks, and traditional mixed-use neighborhood planned developments, among other uses identified in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan. The Moderate Density Residential FLUM Designation allows for many uses, including single family dwelling units, duplexes, townhomes, residential planned developments, and supporting services, such as schools, houses of worship, parks, and community centers. The multiple land uses proposed for the subject property provides for a functional mix of inter-related uses. It should also be noted that the subject property* ***currently*** *has approximately 39.37 acres of area designated Commercial FLUM; therefore, the proposed amendment results in a net increase of commercial area of approximately 11.44 acres.*

Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Area. The intensity of uses is therefore supported by the subject property's proximity to US Highway 441. With respect to the demonstration of need, the applicant has submitted a Market and Impact Study in an effort to provide justification for the need for commercial and residential land uses.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Comment: *The subject property is located along US Highway 441, which is designated by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan as a Corporate Corridor Activity area. Urban uses, and densities and intensities associated with urban development, currently exist in proximity to the subject property. As mentioned, the subject property currently has a Commercial Future Land Use Map (FLUM) Designation on approximately 39.37 acres of the subject property. The*

proposed amendment would only result in an increase of 11.44 acres of commercial area. Lands adjacent to the subject property along US Highway 441 are developed, therefore, the proposed amendment would not leap over undeveloped lands.

Based on the location of the subject property relative to existing surrounding development, the proposed amendment would not promote, allow, or designated significant amounts of urban development to occur in rural areas while leaping over undeveloped land which are available and suitable for development.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Comment: *The subject property is located along US Highway 441 between developed lands. US Highway 441 is a roadway defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan. Commercial uses are located in proximity of the subject property along US Highway 441. Based upon properties surrounding the subject property, the proposed amendment would not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

Comment: *The applicant has submitted an Environmental Resource Assessment (ERA) conducted by Environmental Resource Corporation (ERC) which analyzes natural resources, including wetlands, floodplains, native vegetation, environmentally sensitive area, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems. The subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). The subject property contains wetland areas which have been delineated and flagged as part of the ERA. The subject property is bordered and/or traversed by a total of three (3) streams. With the exception of a small agricultural (man-made) pond, there are no lakes located on-site. The subject property does not contain any sinkholes, champion trees, Alachua County Forever Lands, Strategic Ecosystems, or pits and spoil area. In order to protect the most significant environmental features, the applicant has proposed to designate approximately 37.06 acres of land as Conservation on the Future Land Use Map (FLUM). For a detailed assessment of environmental features, please refer to Section A above and the ERA.*

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Comment: *The subject property is located proximate to existing urban uses. No active*

silvicultural operations occur within the immediate proximity of the subject property. The subject property is located adjacent to properties designated for commercial and residential uses. While there are lands designated as Agriculture on the Future Land Use Map (FLUM) located near the subject property, much of this land is part of a subdivision (Morgan Manor). Therefore, the proposed amendment does not fail to adequately protect any adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Comment: *The subject property is located along US Highway 441 and NW 43rd Street. Any development which may occur on-site will be able to access both roadways. The subject property is located outside of the City's urban services area, however, the applicant has indicated that any development which occurs on-site will connect to City water and wastewater services by extending existing infrastructure to the subject property. Any costs in upgrading and extending public facilities will be borne by the applicant.*

7. Fails to maximize use of future public facilities and services.

Comment: *If any development occurs on the subject property, the applicant has proposed to connect to City water and wastewater service, and has indicated that any cost associated with upgrading or extending infrastructure to the subject property will be borne by the applicant.*

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Comment: *The subject property is located near existing urban uses and land use patterns. While public facilities, including potable water and sanitary sewer, must be extended to service the subject property, the applicant has indicated that any cost associated with any upgrade and extension of infrastructure will be borne by the applicant. While located near the City of Alachua's City limits, the subject property is located in relative proximity to urban uses along US Highway 441. In addition, urban areas of the City of Gainesville are located near the subject property, which renders this location for urban development.*

9. Fails to provide a clear separation between rural and urban uses.

Comment: *The subject property is located in an urbanizing area along US Highway 441 and is in proximity to urban uses, including commercial and residential uses, including residential uses which carry a Moderate Density Residential Future Land Use Map (FLUM) Designation. The application proposes land use designations which can be found adjacent to the subject property, including Commercial and Moderate Density Residential FLUM Designations. As such, the proposed amendment does not fail to provide a clear separation between rural and urban uses.*

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10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Comment: *While located near the edge of the City of Alachua's corporate limits, the subject property is located in proximity and between to residential and commercial uses of urban densities and intensities. Therefore, the amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

11. Fails to encourage an attractive and functional mix of uses.

Comment: *The Commercial Future Land Use Map (FLUM) Designation permits various commercial uses. In addition, the Moderate Density Residential FLUM Designation permits various residential uses. The combination of these land uses, through proper design and planning, can create an attractive and functional mix of uses. Therefore, the amendment does not fail to encourage an attractive and functional mix of uses.*

12. Results in poor accessibility among linked or related land uses.

Comment: *The subject property has direct access to US Highway 441 and NW 43rd Street. Any development which may occur on the subject property could potentially connect to US Highway 441, NW 43rd Street, or both roadways. The applicant has indicated that internal connection points will provide greater accessibility between the proposed land uses and adjacent property. Therefore, the proposed amendment will not result in poor accessibility among linked or related land uses.*

13. Results in the loss of significant amounts of functional open space.

Comment: *The subject property is located along US Highway 441, which is defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan and as a Corporate Corridor Activity Area by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan. The applicant has proposed to designate approximately 37.06 acres of the subject property as Conservation on the Future Land Use Map (FLUM), in natural areas including creeks, wetlands, and buffer areas to protect these features. Therefore, the applicant has provided protection of the most significant environmental features, and as a result, the proposed amendment should not result in the loss of significant amounts of functional open space.*

D. Consistency with City of Alachua Comprehensive Plan. The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein. Staff has provided

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an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 – 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. ***The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.*** The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the ***net increase*** of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in **green** and any additional information in **blue.**

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street,, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater than 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 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

1 *Source: ITE Trip Generation, 7th Edition.*

2 *Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.85 Ln(x) + 2.55 (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GME Engineers & Planners, Inc.*

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

1 *Source: ITE Trip Generation, 7th Edition.*

2 Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.65 Ln(x) + 5.83 (50% entering/50% exiting); AM Peak Hour –1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Residential Condominimum/Townhome (ITE Code 230)[1]	929	77	86
Shopping Center (ITE Code 820)[2]	30,720	1,154	2,972
Total	**31,649**	**1,231**	**3,058**

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Proposed Maximum Development Scenario[1]	31,649	1,231	3,058
Existing Maximum Development Scenario[2]	25,784	897	2,500
Net 'New' Trips	**5,865**	**334**	**558**

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Average Daily Trips				
Maximum Service Volume[2]	34,200	30,600	34,200	34,200
Existing Traffic[3]	19,450	22,000	18,400	18,400
Reserved Trips[4]	7,366	4,632	4,623	4,587
Available Capacity[4]	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment[5]	506	236	862	2,522
Residual Capacity after Proposed Amendment[6]	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Peak Hour Trips				
Maximum Service Volume[2]	3,290	2,940	3,290	3,290
Existing Traffic[3]	1,887	2,123	1,776	1,776
Reserved Trips[4]	28	158	0	0
Available Capacity[4]	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment[5]	48	22	40	118
Residual Capacity after Proposed Amendment[6]	1,337	637	1,474	1,396

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

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Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[1]	CR 2054 West Segment[1]
Average Daily Trips				
Maximum Service Volume[2]	15,500	15,500	13,600	13,600
Existing Traffic[3]	9,900	6,367	2,775	1,639
Reserved Trips[4]	2,559	409	1,066	0
Available Capacity[4]	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment[5]	50	184	16	13
Residual Capacity after Proposed Amendment[6]	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[7]	CR 2054 West Segment[7]
Peak Hour Trips				
Maximum Service Volume[2]	1,490	1,490	1,300	1,300
Existing Traffic[3]	955	614		
Reserved Trips[4]	68	48	12	0
Available Capacity[4]	467	828		
Net Increase in Peak Hour Trip Generation from Amendment[5]	4	18	2	2
Residual Capacity after Proposed Amendment[6]	463	810		

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

7 Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:

Table 12. Net Increase in Projected Sanitary Sewer Impact

Analysis of Current Conditions	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	937,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Current Available Capacity	**255,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Current Residual Capacity after Proposed Amendment[5]	**179,308**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Spring 2009)[1]	563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009)[1]	1,500,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Spring 2009)	**818,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Spring 2009)[5]	**742,308**
Analysis of Post Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Post Spring 2009)[3]	1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009)[3]	3,000,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Post Spring 2009)	**2,318,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)[5]	**2,242,308**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.e of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Current Available Capacity	**529,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**448,768**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Added Capacity FY CIP Program (2009)	1,900,000
Capacity Post Expansion[1]	4,200,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Anticipated Available Capacity (Spring 2009)[3]	**2,429,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**2,348,768**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element; City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project[2]	841.9 tons/year
New River Solid Waste Facility Capacity[3]	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year).

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:

Table 15. Net Increase in Projected Recreation Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	123.00
Acreage Required to Serve Existing Population[1]	37.00
Projected Impacts from Recent Development Orders[1]	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment[2]	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:

Table 16. Net Increase in Projected Public School Impact

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe[4]	1,001	1,230	64	22	-315
Student population from proposed Project[2]	-	-	-	**66**	-

1. *Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.*
2. *"Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. **Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).***
3. *Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.*
4. *Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).*

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project[2]	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on ***all*** affected Comprehensive Plan roadway segments to accommodate the ***net increase*** in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 – 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

Vision Element

Goal One 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 US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

Future Land Use Element

Policy 1.2.a Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

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 could 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

Policy 1.3.d(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.

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Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Objective 1.7 Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Goal 5 Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1 Natural features: The City shall coordinate 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.c Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established.

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The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. 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. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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.

Traffic Element

GOAL 1 PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM, WHICH SERVES EXISTING AND FUTURE LAND USES.

Objective 1.1 The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Objective 1.2 The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Objective 1.5 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.c To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to

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another.

Policy 1.5.d To the extent feasible, the City shall only require new developments to connect with existing developments if the existing neighborhood desires such interconnectivity.

Housing Element

Policy 1.1.a The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j The City shall provide incentives for mixed-use development that includes housing for extremely low, very low and low-income residents within the Affordable Housing Incentive Program. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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.

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 he deemed available if:

1. A gravity water system exists within 100 feet of the property line of any residential subdivision lot or a single family residence and wastewater 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.
2. A gravity wastewater system exists within 500 feet of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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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 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 1.2.c The City shall prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available within ¼-mile.

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.

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.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development 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.

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

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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.

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 100 feet of any residential subdivision lot or a single family residence 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.
2. A water main exists within 500 feet of any residential subdivision consisting of 5 units or less and the water service can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
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.

Objective 4.2 Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Conservation & Open Space Element

Policy 1.1.a The City shall create a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Objective 1.2 Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.l The City shall protect regulated, heritage, and champion trees. The City shall continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

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 1.5.b The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5 and 6.'

Policy 1.5.c The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during

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development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective 1.10 Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

Policy 1.10.g The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Objective 1.11 Open and Green Space

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.12.d The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Policy 1.12.e The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Recreation Element

Policy 1.2.b The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C, Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C., Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			**132%**

VII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on an the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

VIII. RECOMMENDATION

To transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of **APPROVAL**, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)*

Environmental Resource Assessment

Large-Scale Comprehensive Plan Amendment
City of Alachua, Alachua County, Florida

2008

The Market at Schmidt Farms



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7/7/2008

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Section 1. Environmental Resource Assessment Checklist-Signed

The purpose of this report is to provide an inventory of the natural resources that occur on the proposed **The Market at Schmidt Farms** project site and adjacent properties located within the limits of the City of Alachua, Florida. In this context, this report has been prepared with reference to the Environmental Resource Assessment Checklist required for development review by Alachua County. The City of Alachua, at this time, does not have a standard format for reporting requirements for Environmental Assessment for Development Review or Land Use Change Applications; therefore, the format for Alachua County Environmental Resource Assessment has been used for this report. The report contains a set of figures, tables, and photos that document the existing condition of the proposed project site and to assess, in general terms, the effects of the project on the existing resources. The report format consists of a section addressing each checklist item followed by the respective figures, tables, and photos for that section.

This document has been prepared by

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Natural Resources Checklist: The Environmental Resource Assessment checklist items addressed in this report are, as follows (items marked "yes" specifically apply to this project site; all items are addressed in this report):

Yes	X	N/A	□	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	X	N/A	□	Wetlands
Yes	X	N/A	□	Surface Water or Wetland Buffers
Yes	X	N/A	□	Floodplains (100-year)
Yes	□	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	□	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	X	N/A	□	Significant Habitat (biologically diverse natural areas)
Yes	X	N/A	□	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	□	N/A	X	Recreation/Conservation/Preservation Lands
Yes	X	N/A	□	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A	□	High Aquifer Recharge Areas
Yes	□	N/A	X	Wellfield Protection Areas
Yes	X	N/A	□	Wells
Yes	X	N/A	□	Soils
Yes	□	N/A	X	Mineral Resource Areas
Yes	X	N/A	□	Topography/Steep Slopes
Yes	X	N/A	□	Historical and Paleontological Resources
Yes	X	N/A	□	Hazardous Materials Storage Facilities
Yes	X	N/A	□	Contamination (soil, surface water, ground water)

SIGNED: Peter M. Wallace **PROJECT #** _____ **DATE:** 1 July 2008

Section 2. Project Description/Assessment of Environmental Indicators

Project Description

Mesa-Sand Realty, LLC is making an application to the City of Alachua, Florida, for a large-scale comprehensive plan amendment for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is shown in **Figure 5**.

Figure 1. **Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.**

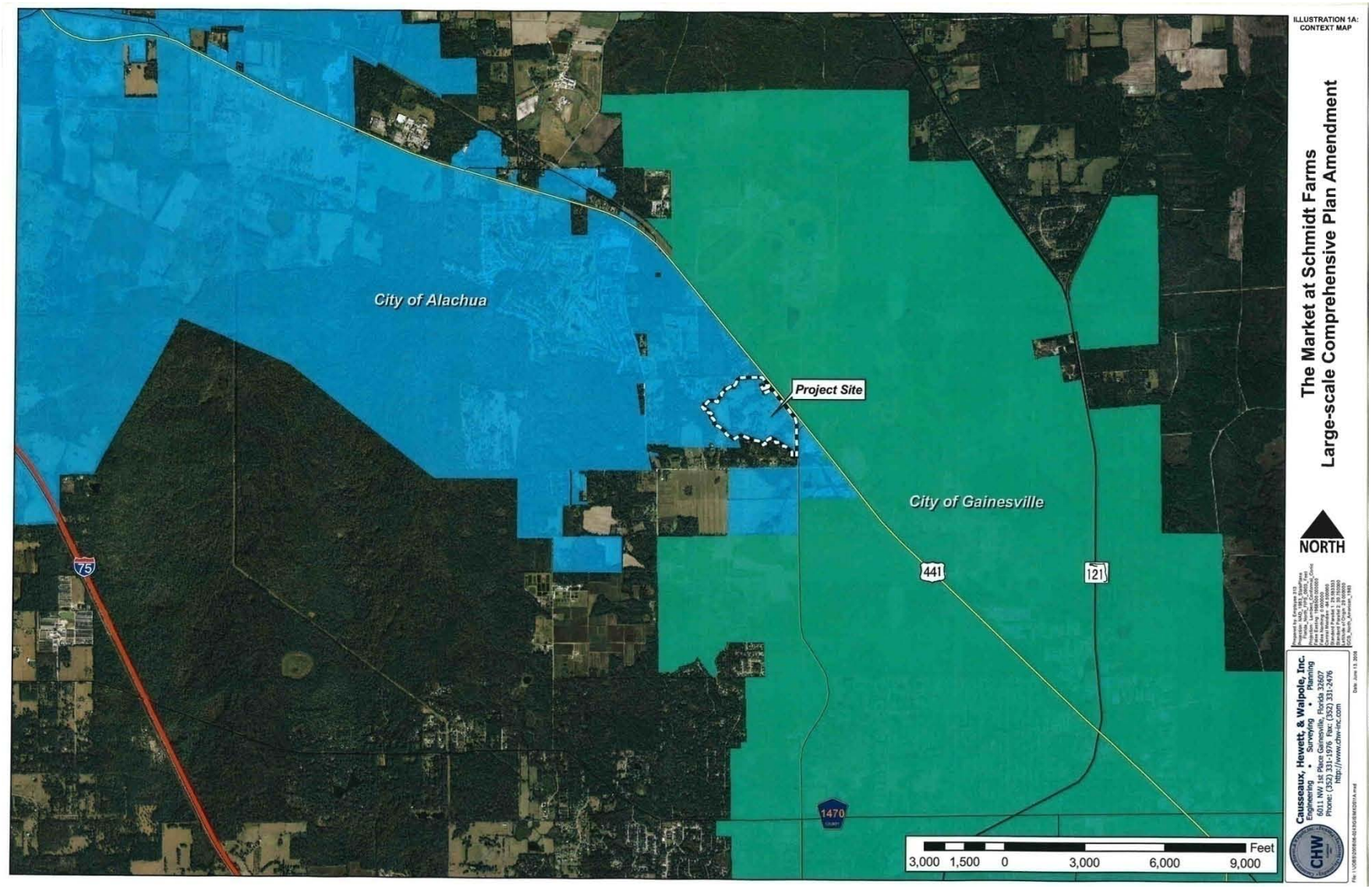


Figure 2. **Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.**

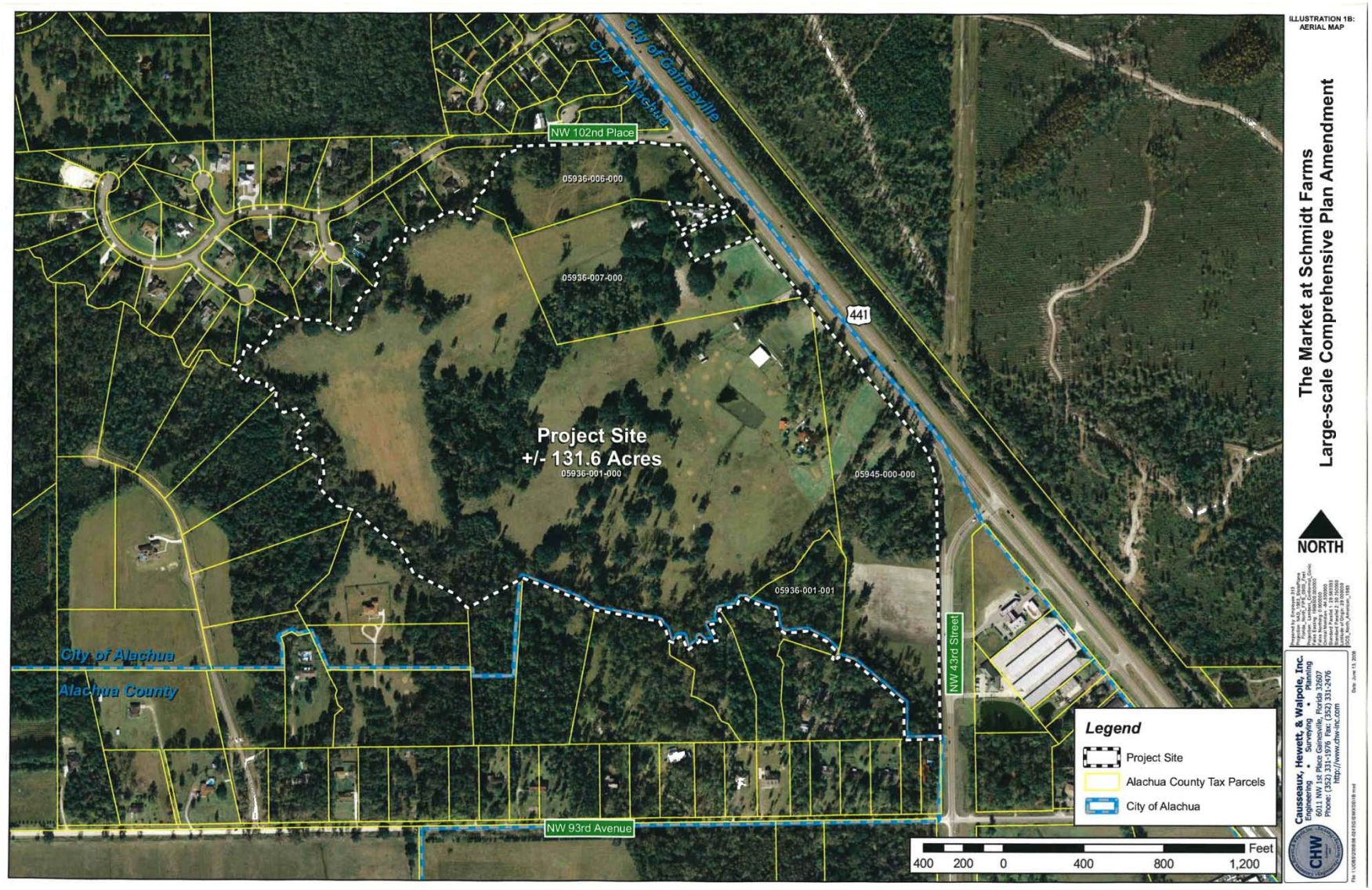


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

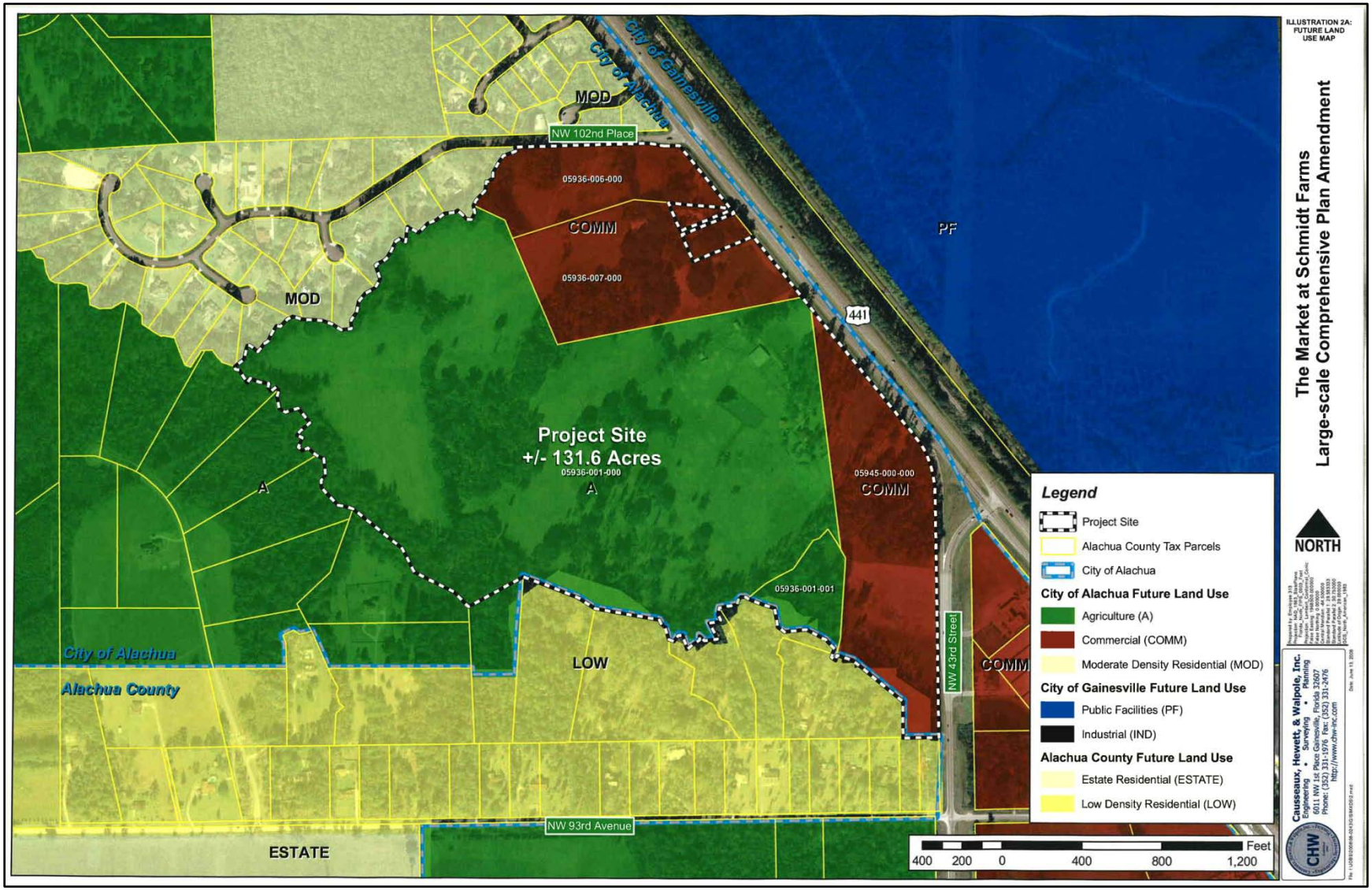


Figure 4. Proposed amendment to the Future Land Use map.

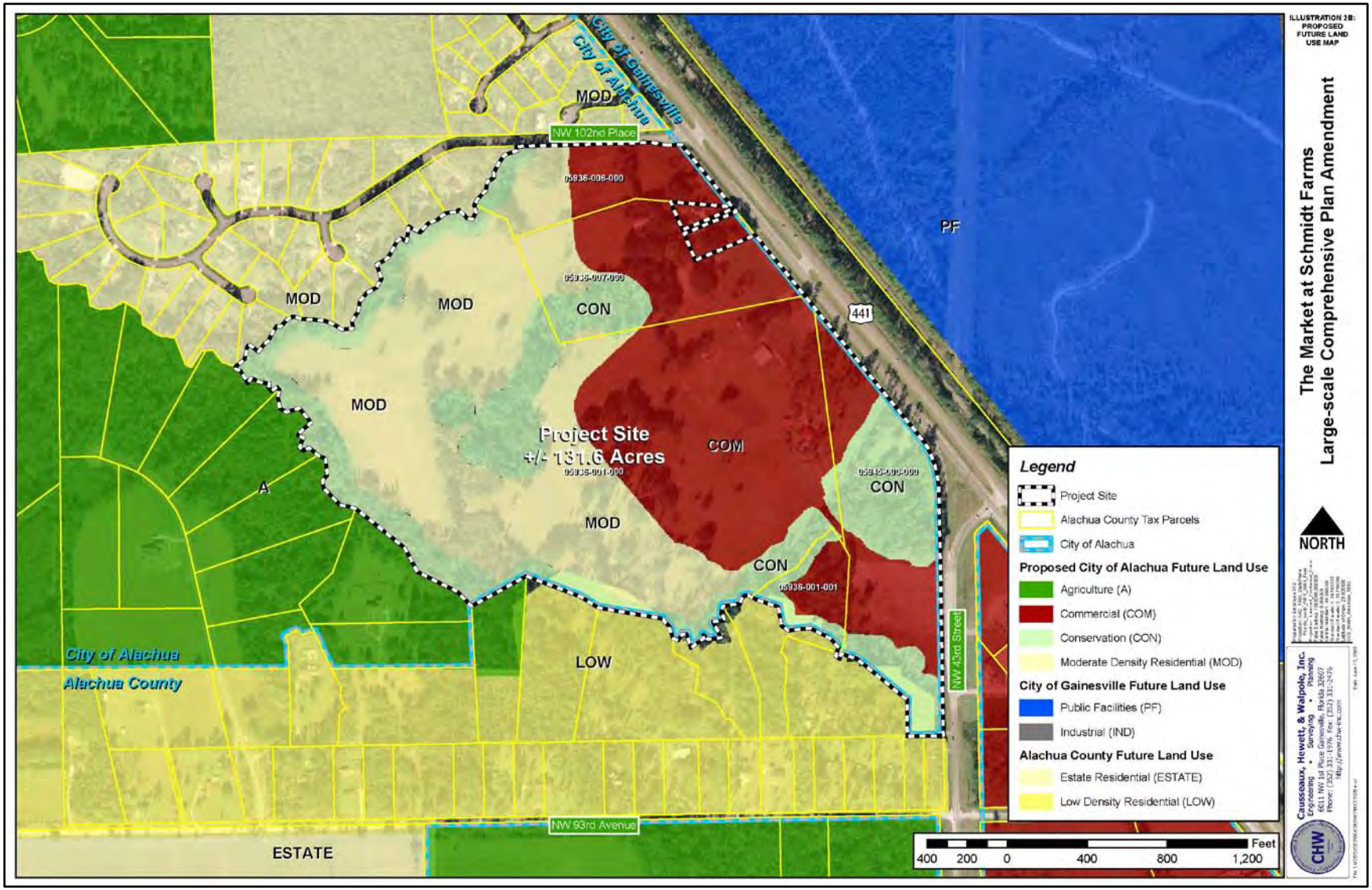
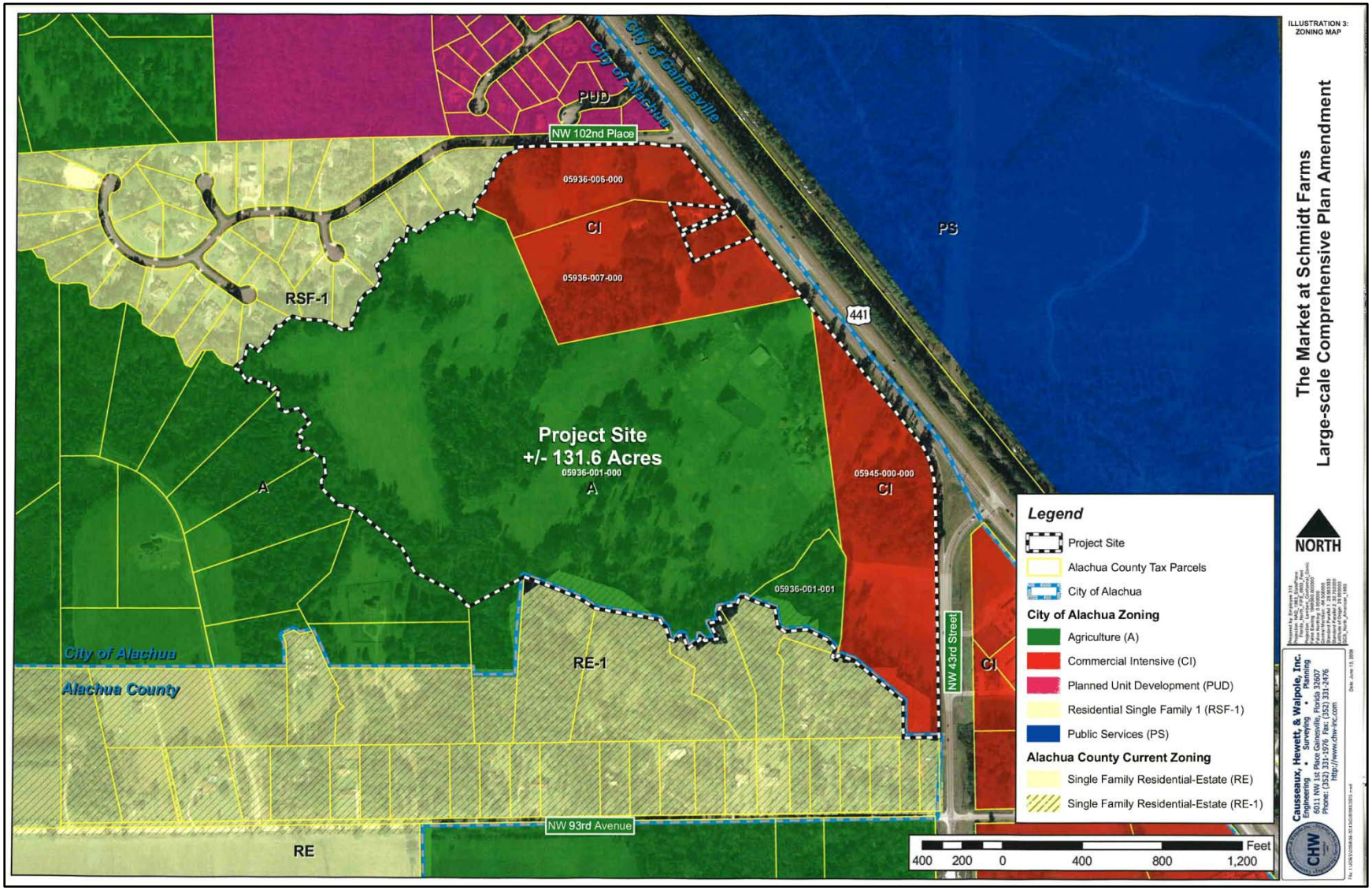


Table 2. **Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.**

	Land Use Area (Acres)			
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Moderate Density	0.00	43.73	43.73	100.00
Commercial	39.37	50.81	11.44	29.06
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	37.06	37.06	100.00
TOTAL	**131.60**	**131.60**		

Figure 5. **Existing zoning for The Market at Schmidt Farms project site and surrounding area.**



Assessment of Existing Environmental Conditions

To assess the general environmental integrity of the project site, extensive pedestrian surveys of the site were performed by Peter M. Wallace, MS, PWS, and Robert A. Garren, MS, PWS, of Ecosystem Research Corporation. Field surveys were performed in September 2006, November 2007, and May 2008. During the field surveys, site specific data were collected to document the plants and plant community types present. Data collection areas were marked with specific GPS points using a Garmin GPS Map 76CSx hand-held GPS to record position coordinates. GPS locations established during the survey are shown in **Figure 6**. At several locations, photographs were taken to document the existing conditions of the site. Photo stations are shown in **Figure 7** and **all photographs contained in this report are referred to the GPS locations shown in this figure**.

The project site is a rural residential farm site located in a relatively sparsely populated area along US Hwy 441. The site is located within the Turkey Creek drainage basin. The general extent of the Turkey Creek drainage on the project site and surrounding areas is shown on the USGS map in **Figure 8**. The headwaters of Turkey Creek originate on the City of Gainesville Deerhaven property. From the Deerhaven site, the creek is culverted under US Hwy 441 then traverses west across NW 43rd Street where two large circular culverts (**Photo 1**) route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the southern boundary of the property and extends from NW 43rd Street northwest to the intersection of a second creek that runs southwest along the east boundary of the Brooke Pointe Development. For the purposes of this report, this creek is named Brooke Pointe Creek (**Figure 9**). This creek drainage originates north of US Hwy 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2**), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located on the property drains water also from the City of Gainesville Deerhaven property through a culvert located under US Hwy 441 just west of the terminus of NW 43rd Street (**Photo 3**) at US Hwy 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a mixed hardwood swamp (**Photo 4**) that also receives substantial subsurface seepage from the adjacent uplands. The mixed hardwood swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5 and 6**), which was built prior to 1937. From this point, the creek width becomes substantially narrower (**Photo 7**) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001. A unique mosaic of intermittent seepage and depression wetlands forms a diffuse drainage system in the western third of the project site. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent stream drainage (**Photo 8**) to a series of small

Figure 6. **GPS location map of site specific survey points established 10/02/06 and 11/15/07.**

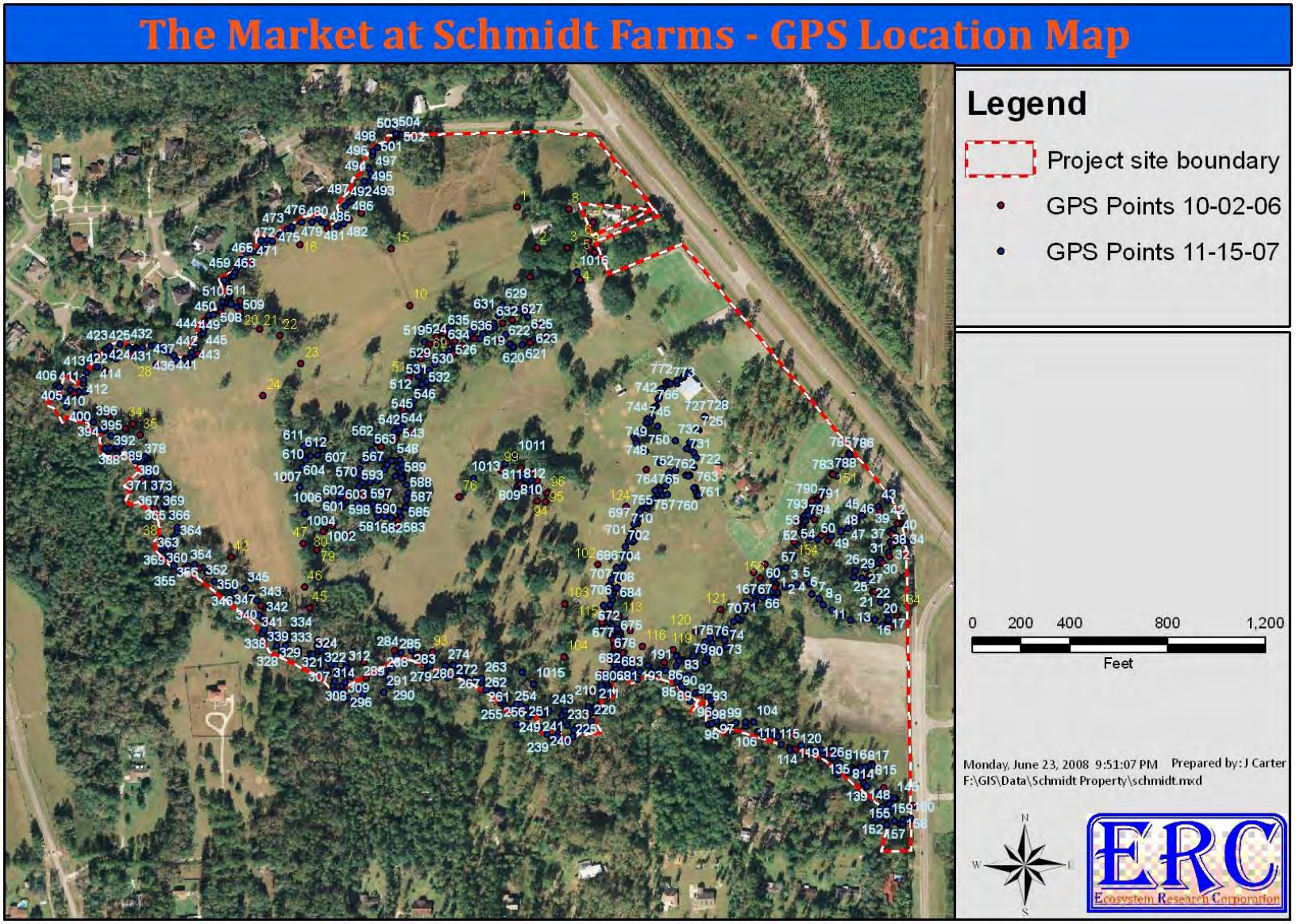


Figure 7. Photo station location map.

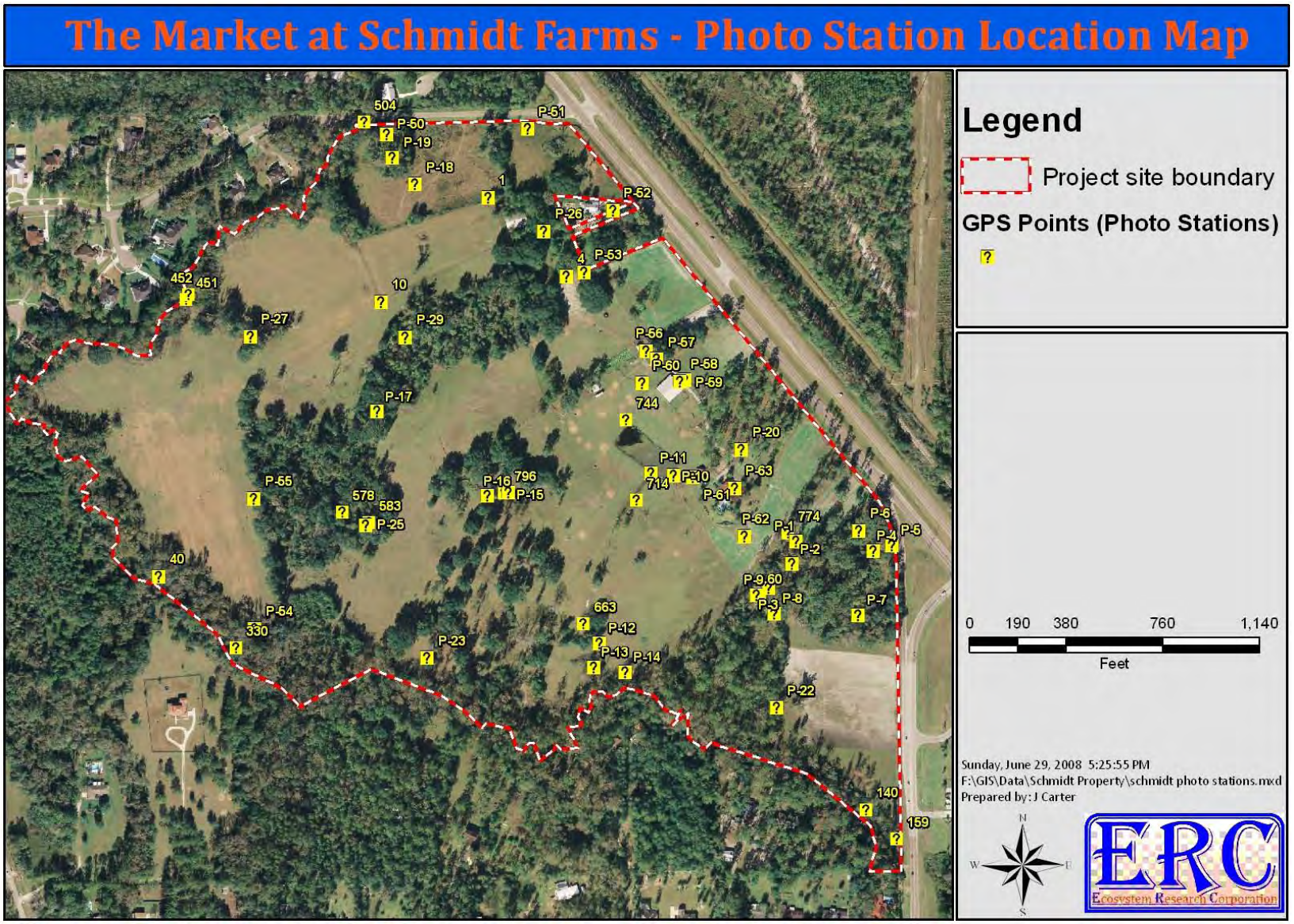


Figure 8. **USGS Quadrangle map showing the project site and surrounding area.**

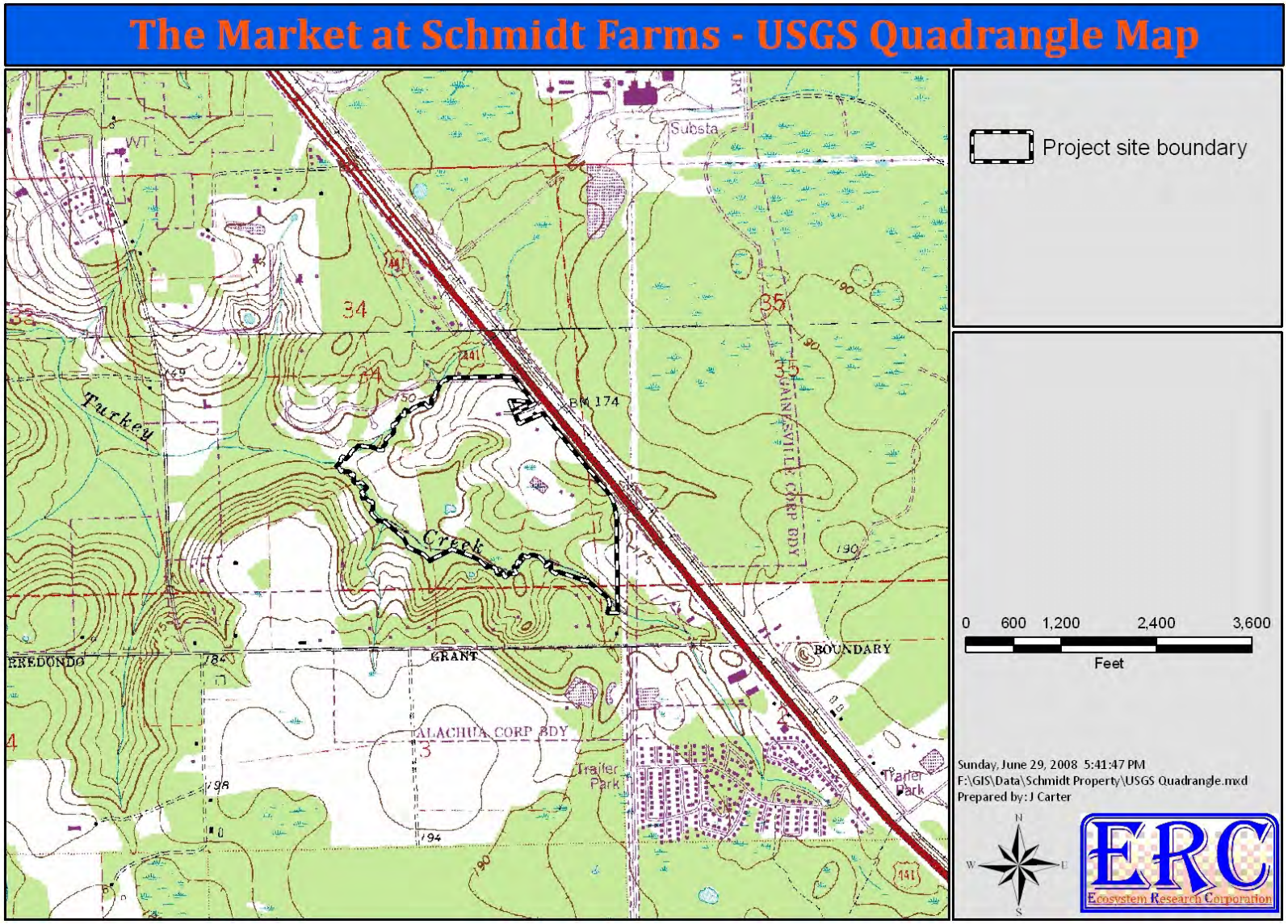


Photo 1. **View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.**



Figure 9. **General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.**

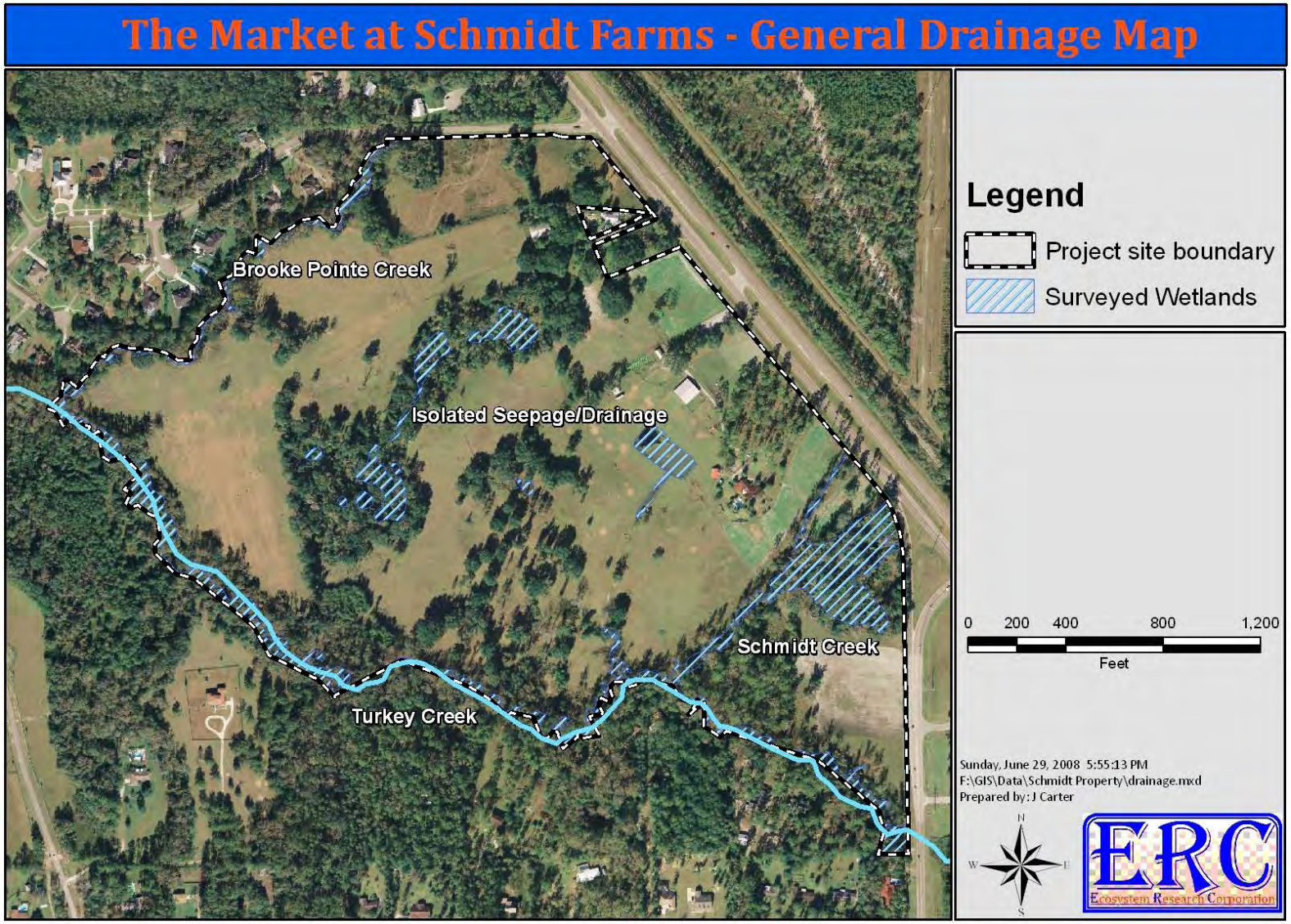


Photo 2. **Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.**



Photo 3. **View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.**



Photo 4. **Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.**

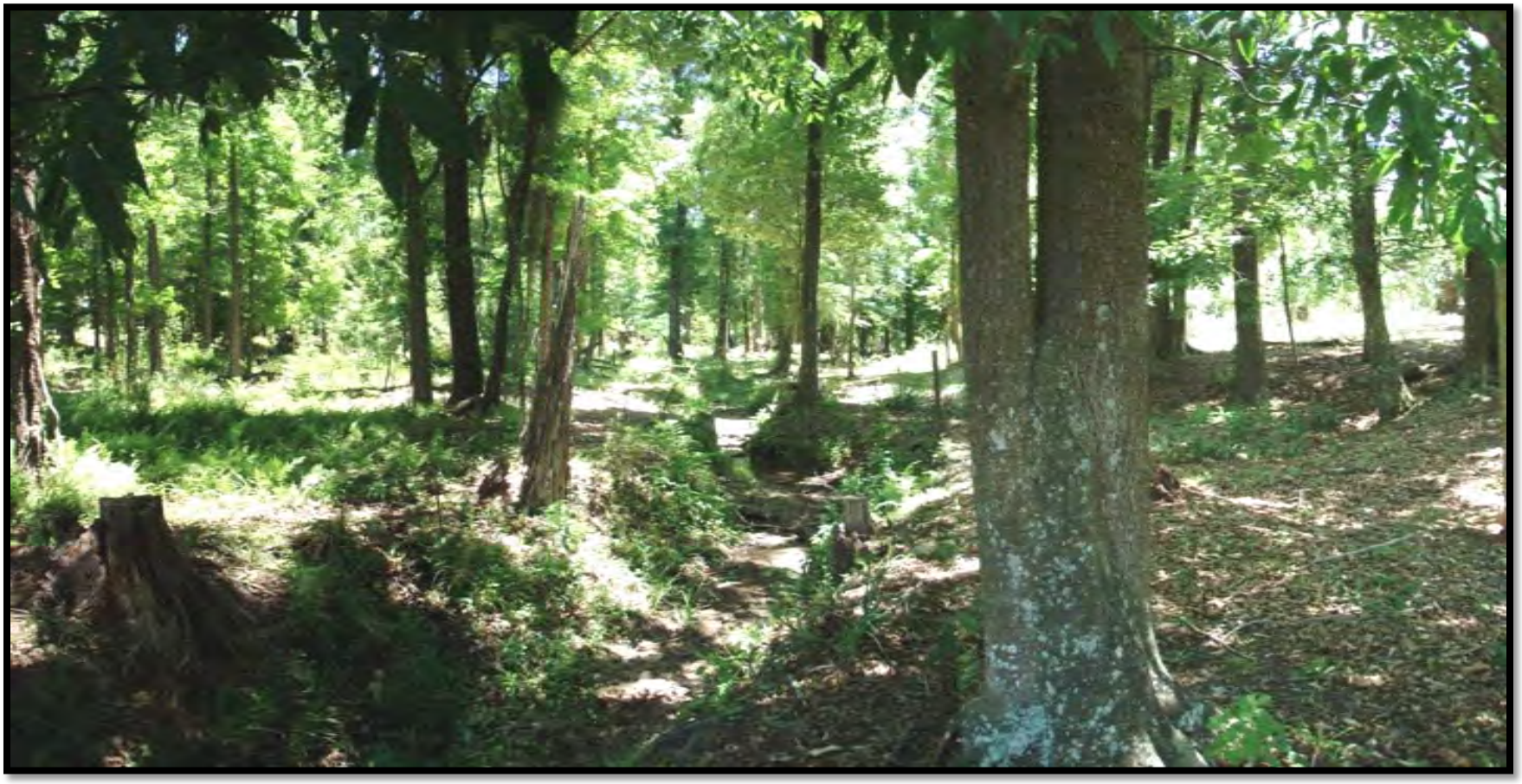


Photo 5. **Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.**



Photo 6. **Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.**



Photo 7. **Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.**



Photo 8. **Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.**



depressional wetlands that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-345 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters,** some of the depressions are upland while others were determined to be wetlands. During periods of excessive rainfall, this system may provide surface water discharge directly to Turkey Creek. There is a small drainage that routes water to Turkey Creek from the excavated agricultural pond located west of the Schmidt residence. This drainage is excavated for most of the distance extending from the pond to Turkey Creek; however, the drainage is natural, extending south from GPS location 672, south to Turkey Creek (Figure 6). The general appearance of this drainage is shown in **Photo 9**.

Photo 9. **Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.**



Plant Communities

The plant communities that presently occur on The Market at Schmidt Farms project site are shown in **Figure 10**. A total of seventeen (17) distinct plant community associations occur, all of which are disturbed or intensively managed community types. The total acreage associated with each community type is listed in **Table 3**. The common plant species found within the project site are summarized in **Table 4**. All plant communities occurring on the project site have been disturbed from many years of cattle foraging and related cattle ranching activities. A brief description of each community type is, as follows (all photos, tables and figures follow at the end of this section; all photos are referenced to photo stations shown in Figure 7.

Uplands & Agricultural Areas

Improved Pasture

Acreage: 67.965	**Polygons:** 1, 27	**FLUCCs Code:** 211

The Market at Schmidt Farms project site has been managed primarily as Improved Pasture since prior to 1937. Currently, this plant community is dominated by a host of well-maintained pasture grasses and herbs to include bahiagrass (*Paspalum notatum* Fluegge.), Bermudagrass (*Cynodon dactylon* [L.] Pers.), Asian coinleaf (*Centella asiatica* [L.] Urban.), marsh pennywort (*Hydrocotyle umbellata* L.), retrorse flatsedge (*Cyperus retrorsus* Chapm.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), Mexican tea (*Chenopodium ambrosioides* L.), Canada horseweed (*Conyza canadensis* [Torr. & Gray] Gray), and retrorse flatsedge (*Cyperus retror*sus Chapm.). In some areas, the invasive exotic tropical soda apple (*Solanum viarum* Dunal) is common and is generally distributed throughout the site. Representative views of the Improved Pasture communities found on the project site can be seen in **Photos 10 through 15**.

Oldfield – Mixed Shrub

Acreage: 5.441	**Polygons:** 29, 31	**FLUCCs Code:** 261

The Oldfield – Mixed Shrub area is an improved pasture community that is not currently used to graze cattle and has become invaded by a host of oldfield shrubs, herbs, and grasses to include broomsedge (*Andropogon virginicus* L.), eastern false-willow (*Baccharis halimifolia* L.), persimmon (*Diospryos virginiana* L.*),* sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Small oaks are in some areas; however, the groundcover is still dominated by bahiagrass (*Paspalum notatum* Fluegge.). The Oldfield – Mixed Shrub area can be seen in **Photos 16 and 17**.

Agricultural Pond & Drainage

Acreage: 0.777	**Polygons:** 17	**FLUCCs Code:** 535

There is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 18 through 22**.

Pine – Improved Pasture (Residential Yard)

Acreage: 4.659	**Polygons:** 34	**FLUCCs Code:** 265

The Pine – Improved Pasture community is the area that surrounds the Schmidt residence in which a canopy of large slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) exists and is underlain by a groundcover of yard and pasture grasses dominated by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). Part of this polygon is maintained as residential yard and part of this area is managed as improved pasture. The area is very well maintained and aesthetically pleasing (**Photo 23**).

Mixed Hardwood – Improved Pasture

Acreage: 9.925	**Polygons:** 37	**FLUCCs Code:** 266

The Mixed Hardwood – Improved Pasture community is a sparsely canopied pasture area with medium to large-size individuals of live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya* glabra [Mill.] Sweet), and sweetgum (*Liquidambar styraciflua* L.). The dominant groundcover is bahiagrass (*Paspalum notatum* Fluegge.) with Bermudagrass (*Cynodon dactylon* [L.] Pers.) being present. Shrub and ruderal herb species are scattered throughout the area and include common pokeweed (*Phytolacca americana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), tropical soda apple (*Solalum viarum* Dunal), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). This area is shown in **Photo 24**.

Mixed Pine – Mixed Hardwoods Successional Forest

Acreage: 4.982	**Polygons:** 38	**FLUCCs Code:** 414-1

This forested plant community borders the drainage referred to as Schmidt Creek as well as part of the Turkey Creek drainage. This is a mesic forest dominated by loblolly pine (*Pinus taeda* L.) with live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya glabra* [Mill.] Sweet), water oak (*Quercus nigra* L.), and slash pine (*Pinus elliottii* Engelm.) being present, but generally are much smaller in size. This pine-dominated community is a successional area where trees are becoming established due to the fencing out of cattle. The groundcover is dominated by bahiagrass (*Paspalum notatum* Fluegge.) but a host of ruderal species are present. The typical habitat of this community is shown in **Photo 25**.

Disturbed Mixed Hardwoods Slope Forest

Acreage: 1.615	**Polygons:** 28, 39	**FLUCCs Code:** 414-2

This community type surrounds the upper basin of the Schmidt Creek swamp area and occurs on the slopes that characterize this basin. The dominant trees are sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya* glabra [Mill.] Sweet), but many trees are diseased with branch death and significant fallen tree debris being present. Much of the area has been severely disturbed by cattle resulting in a damaged, trampled, highly fertilized understory. Common understory species include wax myrtle (*Myrica cerifera* L.), harsh vervain (*Verbena scabra* Vahl.), Florida elephant-foot (*Elephantopus elatus* Bertol.), muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), common pokeweed (*Phytolacca americana* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), American beautybush (*Callicarpa americana* L.), and bahiagrass (*Paspalum notatum* Fluegge.). Nuisance exotic species such as tropical soda apple (*Solanum viarum* Dunal) and popcorntree (*Sapium sebiferum* [L.] Roxb.) are locally abundant. Soils are disturbed in many areas and banks eroded due to cattle foraging. The habit of this community type is shown in **Photo 26**.

Disturbed Mixed Hardwoods – Riparian

Acreage: 7.910	**Polygons:** 36	**FLUCCs Code:** 438-1

This mesic community, which borders the Turkey Creek drainage, has been disturbed by past cattle and agricultural activities. Most of the area is covered by a dense tangle of small oak seedlings and saplings distributed throughout a dense tangle of saw greenbrier (*Smilax bona-nox* L.) and blackberry (*Rubus betulifolius* Small). There are areas where a remnant, mature creek bordering mesic community occurs composed of large sweetgum (*Liquidambar*

styraciflua L.), American basswood (*Tilia americana* L.), spruce pine (*Pinus glabra* Walt.), loblolly pine (*Pinus taeda* L.), live oak (*Quercus virginiana* Mill.), sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya glabra* [Mill.] Sweet). However, most of the area is a second growth, successional community composed of small individuals of these species that is slowly encroaching into the historically cleared pasture areas. This community type can be seen in **Photo 27**.

Disturbed Mixed Hardwoods – Seepage

Acreage: 9.445	**Polygons:** 32	**FLUCCs Code:** 438-2

The mesic hammock represented by polygon 32 is a very disturbed seepage community that surrounds a series of seepage wetlands and relic sinkhole depressions. The area has been significantly disturbed by cattle foraging and associated mechanical disturbance from agricultural equipment. Significant invasion by tropical soda apple (*Solanum viarum* Dunal), popcorntree (*Sapium sebiferum* [L.] Roxb.), tungoil tree (*Aleurites* fordii Hamsl.), Japanese honeysuckle (*Lonicera japonica* Thunb.), caesar weed (*Urena lobata* L.) as well as Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz) has occurred in the groundcover. The canopy is disturbed but has some large individuals of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), sugarberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), persimmon (*Diospryos virginiana* L.), and American elm (*Ulmus americana* L.). Other common species include muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), American beautybush (*Callicarpa americana* L.), saw palmetto (*Serenoa repens* [Bartr.] Small), elderberry (*Sambucus canadensis* L.), bastard indigobush (*Amorpha fruiticosa* L.), Virginia buttonweed (*Diodia virginiana* L.), beggarticks (*Bidens alba* [L.] DC.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Mechanical disturbance of the soil is widespread and invasion of bahiagrass (*Paspalum notatum* Fluegge.) from the adjacent pasture is common along the fringes of the hammock. Although very disturbed, this is a very unique hydrologic system and is characteristic of only very unique areas in the Alachua County landscape. This area can be seen in **Photos 28 through 30**.

Disturbed Mixed Hardwoods – Drainage

Acreage: 1.566	**Polygons:** 35	**FLUCCs Code:** 438-3

This community is an upland drainage landscape feature that routes runoff from the adjacent pasture into the Brooke Pointe stream system. There is a well-defined drainage channel; however, this area was found not to be a jurisdictional surface water as determined by Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The drainage is intermittent and flows only in response to high rainfall events. The groundcover vegetation is

disturbed by cattle and consists of sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), rice button aster (*Aster dumosus* L.), tropical soda apple (*Solanum viarum* Dunal), and maidencane (*Panicum hemitomon* Schult.). Canopy species include sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), and swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.). This area is shown in **Photo 31**.

Disturbed Mixed Hardwoods

Acreage: 1.855	**Polygons:** 30	**FLUCCs Code:** 438-4

The community represented by polygon 30 is a disturbed successional mixed hardwood forested area with a mixed canopy of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), swamp chestnut oak (*Quercus michauxii* Nutt.), sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), red maple (*Acer rubrum* L.), American basswood (*Tilia americana* L.), and sweetgum (*Liquidambar styraciflua* L.). Many trees are quite large; however, the majority are subcanopy in size ranging from 2 inches to 6 inches diameter at breast height (dbh). The groundcover has a mix of shrub, grass, and herb species to include devil's walkingstick (*Aralia spinosa* L.), buttonweed (*Diodia virginiana* L.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), saw greenbrier (*Smilax bona-nox* L.), woodsgrass (*Oslismenus hirtellus* [L.] P. Beauv.), trumpet creeper (*Campsis radicans* [L.] Seemann ex Bureau), and tall nutgrass (*Scleria triglomerata* Michx.). Nuisance exotic species present include Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), Japanese honeysuckle (*Lonicera japonica* Thunb.), Chinese privet (*Ligustrum sinense* Lour.), Chinaberrytree (*Melia azedarach* L.), and tungoil tree (*Aleurites fordii* Hemsl.). This area is presently a successional mesic community that has historically been affected by past agricultural management activities. This community type is shown in **Photos 32 & 33.**

Disturbed Live Oak Hammock

Acreage: 4.834	**Polygons:** 33	**FLUCCs Code:** 427-1

The Disturbed Live Oak Hammock community is an area that is dominated by a shaded canopy of specimen live oak (*Quercus virginiana* Mill.) trees. This area was historically used primarily for a cattle management area in which a dilapidated pole barn still remains (**Photo 34**). The area lies adjacent to the historic Schmidt residence, which is now Harmony Gardens. Today, the area is not used for cattle and is a successional community primarily used for deposition of unwanted junk. Common species found within the live oak canopy include sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), and loblolly pine (*Pinus taeda* L.). The groundcover is primarily a dense tangle of small saplings of the canopy species mixed with saw greenbrier (*Smilax bona-*

nox L.) and bahiagrass (*Paspalum notatum* Fluegge.). Exotic nuisance species such as Chinese privet (*Ligustrum sinense* Lour.) are present. The large live oak trees are the remarkable characteristic of this community type as shown in **Photo 35**.

Wetlands

Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp

Acreage: 3.689	**Polygons:** 18	**FLUCCs Code:** 617-1

Polygon 18 designated as Schmidt Creek is a Disturbed Mixed Hardwood Stream/Seepage Swamp with a canopy dominated by a mix of hardwood species to include live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), swamp laurel oak (*Quercus laurifolia* Michx.), water oak (*Quercus nigra* L.), American basswood (*Tilia americana* L.), sweetbay (*Magnolia virginiana* L.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), and slash pine (*Pinus elliottii* Engelm.). The wetland consists of several stream drainages consisting of clear, non-tannic water. The major flow originates from a drainage source located north of US Hwy 441 on the City of Gainesville Deerhaven properties. Seepage from adjacent uplands is also a significant hydrologic input. A surficial seepage spring originates along the southeast boundary of this polygon in an area represented by GPS location P-7 (Figure 7) and GPS location 21 (Figure 6). The seepage area, shown in **Photo 36** (Photo station P-7), is a wet, mucky herbaceous area dominated by lizard's tail (*Saururus cernuus* L.), golden canna (*Canna flaccida* Salisb.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Shrubs include dwarf palmetto (*Sabal minor* [Jacq.] Pers.), wax myrtle (*Myrica cerifera* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and Virginia willow (*Itea virginica* L.). The stream drainages are surrounded by a mosaic of higher elevation upland areas in which live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and pignut hickory (*Carya glabra* [Mill.] Sweet) are common. However, these fringing riparian upland areas all lie within the very well-defined basin in which this wetland occurs. The surrounding pasture and hammock communities are located along a very well-defined steep slope. Except for the stream drainage, the topography within the wetland is relatively flat. This entire system is very disturbed by cattle, resulting in an open, somewhat ruderal understory. Invasive exotic species such as wild taro (*Colocasia esculentum* [L.] Schott.), tropical soda apple (*Solanum viarum* Dunal), Japanese honeysuckle (*Lonicera japonica* Thunb.), Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), and Chinese privet (*Ligustrum sinense* Lour.) are present. These are mixed with a host of desirable wetland species to include royal fern (*Osmunda regalis** L.), Virginia chain fern (*Woodwardia virginica* [L.] Smith), and southern wood fern (*Dryopteris ludoviciana* [Kunze] Small). There is a listed plant species (member of the genus *Matelea*) located along the stream bank. The species is either angularfruit milkvine (*Matelea gonocarpos* [Walter] Shinners) or Florida milkweed (*Matelea floridana**‡ [Vail]

Woodson), but it is not possible to distinguish between these two species when not in flower. To date, no flowers have been seen. The typical habitat of this wetland system is shown in **Photos 36 through 43**.

Turkey Creek – Mixed Hardwood Riparian Wetland

Acreage: 3.884	**Polygons:** 7, 19, 20, 21, 22, 23, 24, 25, 26	**FLUCCs Code:** 615-1

The Turkey Creek system is a highly variable plant community that extends from southeast to northwest along the entire south perimeter of the property. The upland boundary of the Turkey Creek wetland is represented by a flagged wetlands jurisdiction line that was established in November 2007. There are apparent breaks in the wetland community as seen on Figure 10. However, this is the result of the historically surveyed property boundary not truly reflecting the center line of the creek. Presently, in several areas, the north boundary of the Turkey Creek wetland is located south of the property line. The creek is characterized by very steep slopes along the eastern reaches with much of the wetland being restricted to the well-defined surface water boundary of the creek. The topography of the creek flattens as the creek approaches the confluence with Brooke Pointe Creek. In this area, there is a broad floodplain wetland and a dominant canopy of bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.). In this area several smaller ox-bow drainages are present and much broader wetland areas are encountered. The riparian uplands that border the creek and form the well-defined buffering communities as evidenced on the aerial photographs have historically been disturbed by cattle foraging and clear-cutting. Residential areas located along the south side of the creek have resulted in clear-cutting of both canopy and groundcover in these buffer areas to enlarge yards, provide gardens, and miscellaneous recreational space. There are several historic crossings that allowed movement of agriculture related vehicles across the creek. An old wooden bridge is still present at GPS location 111 (Figure 6) while an intact (≈52”) culvert is found at GPS location 330 (Figure 7; **Photo 44**). The typical habit of the Turkey Creek drainage is shown in **Photos 44 through 46**.

Brooke Pointe Creek – Mixed Hardwood Riparian Wetland

Acreage: 1.051	**Polygons:** 5, 6	**FLUCCs Code:** 615-1

The Brooke Pointe Creek wetland is a narrow stream system with clear water. Common canopy species include swamp laurel oak (*Quercus laurifolia* Michx.), live oak (*Quercus virginiana* Mill.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), swamp chestnut oak (*Quercus michauxii* Nutt.), American basswood (*Tilia americana* L.), American elm (*Ulmus americana* L.), and ironwood (*Carpinus caroliniana* Walt.). The stream channel is a meandering, well-defined, abrupt-sided channel bordered on the Schmidt property side by a disturbed, fringing mesic

hardwood community affected by cattle ranching activities. The residents of Brooke Pointe have severely altered the buffering hardwood community on the north side of the creek through a series of land clearing and dredge and fill activities primarily associated with yard expansion. Clearing of the buffer has occurred in many areas all the way to the edge of the stream channel. This results in substantial runoff of applied fertilizers directly into the surface water area. The typical habit of this community is shown in **Photos 47 through 49**.

Disturbed Depression Wetlands

Acreage: 0.945	**Polygons:** 8, 11, 12, 13, 14, 15, 16	**FLUCCs Code:** 615-1

There are several disturbed depression wetlands occurring within the southwest quadrant of the project site. These wetlands are apparently associated with relic sinkhole areas and definitely represent areas where surface water pools for only short periods then disappears into the ground. Onsite geotechnical studies[1] (**Attachment 1**) (specifically for polygons 15 and 16) indicate that these depressions typically have a thin organic surficial layer underlain by various layers of sand with clay and sand with silt with the Hawthorne Formation being encountered at various depths. Ardaman and Associates, Inc. (2008) noted no conditions in the tested depression locations that suggested active sinkhole activity; however, only two of the depressions within the pasture were evaluated. The depression areas either receive seepage as the primary input (polygons 15 and 16) or receive a combination of seepage and surface runoff as the primary hydrologic inflows (polygons 8, 11, 12, 13, and 14). The wetlands are only intermittently wet and all are severely disturbed by ongoing cattle activity. These wetlands are very small with the seven (7) indicated wetland polygons totaling only 0.945 acres.

The wetlands are typically represented by a disturbed groundcover consisting of lizard's tail (*Saururus cernuus* L.), dotted smartweed (*Polygonum punctatum* Ell.), leathery rush (*Juncus coriaceus* Mack.), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), fireweed (*Erechtites hieracifolia* [L.] Raf.), eastern false-willow (*Baccharis halimifolia* L.), wood sage (*Teucrium canadense* L.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Because of the intermittent hydrologic regime, many upland species are scattered throughout the wetland areas to include woodsgrass (*Oplismenus hirtellus* [L.] P. Beauv.) and American beautybush (*Callicarpa americana* L.). Exotic species such as popcorntree (*Sapium sebiferum* [L.] Roxb.), tropical soda apple (*Solanum viarum* Dunal), and tungoil tree (*Aleurites fordii* Hemsl.) are common throughout. It should be noted that in the area where the depressional wetlands are found, there are also many adjacent depressional areas that are uplands that occur at similar

[1]Ardaman & Associates, Inc. 2008. Subsurface Soil Exploration and Geotechnical Engineering Evaluation, Proposed Retail Center Market at Schmidt Farm, US 441 and NW 43rd Street, Alachua County, Florida.

elevations as the wetland areas. Photos of these wetland types are shown in **Photos 50 through 55**.

Disturbed Mixed Hardwoods – Shrub Seepage Wetland

Acreage: 1.062	**Polygons:** 9, 10	**FLUCCs Code:** 632

Polygons 9 and 10 represent depressional wetland areas that receive precipitation and subsurface seepage as the primary hydrologic inflows. These two areas have ill-defined surface water features in which water flows on the surface but may disappear into the ground before flowing into adjacent wetlands in the downslope position. These areas are currently seriously affected by cattle and vegetation is disturbed. Canopy species are sparse, but consist of sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), red maple (*Acer rubrum* L.), and sugarberry (*Celtis laevigata* Willd.). Groundcover species consist of lizard's tail (*Saururus cernuus* L.), leathery rush (*Juncus coriaceus* Mack.), capitate beakrush (*Rhynchospora microcephala* Britt. ex Small), whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray), maidencane (*Panicum hemitomon* Schult.), American cupscale (*Sacciolepis striata* [L.] Nash.), and dotted smartweed (*Polygonum punctatum* Ell.). There is a host of sapling size individuals representing the canopy species in addition to significant populations of elderberry (*Sambucus canadensis* L.), eastern false-willow (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and invasion of tungoil tree (*Aleurites fordii* Hemsl.) and popcorntree (*Sapium sebiferum* [L.] Roxb.) is extensive. The typical habit of this community type is shown in **Photos 56 and 57**.

Figure 10. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

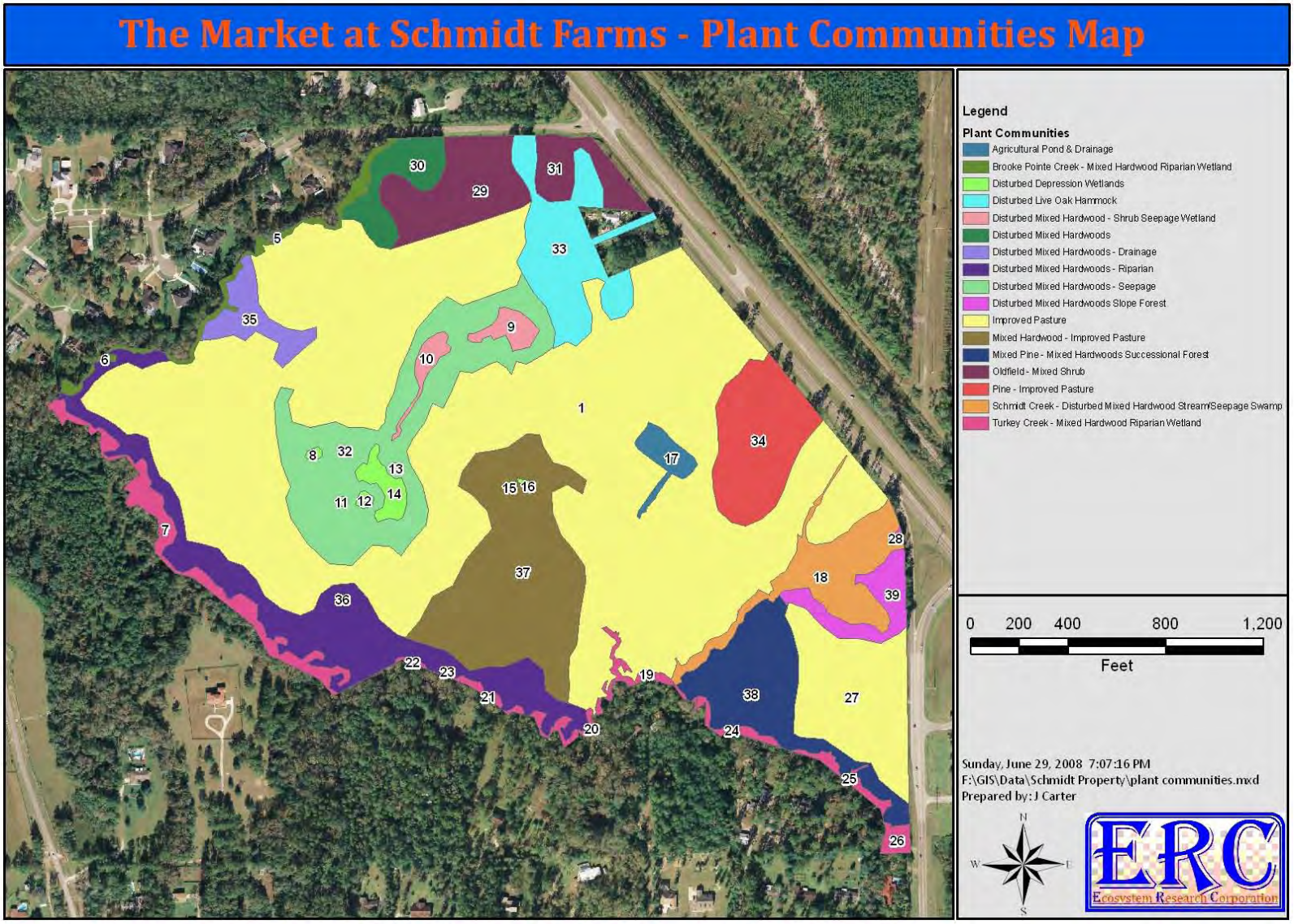


Table 3. **Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site.**

Plant Community Description	Acreage
Agricultural Pond & Drainage	0.777
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	1.051
Disturbed Depression Wetlands	0.945
Disturbed Live Oak Hammock	4.834
Disturbed Mixed Hardwoods	1.855
Disturbed Mixed Hardwoods - Drainage	1.566
Disturbed Mixed Hardwoods - Riparian	7.910
Disturbed Mixed Hardwoods - Seepage	9.445
Disturbed Mixed Hardwoods - Shrub Seepage Wetland	1.062
Disturbed Mixed Hardwoods Slope Forest	1.615
Improved Pasture	67.965
Mixed Hardwood - Improved Pasture	9.925
Mixed Pine - Mixed Hardwoods Successional Forest	4.982
Oldfield - Mixed Shrub	5.441
Pine - Improved Pasture	4.659
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	3.689
Turkey Creek - Mixed Hardwood Riparian Wetland	3.884
Grand Total	**131.606**

Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site.

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE ARO	*Ageratina aromatica* (L.) Spach	Lesser snakeroot	NL	FAC	NC
ALE FOR	*Aleurites fordii* Hemsl.	Tungoil tree	NL	UPL	EW
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
AST CAR	*Aster carolinianus* Walter	Climbing aster	OBL	OBL	NC
AST DUM	*Aster dumosus* L.	Rice button aster	FAC	FAC	NC
AST SUB	*Aster subulatus* Michx.	Annual saltmarsh aster	OBL	OBL	NP
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq. var. *pusilla* (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP RET	*Cyperus retrorsus* Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. *strigosum*	Roughhair witchgrass	FAC	FAC	NC
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	EW
DIO TER	*Diodia teres* Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HED COR	*Hedyotis corymbosa* (L.) Lam.	Old world diamond-flower	FAC+	FACW	EW
HEL COR	*Helianthemum corymbosum* Michx.	Clustered rock-rose	NL	UPL	NC
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydroctyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* L.	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN CAM	*Lantana camara* L.	Lantana	FACU	UPL	NW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
MAT SP.	*Matelea* sp.	Milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NYS SYL	*Nyssa sylvatica* Marsh. var *sylvatica*	Blackgum	FAC	UPL	NC
NYS BIF	*Nyssa sylvatica* Marsh. var. *biflora* (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OPL HIR	*Oplismenus hirtellus* (L.) P.Beauv.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM CIN	*Osmunda cinnamomea* L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	*Osmunda regalis* L.	Royal fern	OBL	OBL	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA
PAN ANC	*Panicum anceps* Michx.	Beaked panicum	FAC-	FAC	NC
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAN RIG	*Panicum rigidulum* Nees	Redtop panicum	FACW	FACW	NC
PAN VER	*Panicum verrucosum* Muhl.	Warty panicum	FACW	FACW	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL HYD	*Polygonum hydropiperoides* Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	*Polygonum punctatum* Ell.	Dotted smartweed	FACW+	OBL	NP
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB ARG	*Rubus argutus* Link	Sawtooth blackberry	FACU+	FAC	NP
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	FAC	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus canadensis* L.	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAP SEB	*Sapium sebiferum* (L.) Roxb.	Popcorntree	FAC	FAC	EW
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

† NC = Native Characteristic; NP = Native Pioneer; NW = Native Weedy; EW = Exotic Weedy; EA = Exotic Aggressive

Photo 10. **Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.**



Photo 11. **Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).**



Photo 12. **Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.**



Photo 13. **View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).**



Photo 14. **View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).**



Photo 15. **View of the Improved Pasture as seen looking north to northeast from GPS location P-59.**



Photo 16. **View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.**



Photo 17. **View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.**



Photo 18. **Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.**



Photo 19. **Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.**



Photo 20. **Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.**



Photo 21. **Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.**



Photo 22. **Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.**



Photo 23. **View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.**



Photo 24. **View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.**



Photo 25. **View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.**



Photo 26. **Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21.**



Photo 27. **Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54.**



Photo 28. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55.**



Photo 29. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25.**



Photo 30. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30.**



Photo 31. **Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27.**



Photo 32. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19.**



Photo 33. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50.**



Photo 34. **Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26.**



Photo 35. **Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26.**



Photo 36. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7.**



Photo 37. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2.**



Photo 38. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4.**



Photo 39. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6.**



Photo 40. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9.**



Photo 41. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774.**



Photo 42. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774.**



Photo 43. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774.**



Photo 44. **View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330.**



Photo 45. **Panoramic view of Turkey Creek as seen looking southeast from GPS location 140.**



Photo 46. **Panoramic view of Turkey Creek as seen looking southwest from GPS location 40.**



Photo 47. **Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451.**



Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451.



Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451.

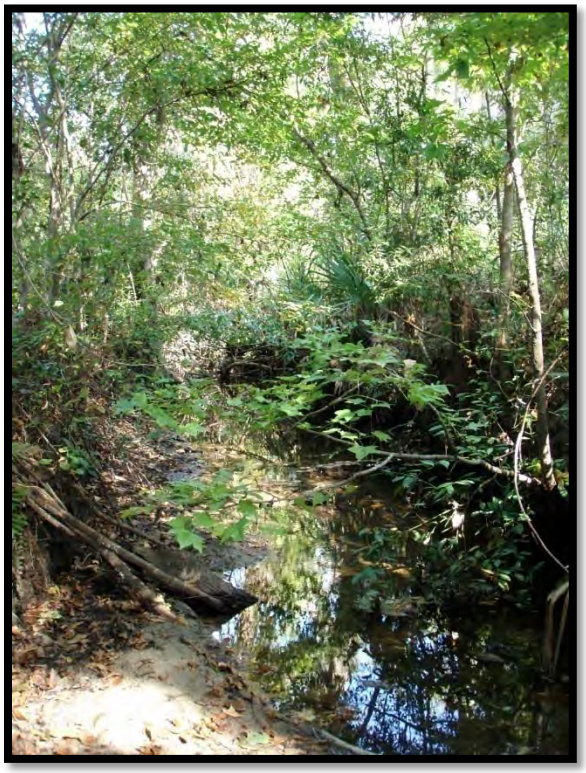


Photo 50. **Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15.**



Photo 51. **Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.**



Photo 52. **Panoramic view of the Depressional Wetland Areas 15 & 16as seen looking west from GPS location 796.**



Photo 53. **Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.**



Photo 54. **Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.**



Photo 55. **Panoramic view of the depression H as seen from GPS location P-25.**



Photo 56. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.**



Photo 57. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.**



Section 3. Surface Waters and Wetlands

Surface Water Delineation, Wetland Delineation, Surface Water & Wetland Buffer, 100-Year Floodplains Identification

The 2006 FEMA flood zone map for the project site is shown in **Figure 11** and the delineated wetlands boundary map is presented in **Figure 12**. The wetlands and associated 50-ft and 75-ft buffers distribution is shown in **Figure 13**. It should be stressed that the FEMA flood zone as depicted is grossly erroneous. This can be seen by overlaying the flood zone map on the 2001 Alachua County LiDAR map and wetlands map. There appears to be no correlation of the floodplain with the existing ground topography and the Turkey Creek system in the southeast of the property does not lie within the flood elevation. The FEMA coverage appears to be inaccurate and, in addition, shifted to the north within the GIS coverage provided by FEMA.

The wetlands map presented in Figure 12 represents the flagged and surveyed wetland boundary that was delineated in November 2007 by ERC.

For comparison purposes, the wetland areas on the project site as shown on the Alachua County composite wetlands map and the USFWS National Wetlands Inventory wetlands map are presented in **Figures 14 and 15**, respectively. Historically the project site has not changed to a great degree since 1937. Historic aerials photos showing the development of the site are, as follows:

Figure 16	1937	**Figure 19**	1961	**Figure 22**	1979
Figure 17	1949	**Figure 20**	1968	**Figure 23**	1984
Figure 18	1955	**Figure 21**	1974	**Figure 24**	1999

Prior to 1937, the site had already been cleared for pasture. The buffers that surround the three creek systems appear to be smaller in photos dated 1937 through 1979 than that which exists today. The major change that has occurred in the distribution of the wetland systems is seen on the 1979 aerial in which the rectangular farm pond is shown to have been excavated within the natural wetland area. This excavation occurred prior to the time when any permits would have been required for this activity.

Figure 11. **FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas.**

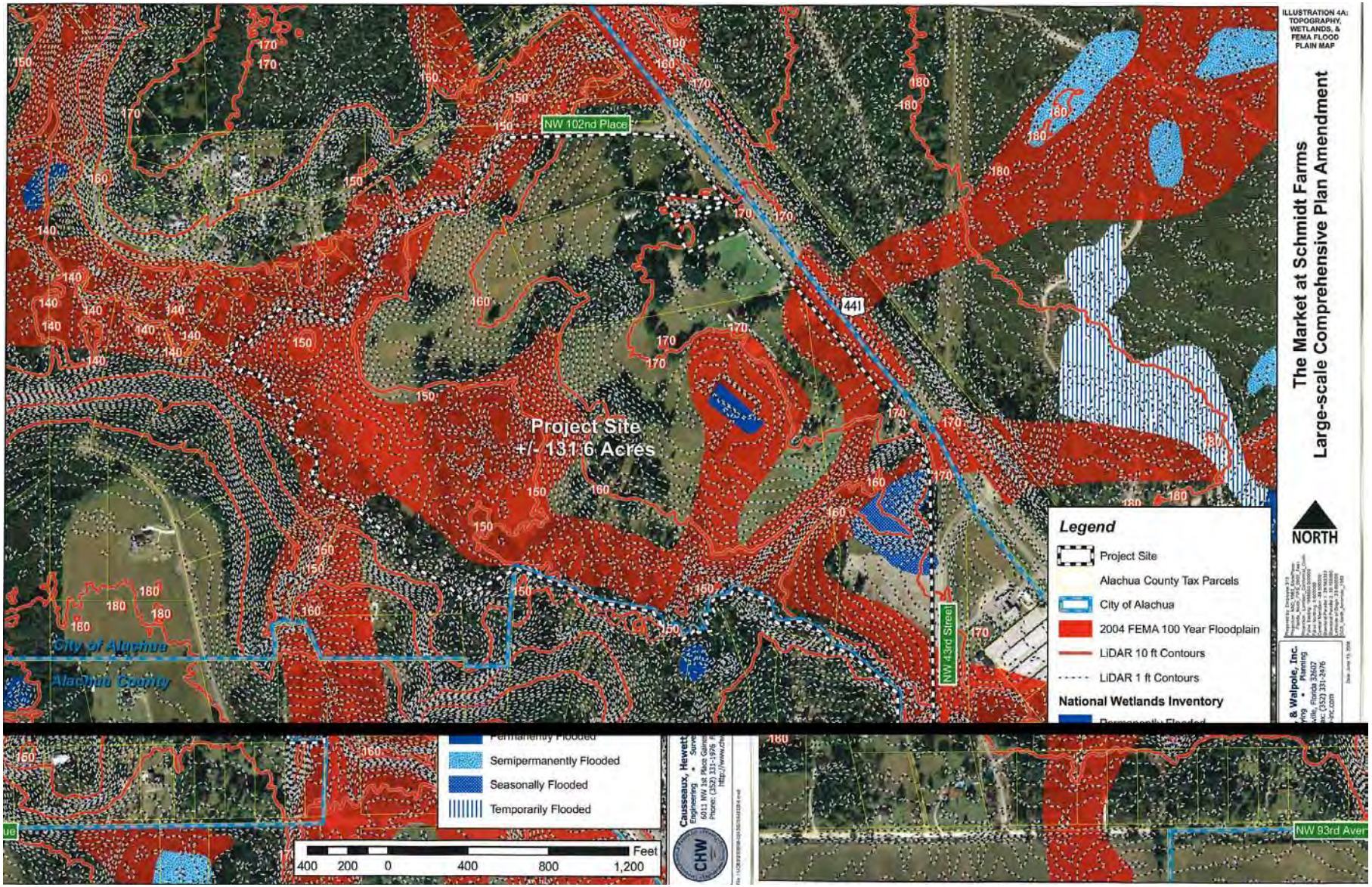


Figure 12. **The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007)**

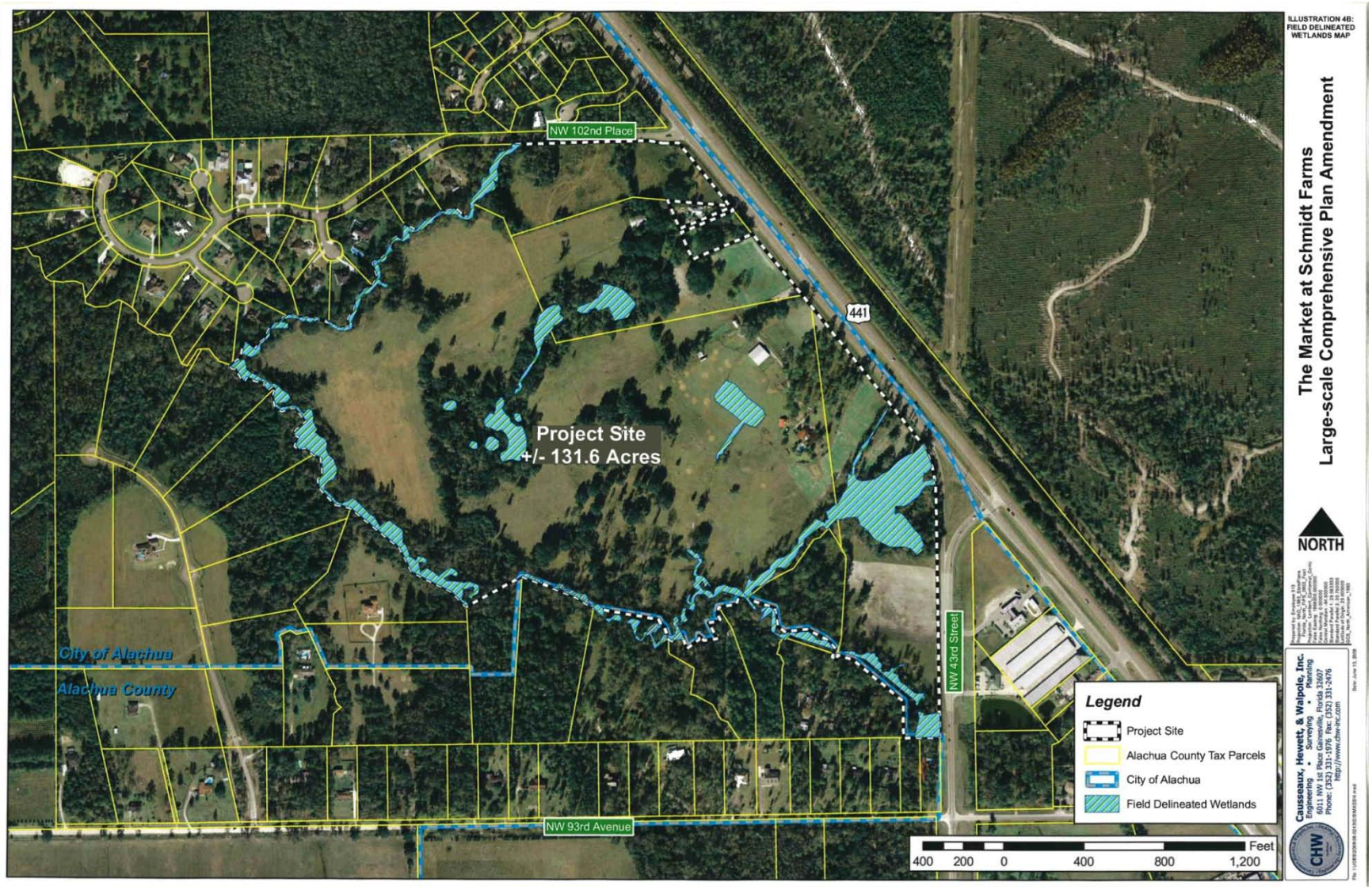


Figure 13. **Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site.**

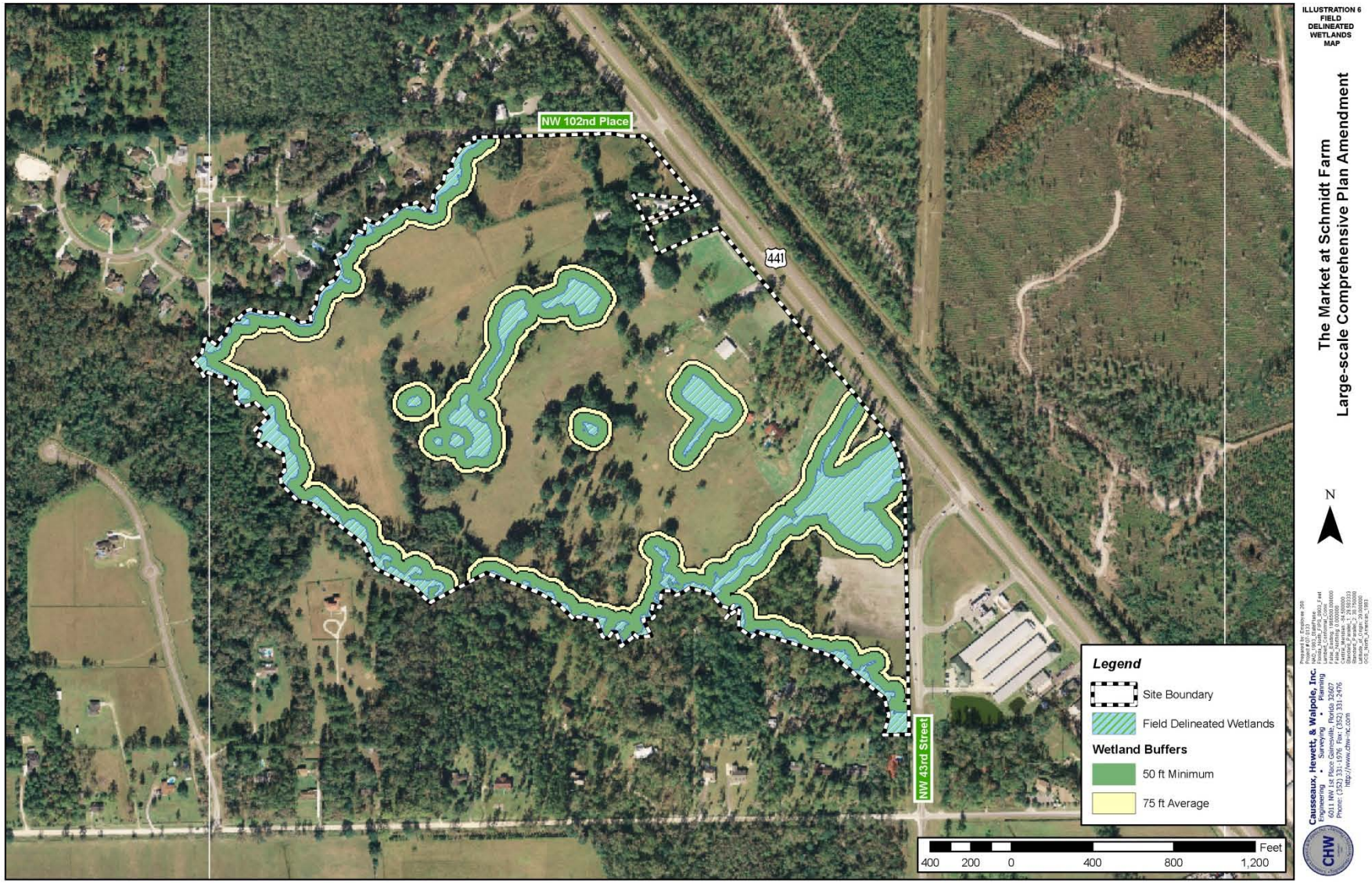


Figure 14. **Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site.**

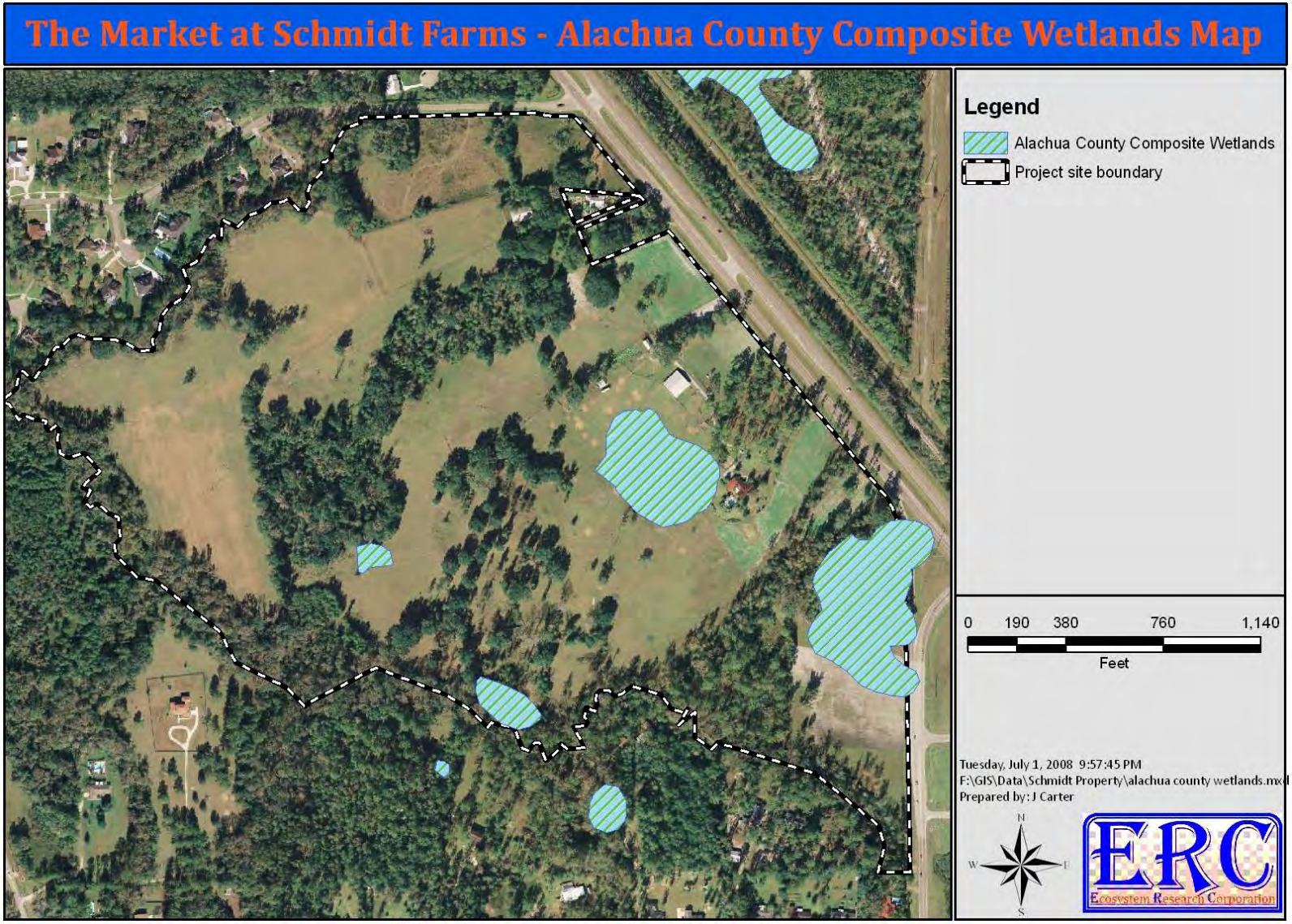


Figure 15. **National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site.**

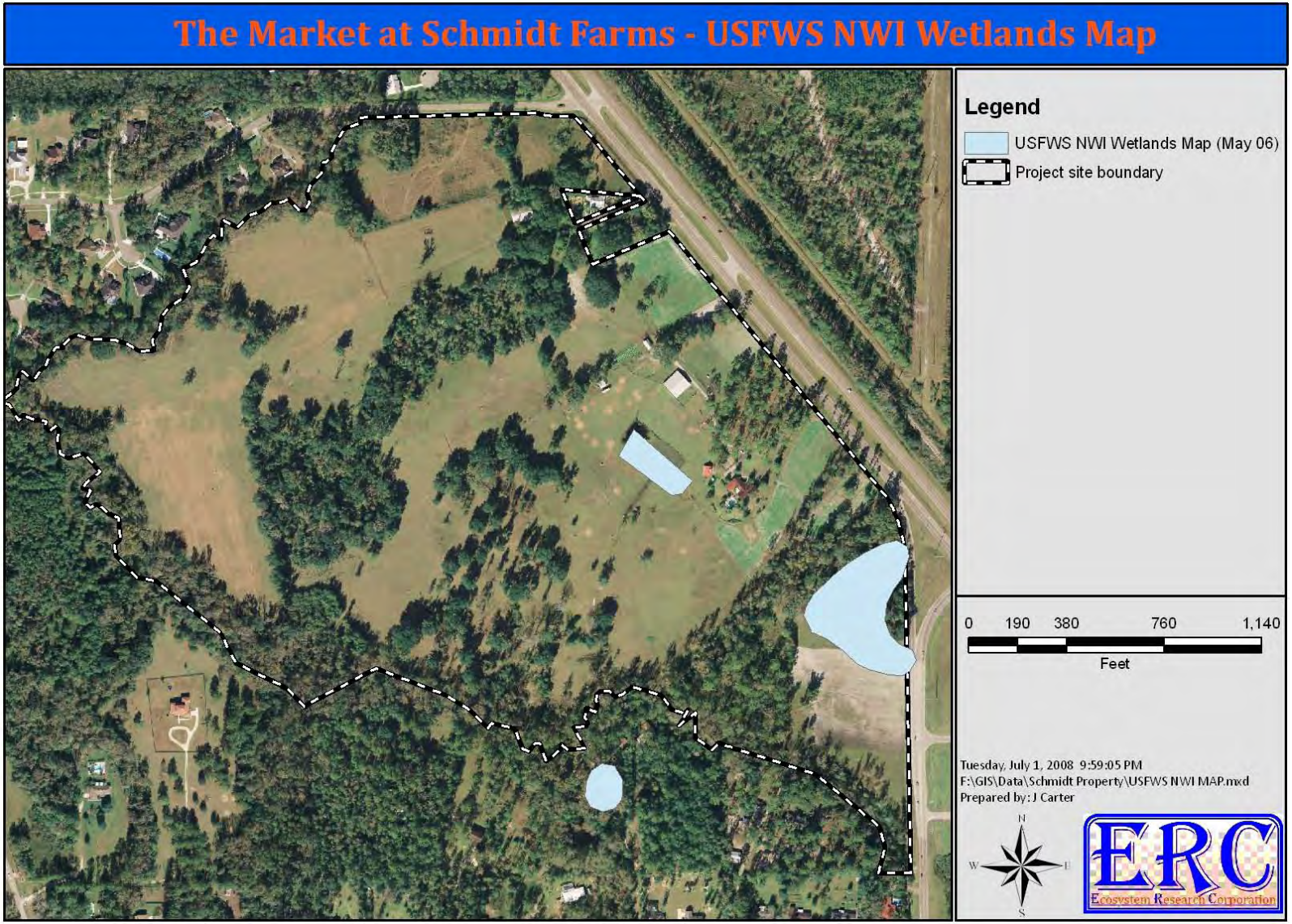


Figure 16. **The Market at Schmidt Farms project site as seen on a 1937 aerial.**

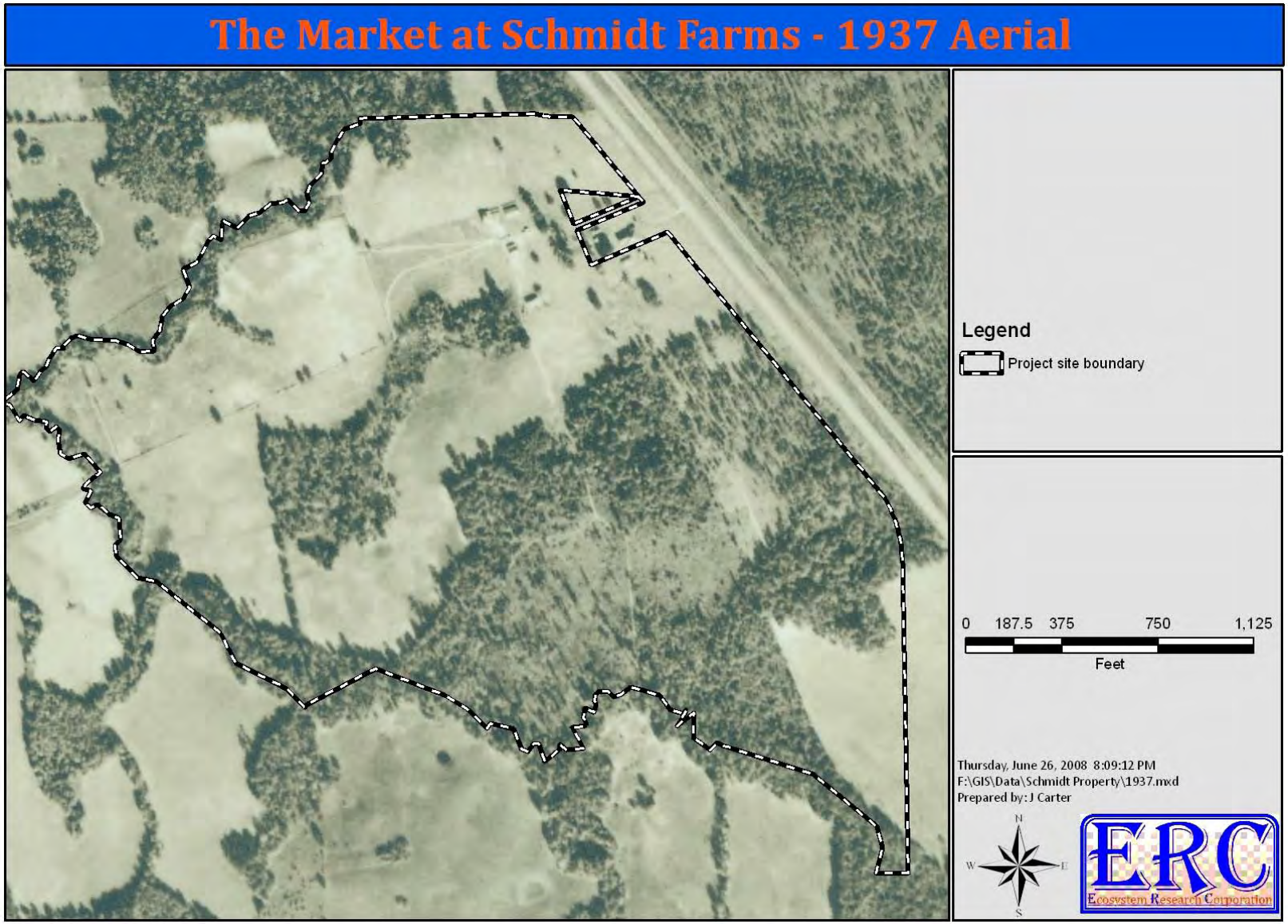


Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial.

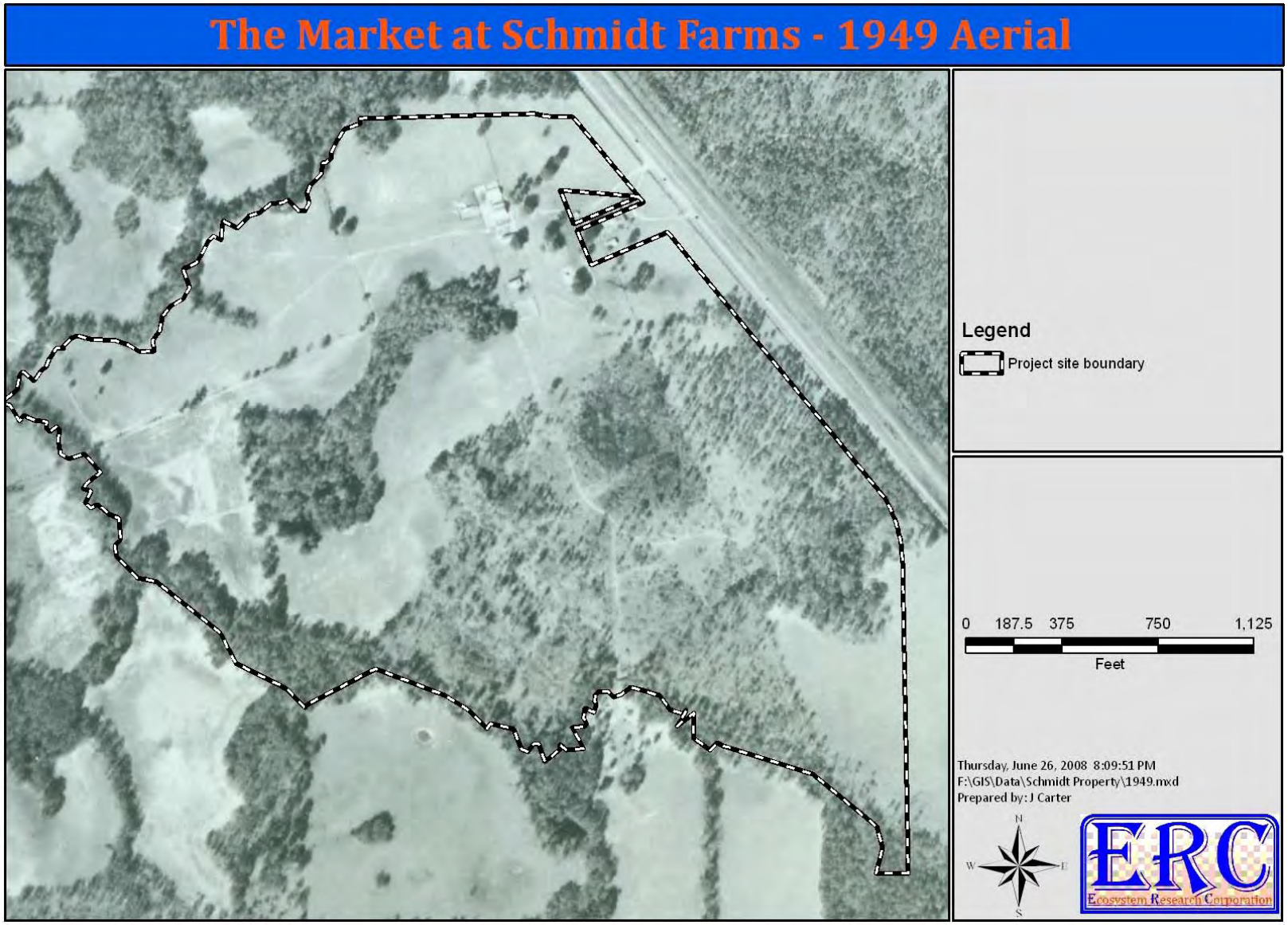


Figure 18. **The Market at Schmidt Farms project site as seen on a 1955 aerial.**

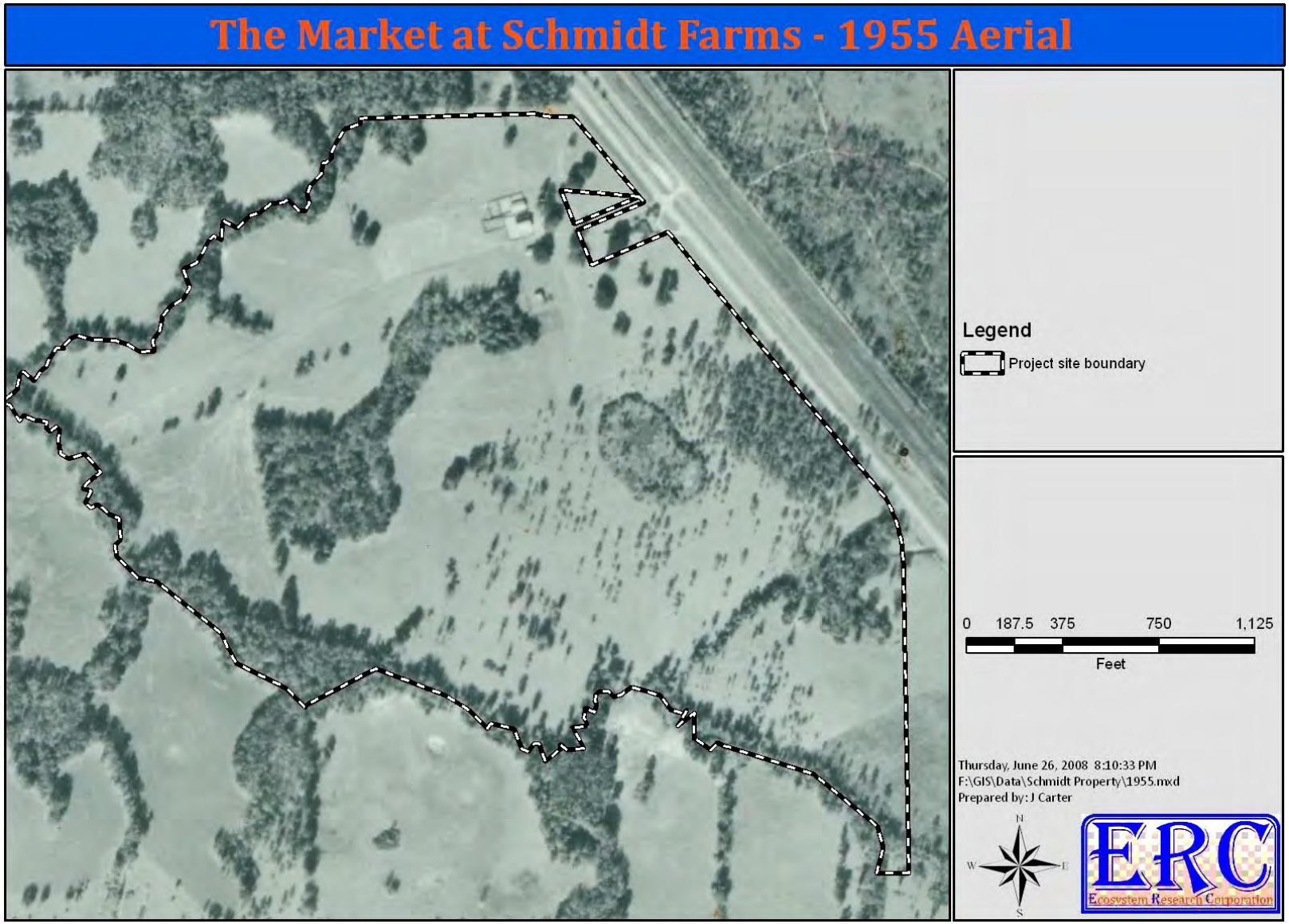


Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial.

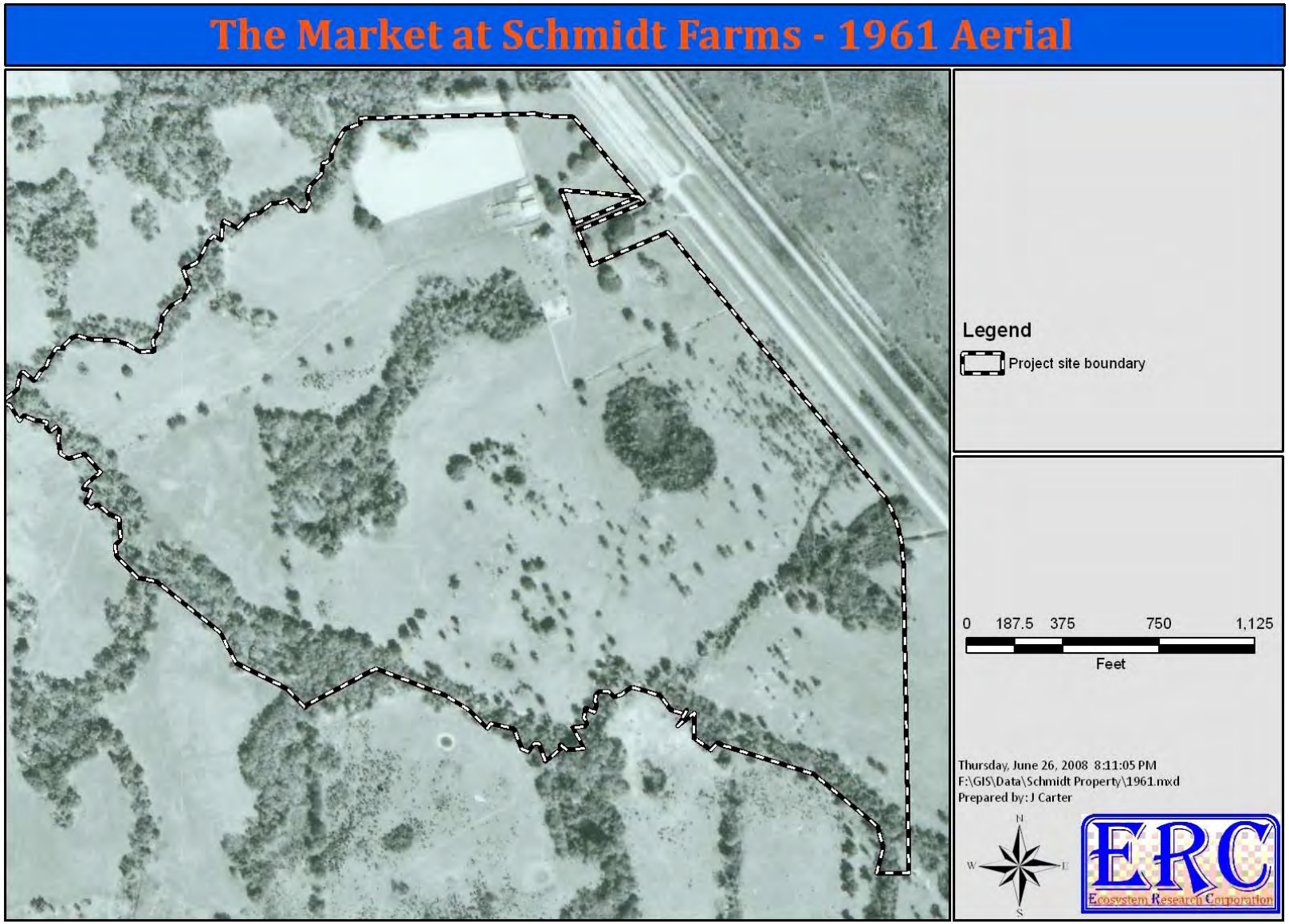


Figure 20. **The Market at Schmidt Farms project site as seen on a 1968 aerial.**

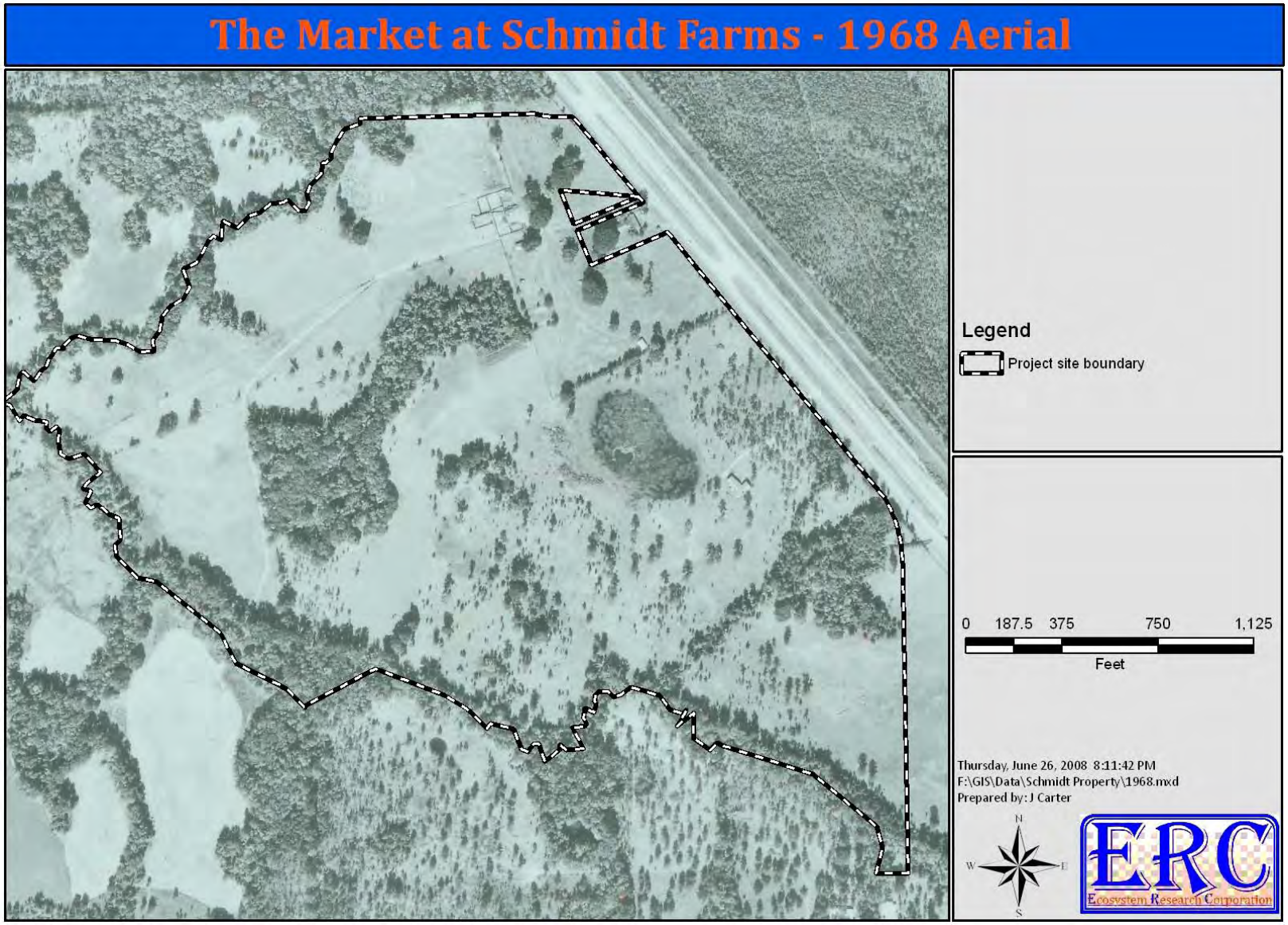


Figure 21. **The Market at Schmidt Farms project site as seen on a 1974 aerial.**

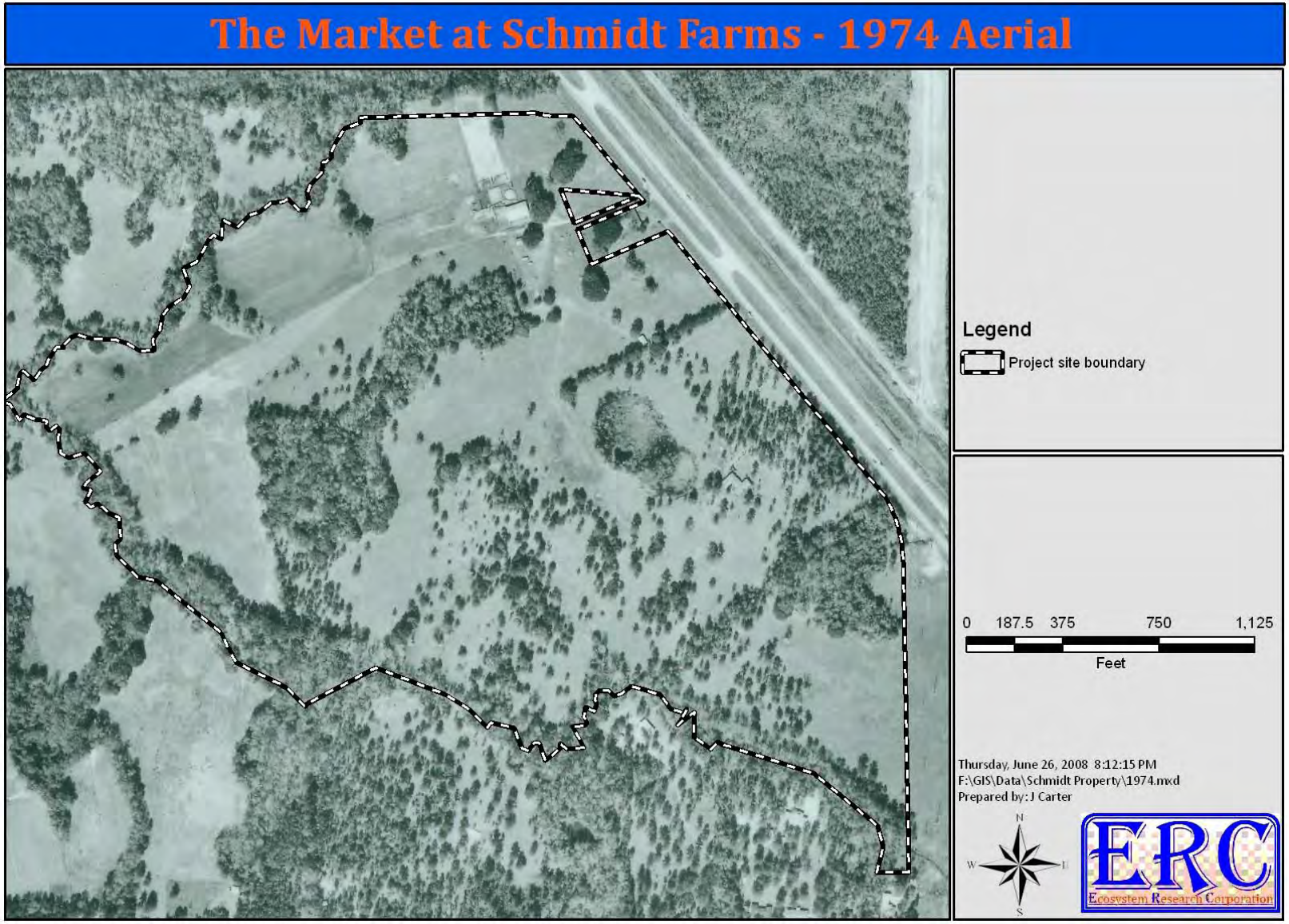


Figure 22. **The Market at Schmidt Farms project site as seen on a 1979 aerial.**

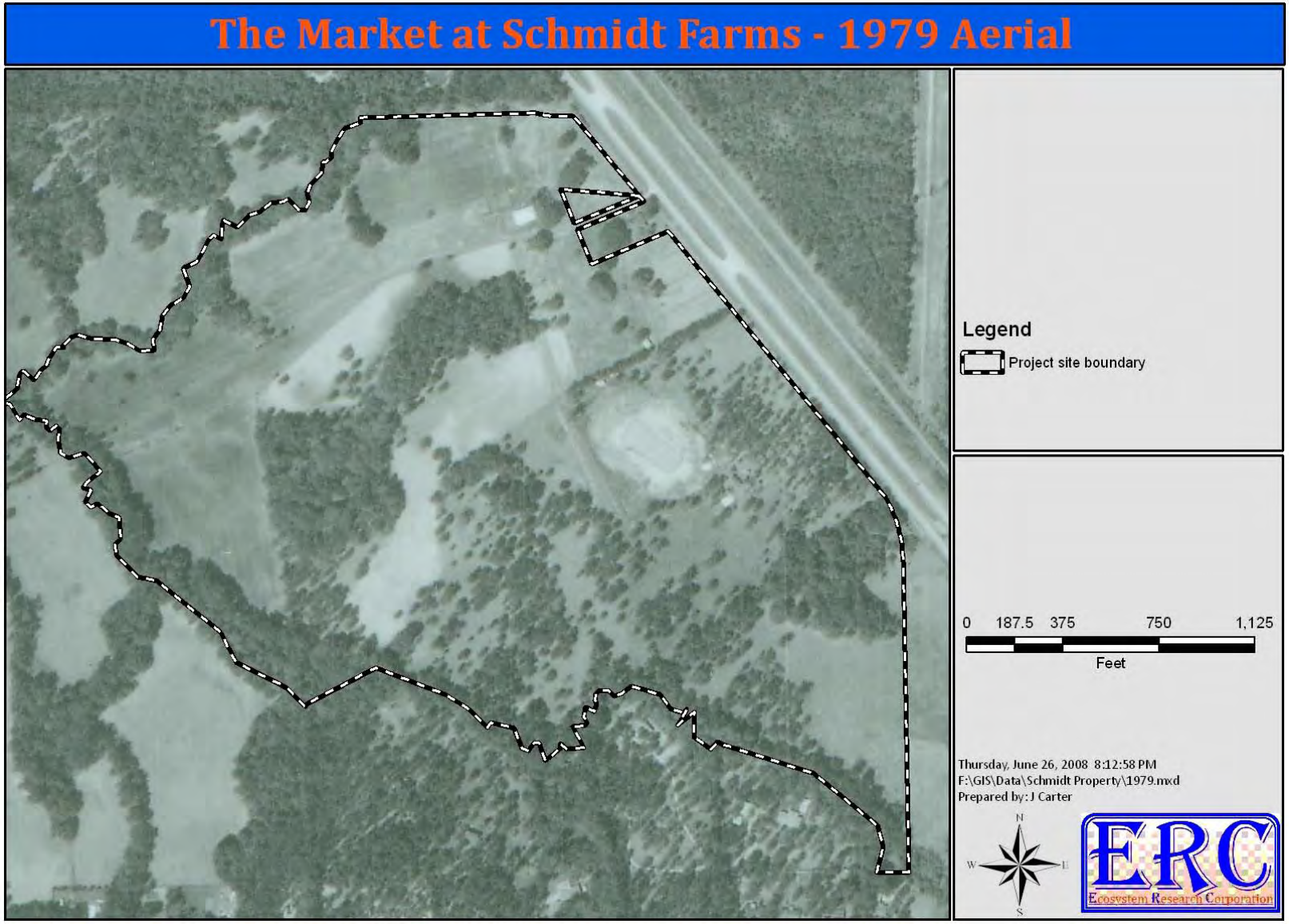


Figure 23. **The Market at Schmidt Farms project site as seen on a 1984 aerial.**

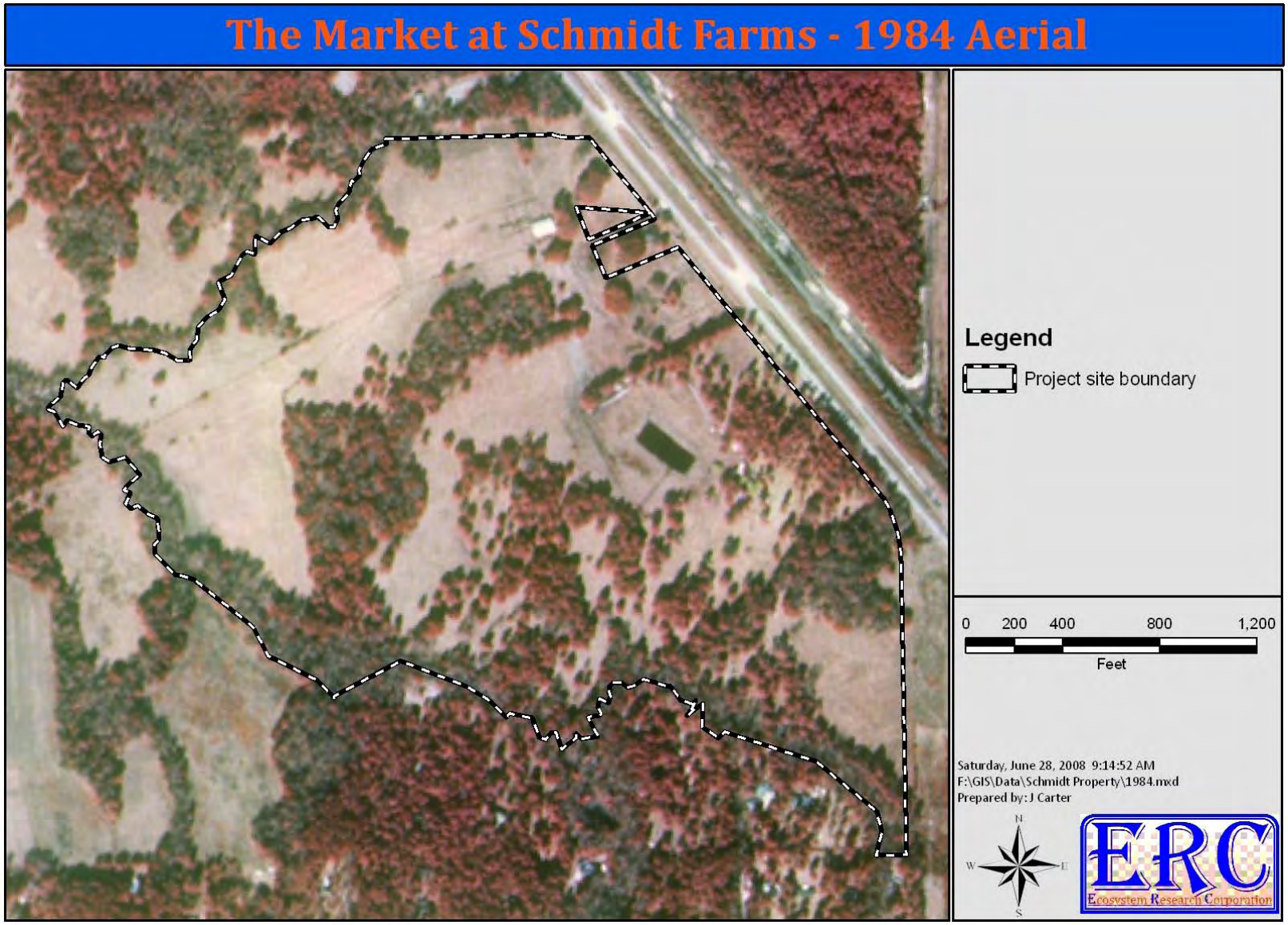
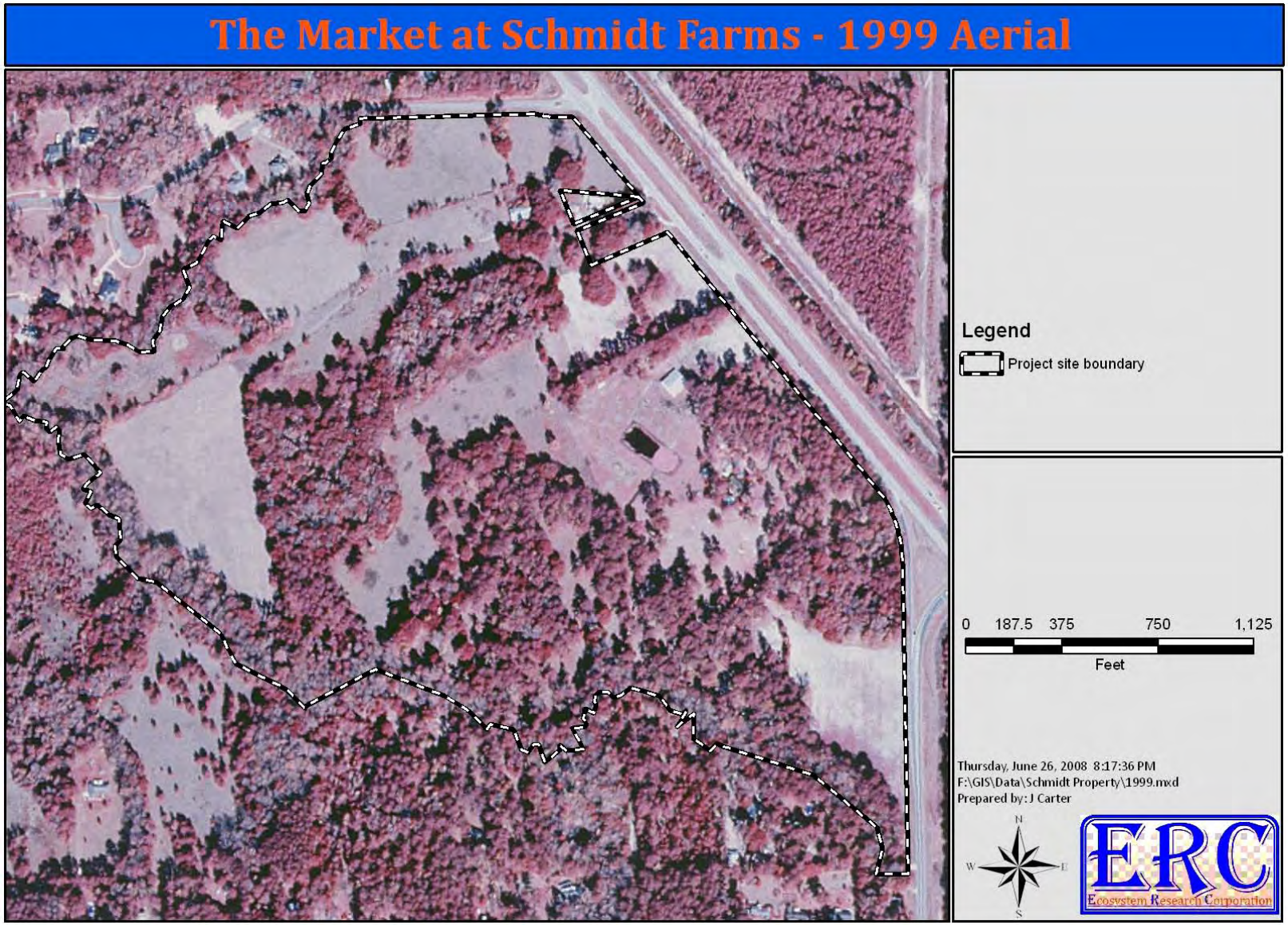


Figure 24. **The Market at Schmidt Farms project site as seen on a 1999 aerial.**



Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat

Listed Plant & Animal Species

Summary Information Regarding Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded special protection by the Endangered Species Act of 1973 (16 U.S.C. 1531). The list is published in the List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Fish and Wildlife Conservation Commission maintains a list of the protected animals occurring within the state by authority of the Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes) and the Wildlife Code of the State of Florida (Chapter 68A-27, Florida Administrative Code). The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Subsection 2: Declaration of Policy**-The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in Section 68-27.003, .004, and .005, Florida Administrative Code. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, Florida Statutes) passed in 1978 declares a public policy of the State of Florida with regard to native flora, as follows:

> **Subsection 1: Legislative Declaration**-The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant

> species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by **Chapter 5B-40, Preservation of Native Flora of Florida, FAC, the Regulated Plant Index is published in Section 5B-40.0055**. The Game Commission periodically releases a publication that summarizes animal species that are regulated by the Florida Fish and Wildlife Conservation Commission, and the USFWS. The publication is entitled Florida's Endangered Species, Threatened Species, and Species of Special Concern. The federal lists of plants and animals is published in 50CFR 17.11-12 and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3 of Chapter 406, Significant Plant and Wildlife Habitat,** and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code regulates the development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas** (ULDC) and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species as well as natural communities occurring within the State of Florida. The FNAI is managed by The Nature Conservancy in cooperation with the Florida Department of Environmental Protection. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process that is required for

listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, the following publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, Florida Statutes
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, Florida Statutes
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida Endangered Species, Threatened Species, and Species of Special Concern, June 2007

Threatened & Endangered Species Survey Methodology

Surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to field surveys, searches of several existing databases were performed to investigate the documented and potentially occurring imperiled species located in and around the project site. The databases queried were

- Florida Natural Areas Inventory Biodiversity Data Matrix
- Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Location Database
- FWC Waterbird Colony Location Database
- FWC 2006 Eagle Nest Census Data

Results of Imperiled Species Literature Review & Field Surveys

Herpetofauna

Common herpetofauna species seen on The Market at Schmidt Farms project site are listed in **Table 5.**

Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site.

Common Name	Scientific Name
Water Moccasin	*Agkistrodon piscivorous conanti*
Green Anole	*Anolis carolinensis*
Six-Lined Racerunner	*Cnemidophorus sexlineatus sexlineatus*
Southern Black Racer	*Coluber constrictor priapus*
Corn Snake	*Elaphe guttata*
Yellow Rat Snake	*Elaphe obsoleta quadrivittata*
Broadhead Skink	*Eumeces laticpes*
Green Treefrog	*Hyla cinerea*
Southern Spring Peeper	*Hyla crucifer bartramiana*
Eastern Fence Lizard	*Sceloporus undulates*
Ground Skink	*Scincella lateralis*
Florida Box Turtle	*Terrapene carolina bau*

Mammals

Common mammals seen during the field survey of The Market at Schmidt Farms project site are listed in **Table 6.**

Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Nine-banded armadillo	*Dasypus novemcinctus*
Opossum	*Didelphis virginiana*
Southern flying squirrel	*Glaucomys volans*
Bobcat (scat)	*Lynx rufus floridanus*
White-tailed deer	*Odocoileus virginianus*
Raccoon	*Procyon lotor*
Gray squirrel	*Sciurus caroliniensis*
Feral hogs	*Sus scrofa*

Common Name	Scientific Name
Eastern cottontail	*Sylvilagus floridanus*
Gray fox	*Urocyon cinereoargenteus*

Birds

Common birds encountered during the field survey of The Market at Schmidt Farms project site are listed in **Table 7.**

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Red-winged blackbird	*Agelaius phoeniceus*
Ruby-throated hummingbird	*Archilochus colubris*
Cedar waxwing	*Bombycilla cedrorum*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Chuck-will's-widow	*Caprimulgus carolinensis*
Northern cardinal	*Cardinalis cardinalis*
American goldfinch	*Carduelis tristis*
Turkey vulture	*Cathartes aura*
Hermit thrush	*Catharus guttata*
Common nighthawk	*Chordeiles minor*
Northern harrier	*Circus cyaneus*
Northern flicker	*Colaptes auratus*
Black vulture	*Coragyps atratus*
American crow	*Corvus brachyrhynchos*
Blue jay	*Cyanocitta cristata*
Black-throated blue warbler	*Dendroica caerulescens*
Pileated woodpecker	*Dryocopus pileatus*
Swallow-tailed kite	*Elanoides forficatus*
White ibis	*Eudocimus albus*
American kestrel	*Falco sparverius*
Sandhill crane	*Grus canadensis*
Mississippi kite	*Ictinia mississippiensis*
Loggerhead shrike	*Lanius ludovicianus*
Red-bellied woodpecker	*Melanerpes carolinus*
Red-headed woodpecker	*Melanerpes erythrocephalus*

Common Name	Scientific Name
Wild turkey	*Meleagris gallopavo*
Northern mockingbird	*Mimus polyglottos*
Brown-headed cowbird	*Molothrus ater*
Great-crested flycatcher	*Myiarchus crinitus*
Northern parula	*Parula americana*
Tufted titmouse	*Parus bicolor*
Carolina chickadee	*Parus carolinensis*
Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*
Summer tanager	*Piranga rubra*
Blue-gray gnatcatcher	*Polioptila caerulea*
Common grackle	*Quiscalus quiscula*
American redstart	*Setophaga ruticilla*
Yellow-bellied sapsucker (evidence)	*Sphyrapicus varius*
Chipping sparrow	*Spizella passerina*
Barred owl	*Strix varia*
Carolina wren	*Thryothorus ludovicianus*
American robin	*Turdus migratorius*
Yellow-throated vireo	*Vireo flavifrons*
White-eyed vireo	*Vireo griseus*
Red-eyed vireo	*Vireo olivaceus*
Mourning dove	*Zenaida macroura*

The results of the 2006 eagle nest census data search are shown in **Figure 25**. There is one eagle nest located in the vicinity of the project site. This nest is located 2.5 miles to the west of the site within the San Felasco Hammock Preserve State Park area. The nest nomenclature is AL056, which is listed as active in 2003, 2004, 2005, and 2006. The status for 2007 is unknown. Development of the project site should have no impact on the viability of this nest site.

The results of the water bird rookeries data base search are shown in **Figure 26.** There are three (3) documented water bird nesting sites located in the vicinity of The Market at Schmidt Farm parcels. The nomenclature and activity status of these rookery sites are, as follows:

Nest ID	1970's Survey	1980's Survey	1990's Survey	1999 Survey	Total Nests
605004	Active	Active	Inactive	Inactive	---
605012	Active	Active	Active	Active	50-250
605113	Unknown	Active	Inactive	Inactive	---

Colony 605012 is the only active colony based on recent surveys. The species composition of this colony is approximately 1% great egrets and 99% cattle egrets. Colony 605113 is located within the existing Deerhaven power generating station property. This site was originally used by little blue herons and cattle egrets; however, has shown no activity since the 1980's.

The FNAI element occurrence location map, which shows known listed species locations in the vicinity of the project site is shown in **Figure 27**. The results show that no species are known for this location. It is possible that the timber rattlesnake, eastern diamondback rattlesnake, and eastern indigo snake could be found on the site. The most likely habitat for these species on the project site occurs within the forested buffer areas to the creeks and in the seepage area designated by polygon 32. These areas are designated as conservation in the Future Land Use Amendment proposal; therefore, no direct adverse affects would occur to these priority habitats. There are several species shown on the FNAI element occurrence map that are listed as likely to occur or potentially could occur in areas in the vicinity of the project site. The likelihood of the occurrence of these species on the project site is discussed, as follows.

FNAI LIKELY SPECIES

Eastern Indigo Snake (Drymarchon couperi): the eastern indigo snake has been documented by ERC in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. The snake is found in a wide variety of habitats and could potentially occur within the creek and buffer areas, however, has not been documented.

Little Blue Heron (Egretta caerulea) and Woodstork (Mycteria americana): There is only one low-quality wading bird habitat on site and there is a low probability of widespread use of this site by these species.

Timber Rattlesnake (Crotalus horridus): ERC has documented the timber rattlesnake in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. This species could potentially inhabit the wetland buffer areas on the project site, but has not been documented.

Short-tailed Snake (Stilosoma extenuatum): The short-tailed snake inhabits xeric habitats primarily longleaf pine-turkey oak sandhills. This project site does not have this habitat type or any type of xeric habitat. It is unlikely that this species occurs on site or that a population can be sustained on site given the present and past land management practices.

Eastern Diamondback Rattlesnake (Crotalus adamanteus): This species has historically been document for the site and habitat currently exists along the creek and within creek buffers. The primary habitat of this species on site is designated for conservation in the future land use amendment.

FNAI POTENTIAL SPECIES

Florida Sandhill Crane (Grus canadensis pratensis): Sandhill cranes were seen on the project site. There is no nesting habitat for this species occurring on site; however, the pastures provide foraging habitat.

Florida Pine Snake (Pituophis melanoleucus mugitus): The pine snake is a rare inhabitant of xeric communities. There are no preferred habitat types for this species on site. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows, for refuge. There are no tortoises on site and no pocket gophers were seen.

Sherman's Fox Squirrels (Sciurus niger shermani): The fox squirrel typically occupies xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. There are no known fox squirrels in this area and there is little suitable habitat present to support this species.

Florida Black Bear (Ursus americanus floridanus): There is a possibility that the Florida black bear is a transient inhabitant of this site. There were no signs of black bear present on the site during the field survey. No tracks were observed or any evidence of bear foraging.

Striped Newt (Notophthalmus perstriatus) and Gopher Frog (Rana capito): The striped newt and gopher frog are xeric-adapted species that typically inhabit scrubby flatwoods, sandhills, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on empheral, isolated wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan on this site, which include extensive soil disturbance, fire suppression, and wetland disturbance. There is no habitat for these species on site. It is unlikely that these species occur on the site.

Flatwoods Salamander (Ambystoma cingulatum): The flatwoods salamander is an inhabitant of fire-maintained flatwoods with undisturbed cypress ponds. The flatwoods salamander once inhabited Bradford, Alachua, Marion, and Duval counties in north Florida; however, only one population has been recently verified in the north Florida area (Baker County)[2]. At present, it appears that this species has been extirpated from most of its North Florida range, but still maintains viable populations in several panhandle counties.[2]

[2] Management Plan: Flatwoods Salamander (*Ambystoma cingulatum*), February 21, 2001. Florida Fish and Wildlife Conservation Commission.

Southern Hognose Snake (Heterodon simus): the primary habitat for the southern hognose snake is sandhills and sandy soil, open hammocks and scrub. These habitat types do not occur on the project site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present.

Listed Plant Species

There was only one listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously located in the hardwood areas adjacent to the creek systems. The plant is either *Matelea floridana*, which is listed as endangered (State of Florida) or *Matelea gonocarpus*, which is listed as threatened (State of Florida). The specific species cannot be identified without flowers, which have not yet been seen. Both these species are quite common in Alachua County mesic hammock areas. Their habitat on site is proposed for conservation in the Land Use amendment; therefore, the development on the site should have no adverse affects on the existing populations. It is likely that the population will benefit due to the removal of cattle from the proposed buffer areas, which is the primary habitat for this species on site. A photograph of this species is shown below.



Figure 25. **Locations of known eagle nests in the vicinity of the project site in Alachua County.**

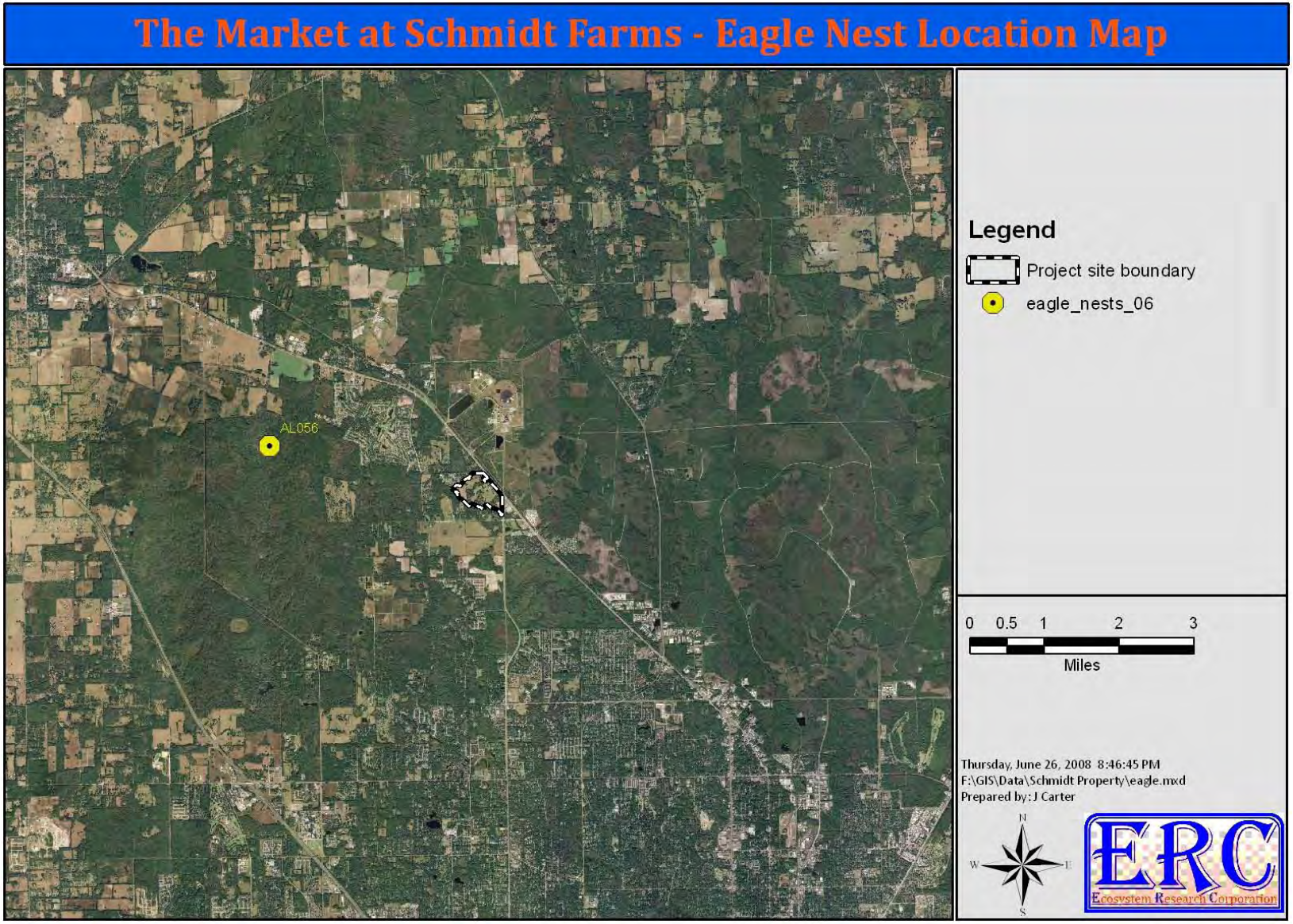


Figure 26. **Locations of water bird rookery sites in the vicinity of the project site in Alachua County.**

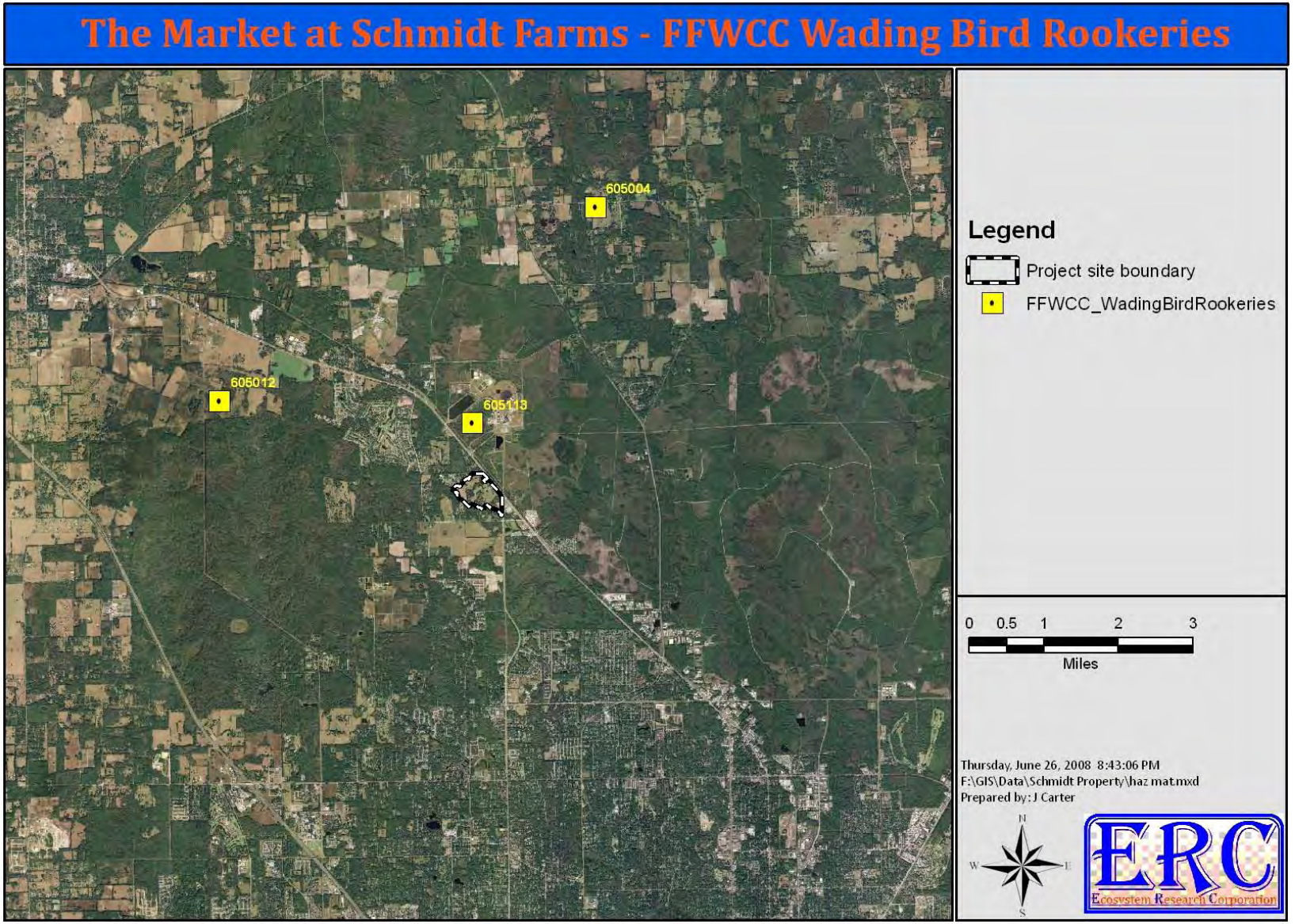
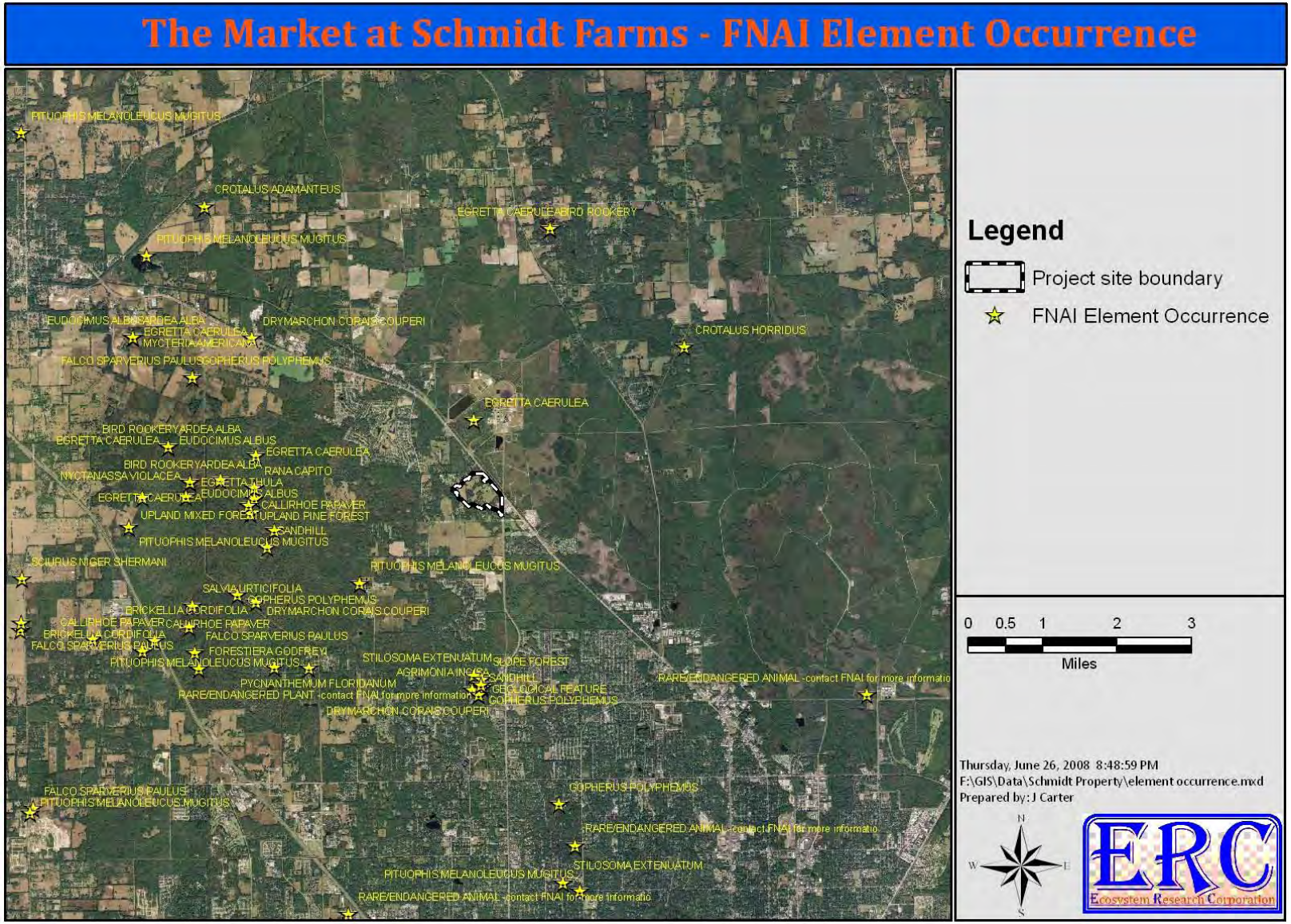


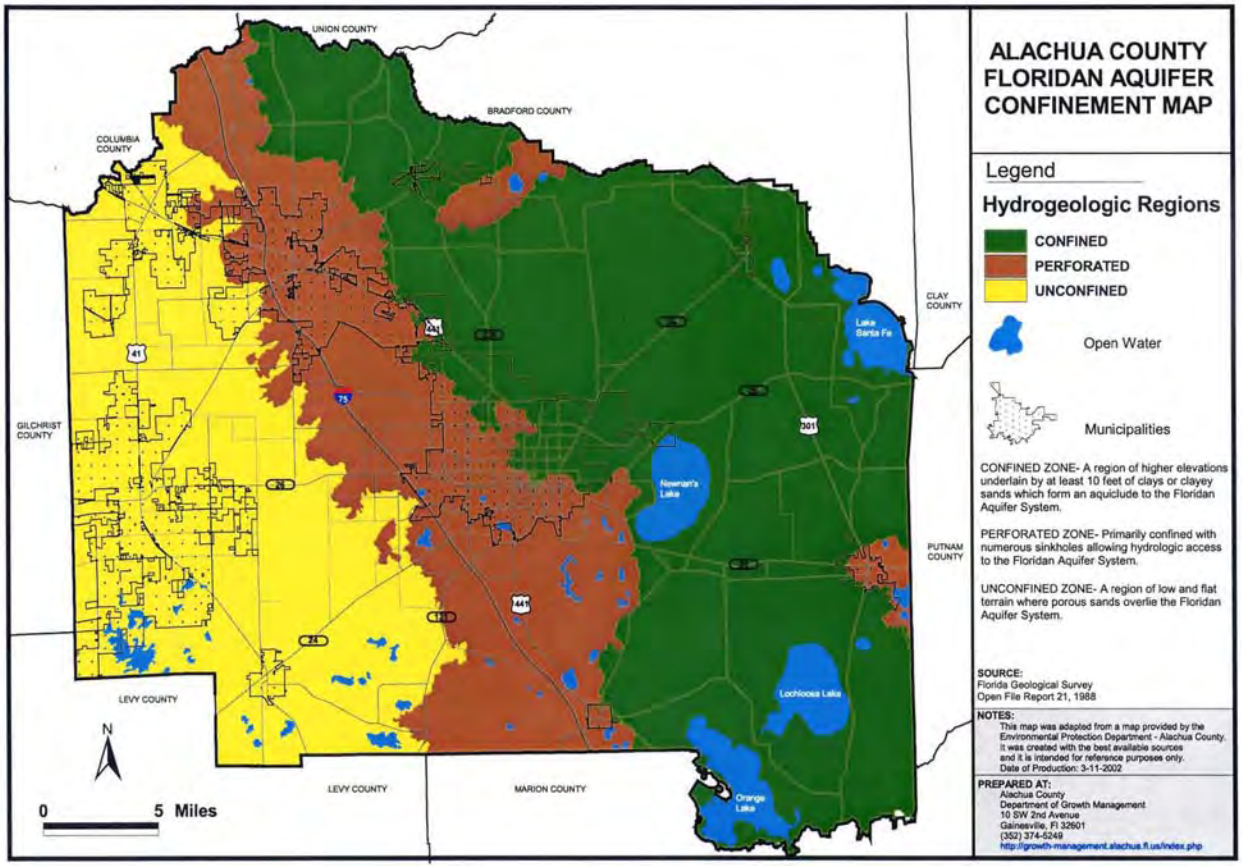
Figure 27. FNAI element occurrence map shown for the project site and surrounding area.



Section 5. High Aquifer Recharge Areas

The project site is located along the boundary of the confined and perforated hydrologic regions of the Floridan Aquifer (**Figure 28**). In this area, the aquifer is expected to be primarily confined by the Hawthorne Formation; however, perforations in the confining layer may be present in the form of sinkholes or relic sinkholes in which direct recharge to the Floridan can occur. A subsurface geotechnical report prepared by Ardaman & Associates is attached for review (Attachment 1).

Figure 28. Alachua County Floridan Aquifer Confinement Map.



Section 6. Soils

There are seven (7) soil mapping units shown to occur on the project site (**Figure 29; Table 8**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that typically are colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top

58 inches of the soil profile. All soils have an expected seasonal high water table that is within 24 inches of the soil surface if only for a brief period of time. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Figure 29. NRCS soils map for The Market at Schmidt Farms project site.

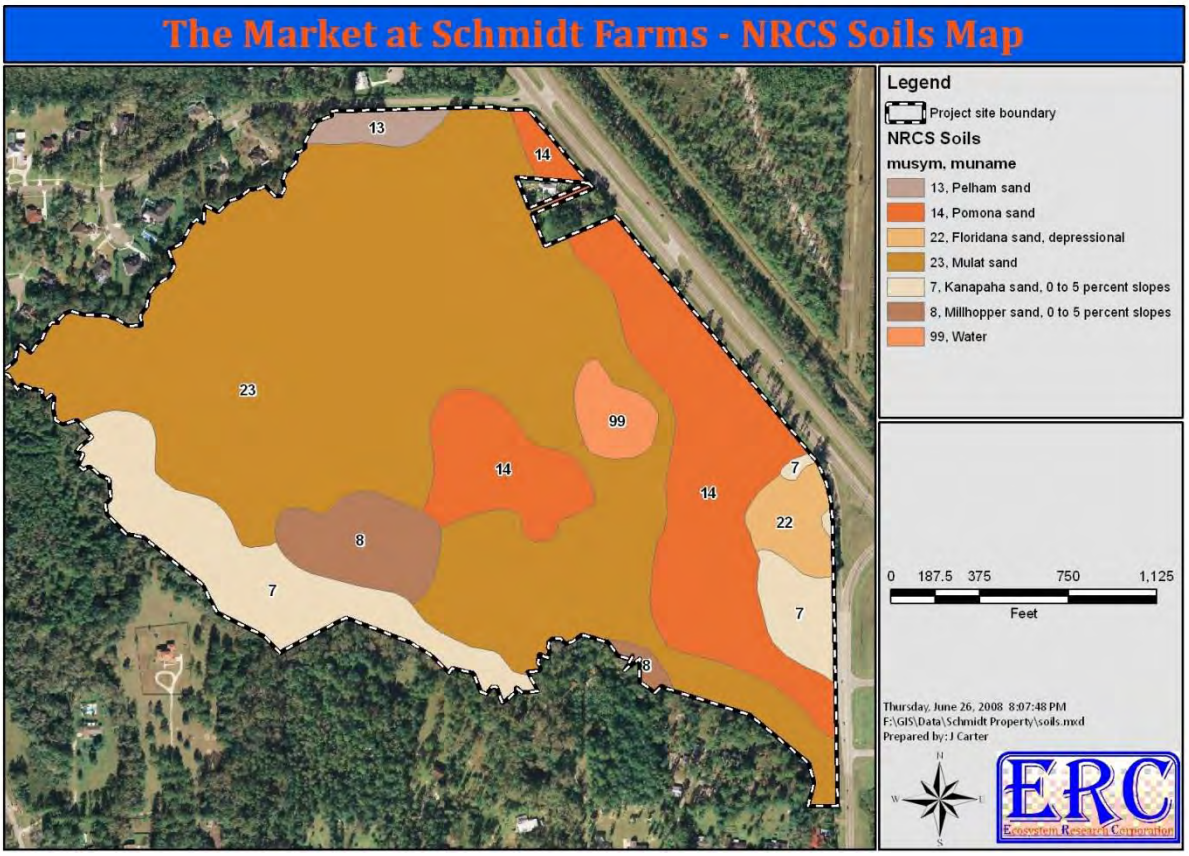


Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site.

Mapping Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	---	44 -> 80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	---	58 -> 89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	---	29 -> 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16 - 24"	43 -> 84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	---	30 -> 74"	Depressional Areas
23	Mulat sand	Poorly drained	No	---	26 -> 80"	Broad Flatwoods
99	Water	N/A	Unranked	---	---	N/A

Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater)

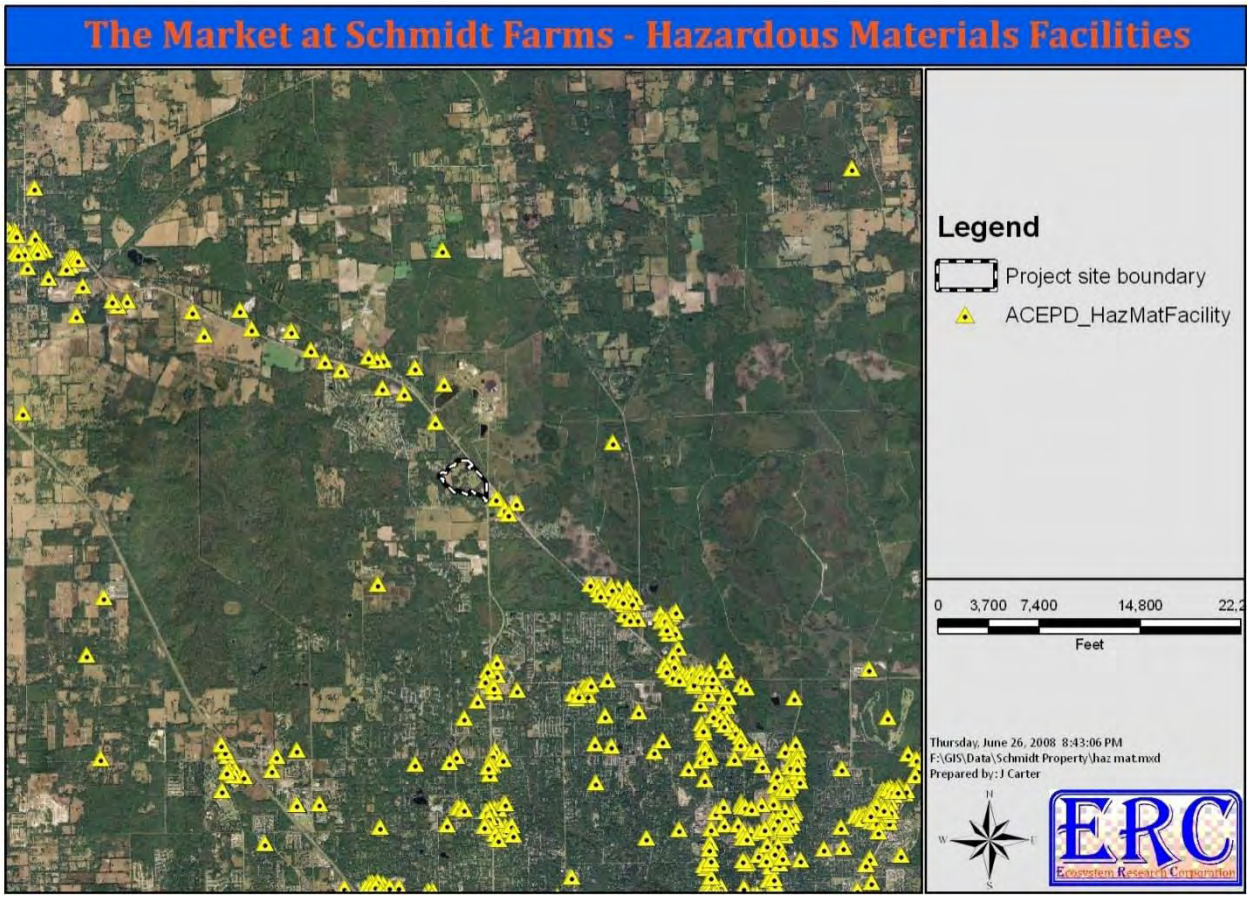
A Phase 1 Environmental Assessment report was performed for the project site but has not been reviewed by ERC. There were no obvious underground storage facilities located on the site that were observed by ERC. There is an approximately 250 gallon aboveground diesel fuel storage tank located at GPS location P-57 (**Photo 58**). The tank is used to supply fuel to onsite farm equipment. The tank did not appear to be leaking; however, small fuel stains on the ground indicate small spills have occurred. Historically (based on conversations with the property owner) there was a cattle dipping operation located around the pole barn (GPS location P-26). It is not known as to the materials used or the time duration of this operation; however, this may warrant future investigation. The hazardous material storage facilities that are currently monitored by Alachua County are shown in **Figure 30**. There is no indicated storage location for the project site.

Photo 58. Aboveground fuel storage tank located at GPS location P-57.





Figure 30. Hazardous Materials Facility Location Map.



Section 8. Wellfield Protection Areas

The project site is not located within a primary well field protection zone or secondary well field protection zone as defined by the City of Alachua Comprehensive Plan Future Land Use Element Policy 7.2.1 to 7.2.2. The project site is also not located within the City of Alachua or Alachua County Well Field protection zones (**Figure 31**). Therefore, changes in the intensity of the Future Land Use should not adversely affect any well field protection area.

Section 9. Significant Geologic Features & Topography/Steep Slopes

There are several significant geologic features within the boundaries of the proposed project site. These areas include a) Turkey Creek drainage; b) Brooke Pointe Creek drainage; c) Schmidt Creek drainage; and d) the system of seepage and depressional wetlands that are composed of several relic sinkholes and several additional relic sinkholes located in the southwest quadrant of the project site. These features are easily seen on the Alachua County 2001 LiDAR topo shown in **Figure 32**.

Figure 31. City of Alachua and Alachua County Well Field Protection Zones.

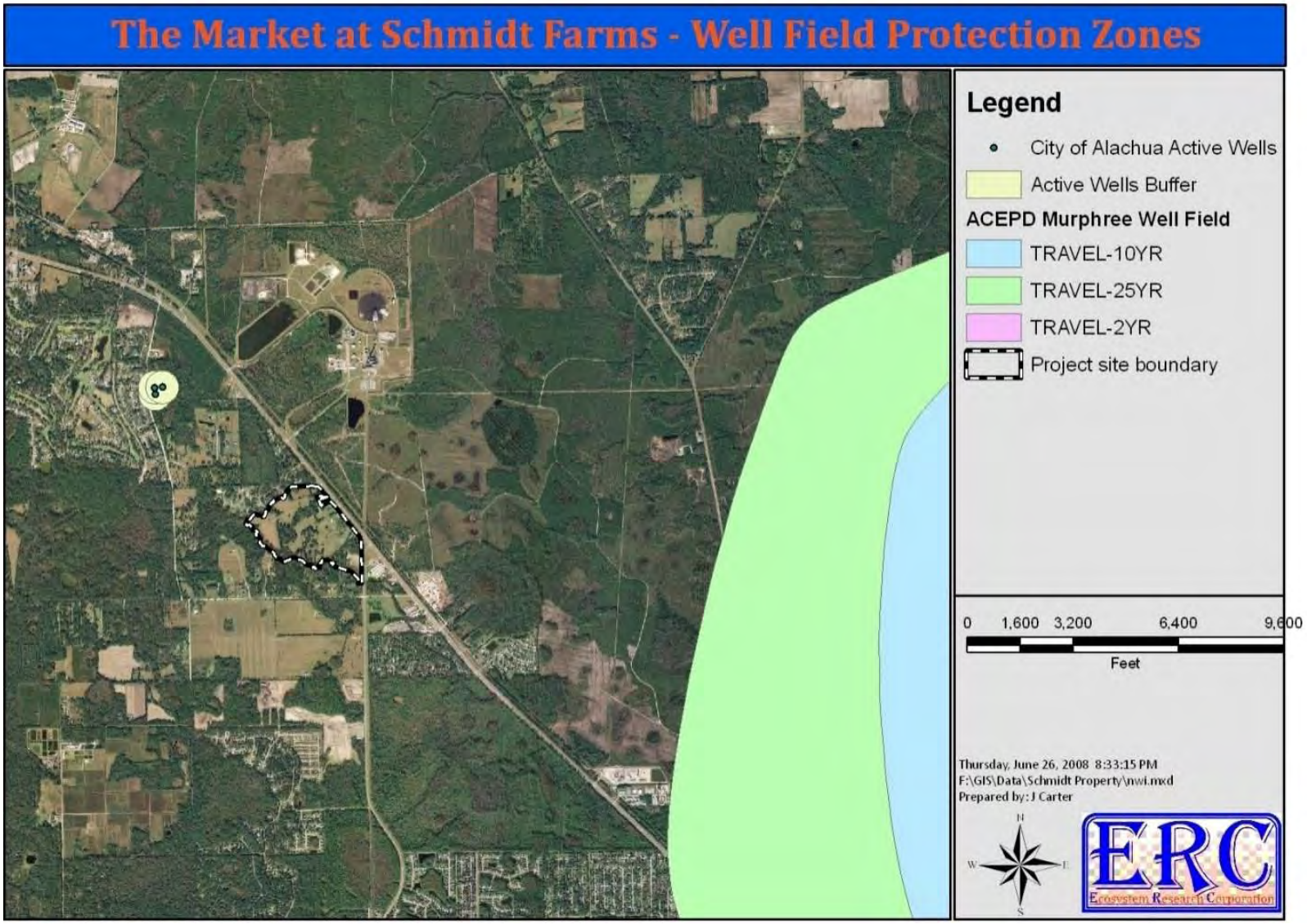
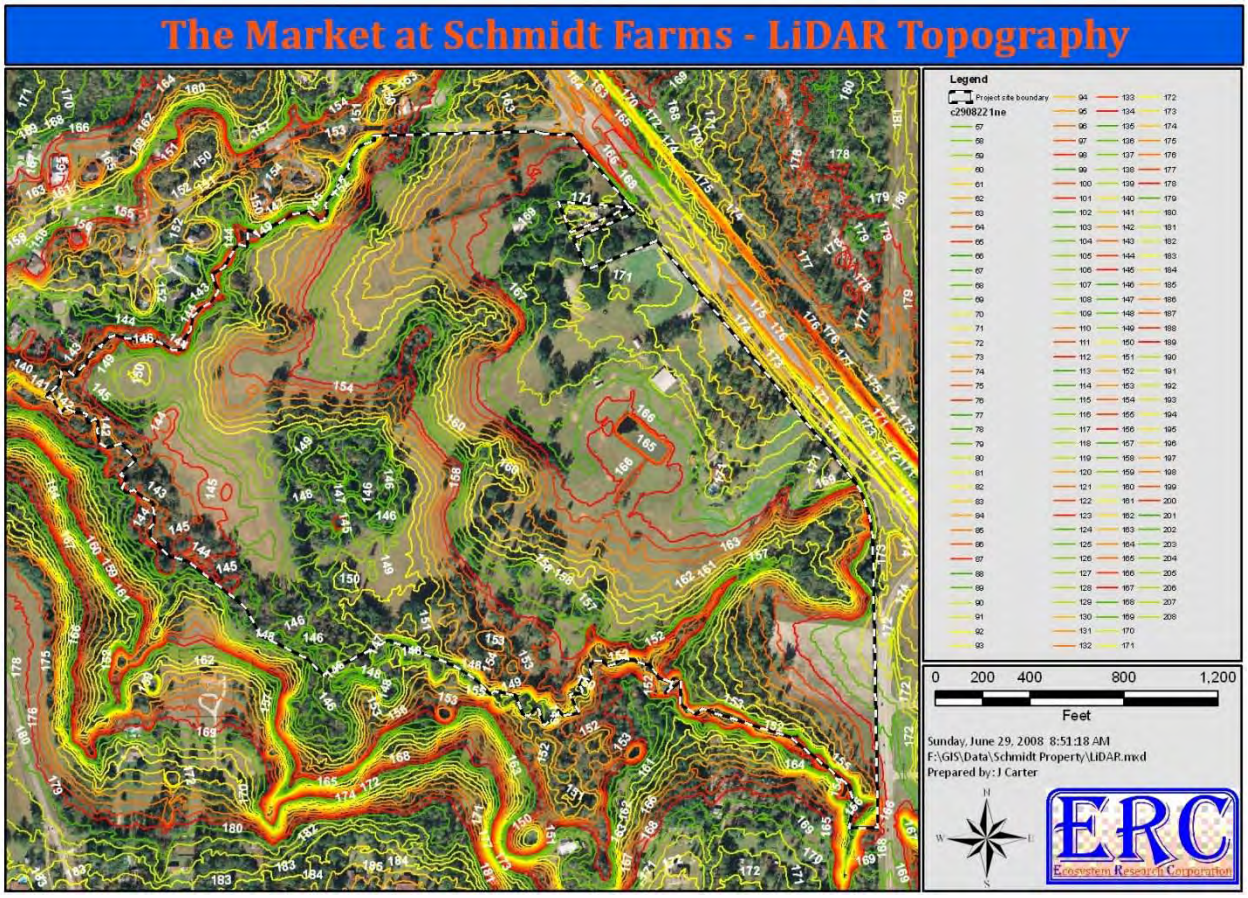


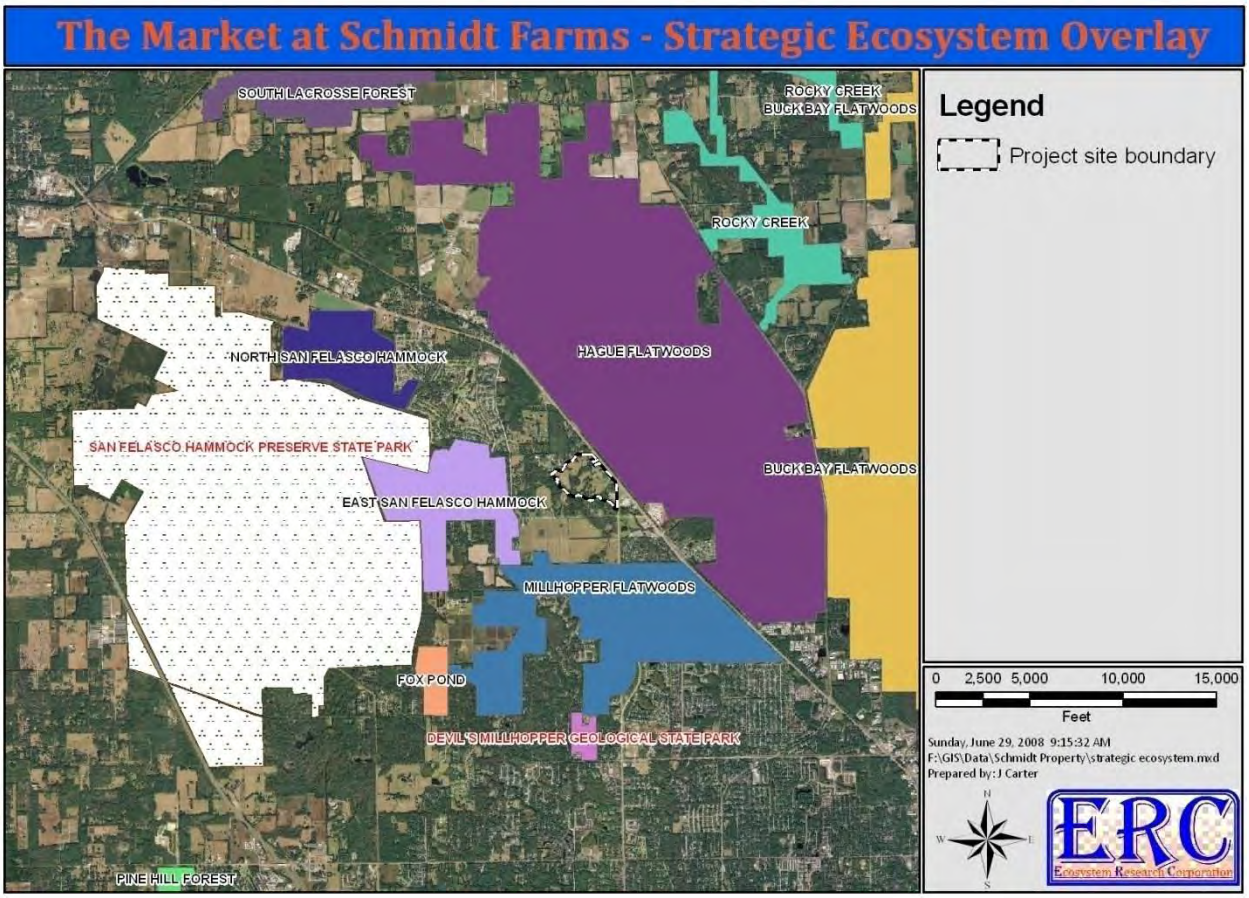
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site.



Section 10. Strategic Ecosystems – Significant Ecological Communities District

The project site does not occur within an Alachua County Strategic Ecosystem Overlay to the County's Future Land Use Map. However, there are several mapped strategic ecosystems that totally surround the project site (**Figure 33**). The headwaters to Turkey Creek originate within the Hague Flatwoods Strategic Ecosystem and the creeks eventually flow through the North San Felasco Hammock Strategic Ecosystem and San Felasco Hammock Preserve State Park. Therefore, protection of this system and the other Turkey Creek tributaries located within the boundaries of the project site is critical. The applicant, in consideration of this importance, has designated all creeks and creek buffers as conservations areas. In addition, large open space areas are designated to establish connectivity with the large isolated systems on site and the 100-year floodplain area. This designation will protect the existing and future integrity of this very valuable ecosystem.

Figure 33. **Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site.**



Section 11. Wells & Septic

There are several wells in and adjacent to the project site. There are two (2) known 4-in wells located on the Schmidt property. An agricultural supply well is located at GPS location P-60 (Figure 7; **Photo 59**) and the Schmidt residence supply well is located at the southeast corner of the guest cottage at GPS location P-61 (**Photo 60**). On adjacent properties there is a 4-in well that supplies water to Harmony Gardens. This 4-in well is located at GPS location P-53 (**Photo 61**). The Bike Route located adjacent to Harmony Gardens is hooked to the City of Alachua water supply because the previous business was a restaurant in which treated water was needed. There is a residential septic tank located

Photo 59. **View of the agricultural supply well found at GPS**



adjacent to the Schmidt residence. The septic drainfield is located at GPS location P-62 (Figure 7). There are also septic tanks located on the Bike Route and Harmony Garden properties.



Photo 60. View of the Schmidt residence supply well located at GPS location P-61.



Photo 61. View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).

Section 12. Historic Structures

There are several structures located on the Schmidt property and adjacent properties that warrant some description. The buildings where the Bike Route and Harmony Gardens are presently located are listed as Alachua County Historic Structures AL04361 and AL 04360, respectively (**Figure 34**). The Harmony Gardens house is the original residence used by the Schmidts in the 1950's and was present when they bought the property from the Cellon's at that time. This house was built circa 1915. A photograph of the Harmony Gardens building (formerly Angel Gardens) is shown in **Photo 62**. The garage (also probably built circa 1915) is presently being used as a retail garden shop (**Photo 63**). **Photo 64** shows the Bike Route shop. This building was moved to the present site from Alachua in 1995. This house was built circa 1930. The buildings on the existing Schmidt parcel consist of a brick residence (**Photo 65;** GPS location P-63), a guest cottage (**Photo 66**; GPS location P-61), a concrete block stable (**Photo 67**; GPS location P-56), and a very large concrete block building used for agricultural storage (**Photo 68**; GPS location P-58).

Figure 34. Alachua County historic structures location map.

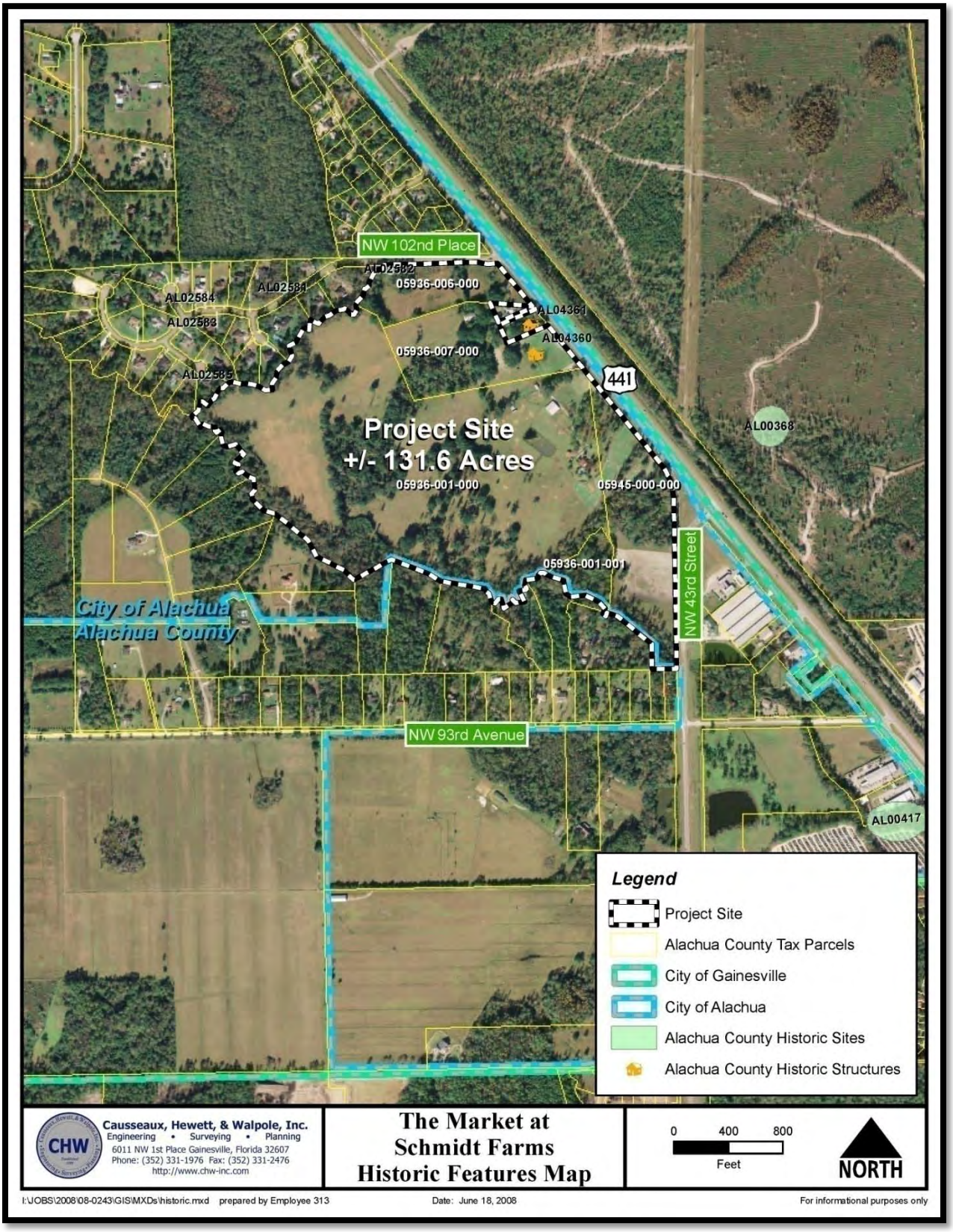


Photo 62. **Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.**



Photo 63. **View of the garage presently being used as a shop (GPS location P-52).**



Photo 64. **View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.**



Photo 65. **Panoramic view of the brick residence located at GPS location P-63.**



Photo 66. **Panoramic view of the guest cottage located at GPS location P-61.**



Photo 67. **Panoramic view of the concrete block stable located at GPS location P-56.**



Photo 68. **Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).**



Final Statement

This report documents the existing conditions of the proposed project site referred to as The Market at Schmidt Farms. The most valuable natural communities existing on the project site have been included in the Conservation Future Land Use designation where no future development will occur. Therefore, no direct impacts to these systems should occur in the future as a result of the proposed change to the Future Land Use of this area.

The Market at Schmidt Farms

Attachment 1:

Geotechnical Report prepared by Ardaman & Associates, Inc.

Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida



Ardaman & Associates, Inc.

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MEMBERS:
A.S.F.E.
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

June 16, 2008
File No. 07-6842

Sandor Development Company
5725 N. Scottsdale Road
Suite C-195
Scottsdale, Arizona 85250

Attention: Mr. Brad Combs

Subject: Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida

Gentlemen:

As requested and authorized by you, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to preliminarily evaluate the general subsurface conditions within the building and parking/drive areas and to provide recommendations for site preparation, foundation support, and pavement design. In addition, we have estimated the normal seasonal high groundwater level at the boring locations. This report documents our findings and presents our engineering recommendations.

We understand that the building locations are not yet finalized. Additional Borings may be required depending on the final building layout.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retail center is located on the west side of US 441 between NW 43rd Street and NW 102nd Place in Alachua County, Florida (Section 34, Township 8 South, Range 19 East). The general site location is shown superimposed on the Pine Castle, Florida U.S.G.S. quadrangle map presented on Figure 1.

The site is approximately 132 acres in area. At the time of our exploration, the site was primarily grass covered and sparsely wooded. Based on review of the provided survey prepared by Lochrane Engineers, ground surface elevations on the site in the areas proposed to be developed range between approximately +160 and +174 feet.

PROPOSED CONSTRUCTION AND GRADING

It is our understanding that the proposed development includes a retail/office center which will be approximately 292,000 square feet in plan area and include retail stores, offices and restaurants. The center will also include a major retail store as an anchor which is discussed in a separate report. The proposed buildings will consist of load bearing masonry walls and interior columns with slab-on-grade floors.

For the purposes of our analysis, we have assumed the maximum loading for the structures to be on the order of 3 to 5 kips per linear foot for wall foundations, 100 kips for individual column foundations and 100 pounds per square foot for slab-on-grade floors. Grading plans are not complete at this time, therefore we have assumed that 2 to4 feet of fill is required to raise the building and parking/drive areas to final elevations. If actual building loads or fill height exceed our assumptions, then the recommendations in this report may not be valid.

We understand that the stormwater run-off is to be retained off-site by means of wet retention ponds.

REVIEW OF SOIL SURVEY MAPS

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the following soil series - "Kanapaha sand", "Millhopper sand", "Pelham sand", "Pomona sand" and "Mulat sand" soil series. The type and locations of the individual soils are shown on the Soil Survey Map presented as Figure 2.

The "Kanapaha sand" soil series (Soil Type 7B) consists of nearly level to gently sloping, poorly drained soil on the uplands. The soil permeability of the "Kanapaha sand" soil series is moderately slow to moderately rapid. According to the Soil Survey, the seasonal high water table for the "Kanapaha sand" soil series is typically within 10 inches of the natural ground surface.

The "Millhopper sand" soil series (Soil Type 8B) consists of nearly level to gently sloping, moderately well drained soil on the uplands and broad flatwoods. The soil permeability of the "Millhopper sand" soil series is moderately rapid to rapid. According to the Soil Survey, the seasonal high water table for the "Millhopper sand" soil series is typically 40 to 60 inches below the natural ground surface.

The "Pelham sand" soil series (Soil Type 13) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pelham sand" soil series is moderate to rapid. According to the Soil Survey, the seasonal high water table for the "Pelham sand" soil series is typically within 10 inches of the natural ground surface.

The "Pomona sand" soil series (Soil Type 14) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pomona sand"soil series is moderate to very rapid. According to the Soil Survey, the seasonal high water table for the "Pomona sand"soil series is typically within 10 inches of the natural ground surface.

The "Mulat sand " soil series (Soil Type 23) consists of nearly level, poorly drained soil in broad areas on the flat woods. The soil permeability is moderately slow to rapid. According to the Soil survey, the seasonal high water table is typically within 10 inches of the natural ground surface.

FIELD EXPLORATION PROGRAM

SPT and Auger Borings

The field exploration program included performing 55 Standard Penetration Test (SPT) borings (TH-16 through TH-70) and 20 auger borings (AB-1 through AB-6 and AB-13 through AB-26). The SPT borings were performed within the proposed "footprint" of the buildings and borings were advanced to depths of 20 to 30 feet below the ground surface using the methodology outlined in ASTM D-1586. A summary of this field procedure is included in Appendix I. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars.

The auger borings were performed in the proposed parking/drive areas. They were drilled using a truck-mounted, 4-inch diameter, continuous flight auger to a depth of 10 feet below the ground surface. A summary of this field procedure is included in Appendix I. Representative soil samples were recovered from the auger borings and transported to our laboratory for further analysis.

The groundwater level at each of the boring locations was measured upon completion of drilling. The borings were then backfilled with soil cuttings.

Test Locations

The approximate locations of the borings are schematically illustrated on a site plan shown on Figure 3. These locations were determined in the field by tape measurements from existing site features and use of a handheld GPS unit, and should be considered accurate only to the degree implied by the method of measurement used. The ground surface elevations shown on the boring profiles were estimated based on a survey of the site provided by Lochrane Engineering.

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 4 through 14.

In addition, we conducted natural moisture content tests (ASTM D2216), percent fines analyses (ASTM D1140), organic limit tests (ASTM D2974-87) and Atterberg limits tests (ASTM D4318) on selected soil samples obtained from the borings to aid in classification. The results of these tests are presented adjacent to the sample depth on the boring profiles on Figures 5 through 14.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 4 through 14. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

The results of the borings indicate that very loose to loose fine sand containing varying amounts of silt and/or clay was typically encountered from the surface to depths ranging from 3 to 5 feet below the existing ground surface. The borings terminated in loose to medium dense silty clayey fine sand interspersed with layers of medium stiff to very stiff sandy clay.

We note that organic muck was encountered in Boring TH-21 from the ground surface to a depth of 1.5 feet. Organic muck may be present at other location and to deeper depths at unexplored locations within the site.

The above soil profile is outlined in general terms only. Please refer to Figures 4 through 14 for soil profile details and Figure 3 for hand probe details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled after stabilization of the downhole water level. As shown on Figures 4 through 14, groundwater was encountered at depths that ranged from 2.6 to 6.5 below the existing ground surface on the dates indicated. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using our boring logs, we have estimated the normal seasonal high groundwater level at the boring locations. Estimated seasonal high water table elevations are presented on Table 1, as well as on the boring profiles on Figures 5 to 14.

PRELIMINARY ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed buildings on a conventional shallow foundation system. Spread footings should provide an adequate support system for the structures.

Because of the clayey soils near the ground surface and some potential for shrink/swell, we recommend hardscape around the perimeter of the building (i.e.; no landscaping adjacent to the buildings) to reduce moisture fluctuation in these soils.

The following are our preliminary recommendations for overall site preparation, foundation support, and pavement construction which we feel are best suited for the proposed facility and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications. Additional borings may be required depending on the final building layout.

Stripping and Grubbing

The "footprint" of the proposed building and the parking/drive areas, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, organic topsoil or other deleterious materials, as encountered.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Demucking

The organic muck encountered in Boring TH-21 should be removed (demucked) to its entire vertical limits and horizontal limits. We note that organic muck may be present in other unexplored areas of the site.

The excavated organic muck/soft sediment must not be used as structural fill material and should be disposed of as directed by the owner or his representative. Demucking and backfilling operations should be monitored continuously by a representative of Ardaman & Associates to verify that all unsuitable material is removed and that backfill soils are suitable and well compacted.

Excavation slopes and/or bracing are the responsibility of the contractor. However, at a minimum, all excavations should be sloped and/or braced to meet the requirements of the Occupational Health and Safety Administration (OSHA) latest Standards.

Excavation will extend below the groundwater table and the control of the groundwater will be required. De-mucking should be conducted "in-the-dry". Dewatering should be accomplished as discussed in the "Dewatering" section of this report.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to 3 within the proposed parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 2 feet in the building areas and 1 foot in the parking/drive areas must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or overexcavation and recompaction may be required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Suitable Fill Material and the Compaction of Fill Soils

All fill materials should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. The fine sand and fine sand with silt (Strata No. 1 and 2 without roots, as shown on Figures 4 through 11) are suitable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 2 feet below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 2 feet below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the

foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 18 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant.

Dewatering

Based on the groundwater conditions encountered, the control of the groundwater will likely not be required to achieve the necessary stripping and subsequent construction, backfilling, and compaction requirements presented in the preceding sections. If, however, dewatering becomes necessary, the actual method(s) of dewatering should be determined by the contractor. However, regardless of the method(s) used, we suggest drawing down the water table sufficiently, say 2 to 3 feet, below the bottom of any excavation or compaction surface to preclude "pumping" and/or compaction-related problems with the foundation soils.

Dewatering should be accomplished with the knowledge that the permeability of soil tends to decrease with an increasing silt and clay content. Therefore, a silty fine sand is typically less permeable than a fine sand. The SP, SP-SM, and some SM type soils can usually be dewatered by well pointing or ditch/sump methods.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to pavement base installation, the subgrade soil compaction should be verified for a depth of 12 inches (i.e.; compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Soil-Cement Base

Install a minimum 6-inch thick soil-cement base compacted to at least 95 percent of the standard Proctor maximum dry density (AASHTO T-134). The soil cement should have a minimum laboratory compressive strength of 300 pounds per square inch (psi) in 7 days. For truck parking and drive areas, increase the minimum thickness to 8 inches. A minimum clearance of 12 inches should be maintained between the bottom of the soil cement base and the normal seasonal high groundwater level.

The term soil-cement applies to a type of base material that utilizes cement mixed with a select soil to develop its strength. We recommend conducting a laboratory soil-cement design to determine the actual cement content necessary. Shrinkage cracking normally occurs during the hydration of a soil-cement base and is reflected through the asphaltic concrete surface. We strongly recommend a curing time period of at least 7 days before applying the overlying asphaltic concrete wearing surface. This waiting period will not eliminate the cracks in the pavement surface, but will help reduce the severity of the cracks. An approved tack coat should be applied on a clean (swept) soil-cement surface to develop a sufficient bond before the paving begins. The base should be inspected and sounded for hardness prior to paving operations. Any soft or otherwise unsuitable areas should be repaired as recommended by Ardaman and Associates.

Cracks in the pavement surface that occur when soil-cement base is used are sometimes unappealing to owners. We recommend that an owner unaccustomed to these cracks observe examples of pavement cracks in actual soil cement applications to verify that cracks are acceptable.

Free-draining subgrade soils (i.e; soils with less than 12 percent fines by dry weight) are recommended beneath soil-cement base to promote drainage of infiltrating water. If the contractor's means and methods include stabilizing soils beneath the soil-cement base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath soil cement base.

Limerock Base (Optional)

In lieu of soil cement, a limerock base course 6 inches thick overlying an 8-inch thick stabilized subbase can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock base and the seasonal high groundwater table.

The limerock should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For truck parking and drive areas, the base thickness should be a minimum of 8 inches.

An 8-inch thick subbase having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the limerock base. The natural soils may have to be stabilized with suitable clayey soil in order to achieve the required LBR value. The stabilized subbase must be compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

Crushed Concrete Base (Optional)

Crushed concrete base may be used. We recommend that the crushed concrete base course be supported by a free-draining subgrade. Six inches of base should be used in parking areas while 8 inches of crushed concrete base should be used in truck parking and drive areas. A minimum clearance of 12 inches should be maintained between the bottom of the crushed concrete base and the seasonal high groundwater table.

The crushed concrete base should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The crushed concrete should meet Graded Aggregate Base gradation requirements according to Section 204, of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition. The subgrade beneath the crushed concrete base should consist of free draining sand compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

We note that if the contractor's means and methods include stabilizing soils beneath the crushed concrete base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath crushed concrete base.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking areas. For truck parking and drive areas, 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, 2004 Edition. Equivalent Type S asphaltic concrete may be substituted for Type SP-9.5 or SP-12.5.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas

---

* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (2002)

to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Soil cement base should be inspected and sounded for hardness after a minimum 7-day wearing period. Areas determined during the 7-day inspection to be soft or otherwise insufficient should be removed and replaced or otherwise repaired according to the geotechnical engineer's recommendations. Samples of the asphaltic concrete should be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Central Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed parking areas, a minimum frequency of one in-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one in-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

In proposed structural areas, the minimum frequency of in-place density testing should be reduced to one test for each 2,500 square feet of structural area. In-place density testing should be performed at this minimum frequency for a depth of 2 feet below natural ground and for every 1-foot lift of fill placed in the structural area. In addition, density tests should be performed in each column footing for a depth of 2 feet below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 2 feet below the bearing surface.

Representative samples of the various natural ground and fill soils, as well as stabilized subgrade (where applicable) and base materials should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 4 through 14 and the stated loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

This study is based on a relatively shallow exploration and is not intended to be an evaluation for sinkhole potential. Based on the results of all borings conducted for this exploration, no soil conditions resembling sinkhole activity were encountered. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Sandor Development Company and Lochrane Engineering in accordance with generally accepted soil and foundation engineering practices. In the event any changes occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.

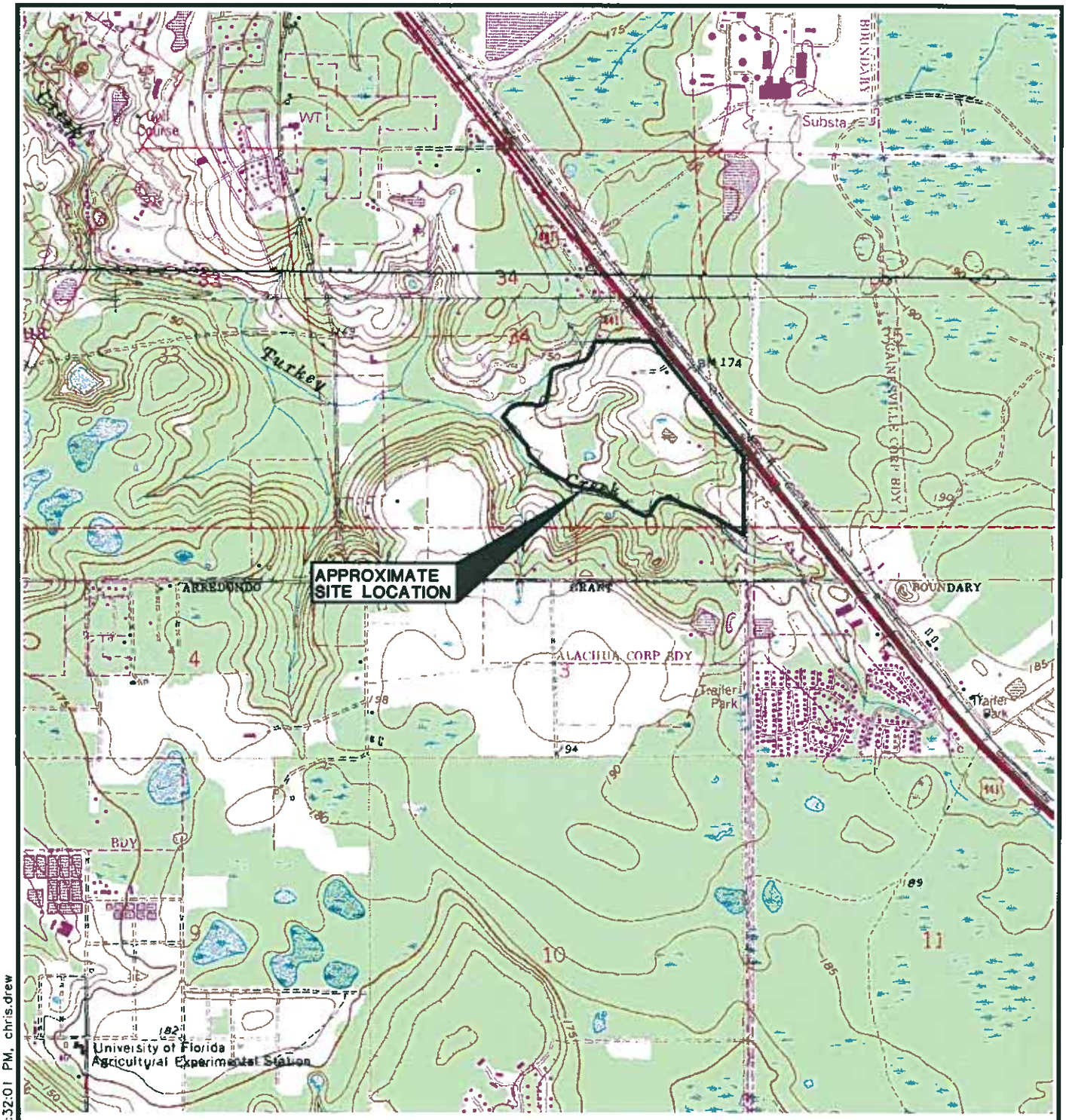
6/16/08

Zan C. Bates, P.E.
Senior Project Engineer
Florida Registration No. 49917

Charles H. Cunningham, P.E.
Division Manager
Florida Registration No. 38189

ZCB/CHC/ksb/nfm
07-6842 PSSE Retail Center at Market at Schmidt Farm zcb.wpd (2007 Geo)

cc: Mr. Tom Lochrane, P.E. - Lochrane Engineering



SECTION 34
TOWNSHIP 8 SOUTH
RANGE 19 EAST

OBTAINED FROM U.S.G.S. QUAD MAP: ALACHUA, FLORIDA

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'



QUADRANGLE LOCATION

SITE LOCATION MAP

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SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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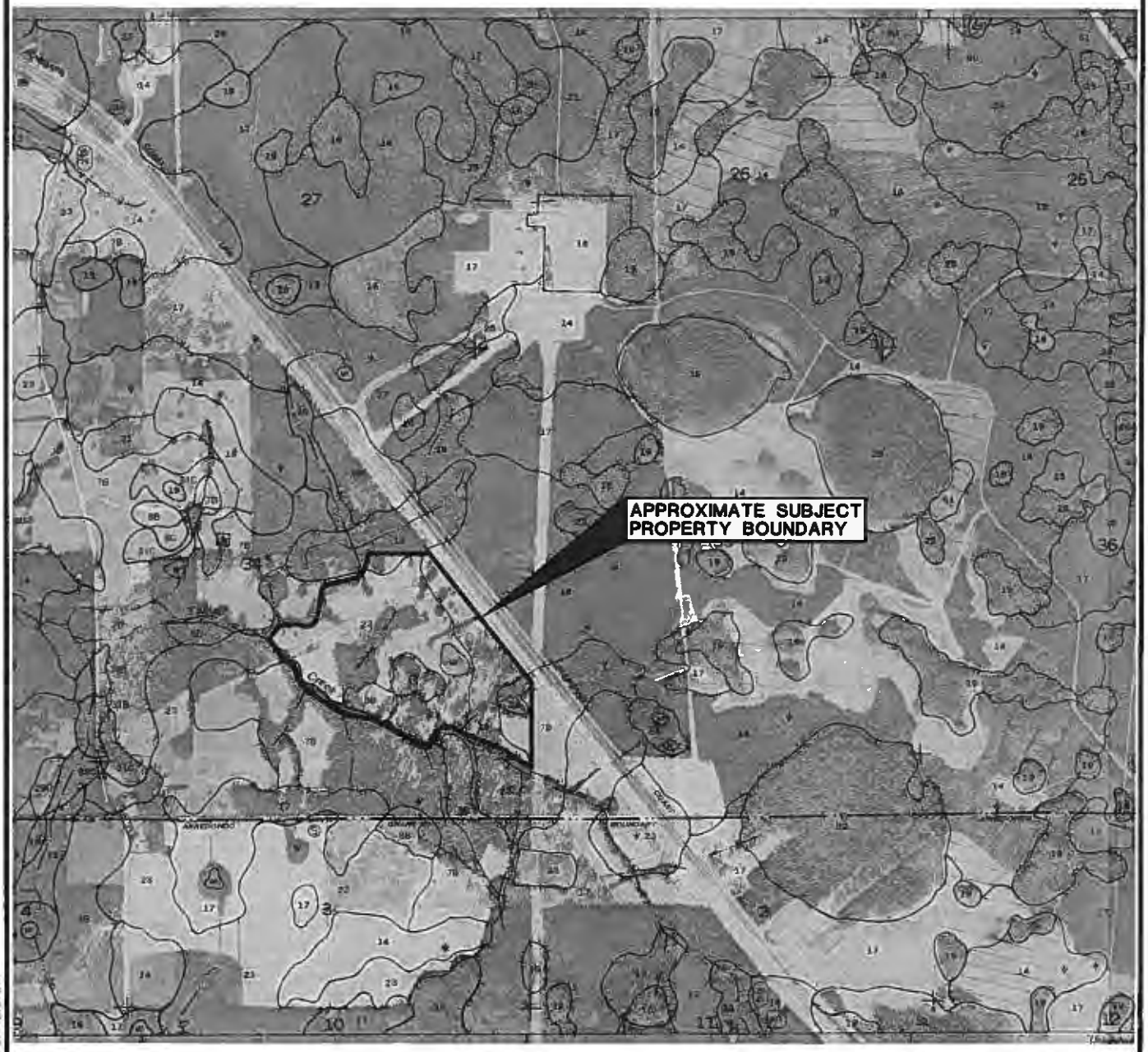

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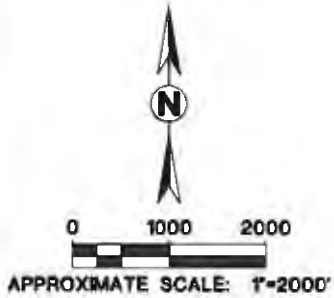

APPROXIMATE SCALE: 1"=2000'

SOIL SURVEY MAP

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Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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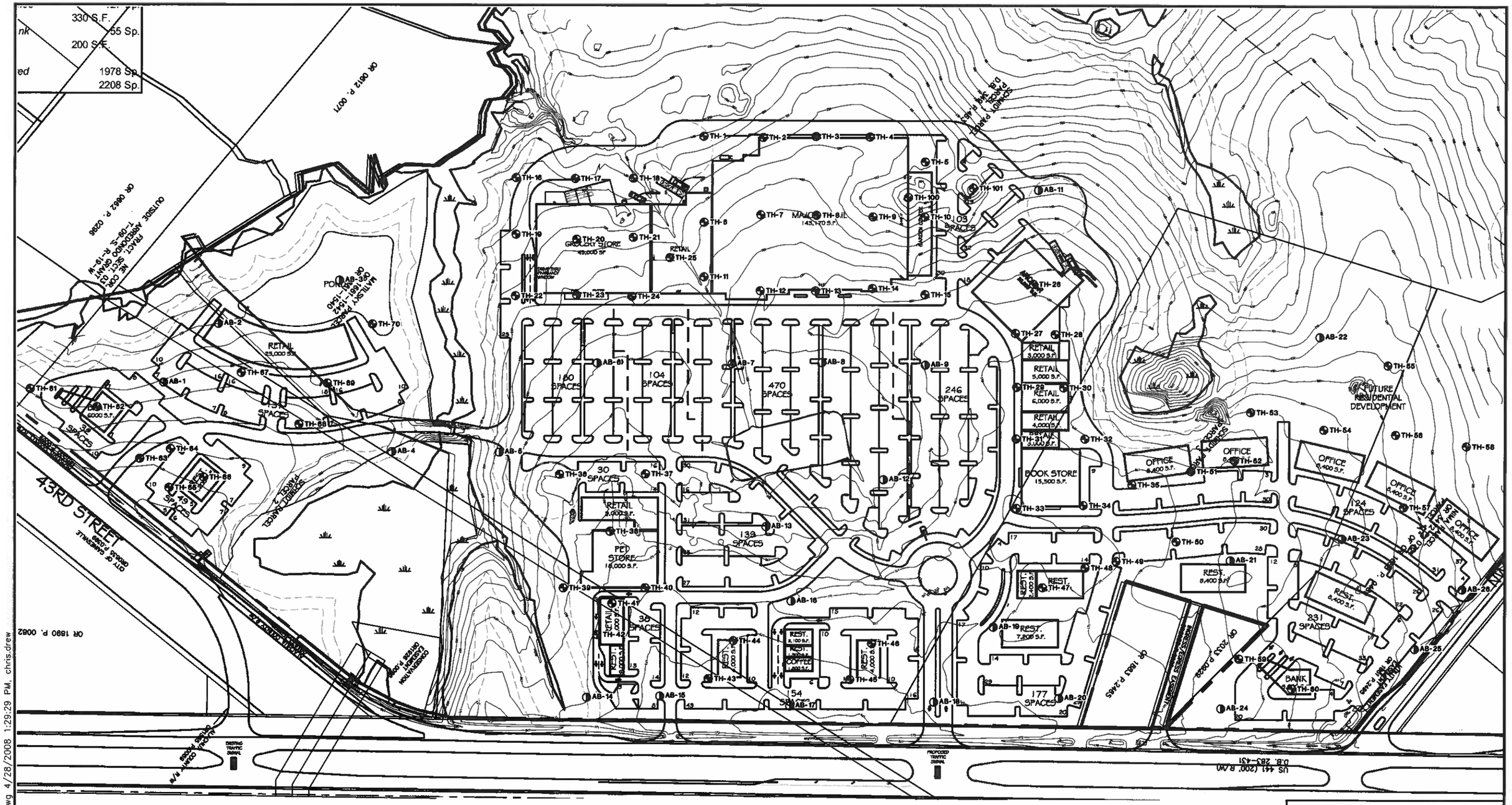

LEGEND

- TH — STANDARD PENETRATION TEST (SPT) BORING LOCATION
- AB — AUGER BORING LOCATION

BORING LOCATION PLAN

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Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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SOIL DESCRIPTIONS

1. FINE SAND (SP)
2. FINE SAND WITH SILT (SP-SM)
3. FINE SAND WITH CLAY (SP-SC)
4. SILTY CLAYEY FINE SAND (SM/SC)
5. SANDY CLAY (CH)
6. MUCK/PEAT (PT)
7. LIMESTONE
8. ORGANIC TOPSOIL

COLORS

- A GRAYISH BROWN
- B LIGHT BROWN TO BROWN
- C YELLOWISH BROWN OR ORANGE-BROWN
- D GRAY TO GREENISH GRAY
- E REDDISH BROWN TO DARK REDDISH BROWN

TH	STANDARD PENETRATION TEST (SPT) BORING
AB	AUGER BORING
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT
NM	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D-2216)
-200	PERCENT PASSING NO. 200 SIEVE SIZE (PERCENT FINES)(ASTM D-1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D-2974)
LL	LIQUID LIMIT IN PERCENT (ASTM D-423)
PI	PLASTICITY INDEX IN PERCENT (ASTM D-424)
50/3	50 BLOWS FOR 3-INCHES PENETRATION INTO SOIL
▼	GROUNDWATER LEVEL MEASURED ON DATE DRILLED
▽	ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
GSE	APPROXIMATE GROUND SURFACE ELEVATION
SP,SP-SM SM,SC,CH	UNIFIED SOIL CLASSIFICATION SYSTEM

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	0 TO 4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

II COHESIVE SOILS

DESCRIPTION	UNCONFINED COMPRESSIVE STRENGTH, QU, TSF	BLOW COUNT "N"
VERY SOFT	<1/4	0 TO 2
SOFT	1/4 TO 1/2	2 TO 4
MEDIUM STIFF	1/2 TO 1	4 TO 8
STIFF	1 TO 2	8 TO 15
VERY STIFF	2 TO 4	15 TO 30
HARD	>4	>30

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

LEGEND FOR SOIL BORING PROFILES

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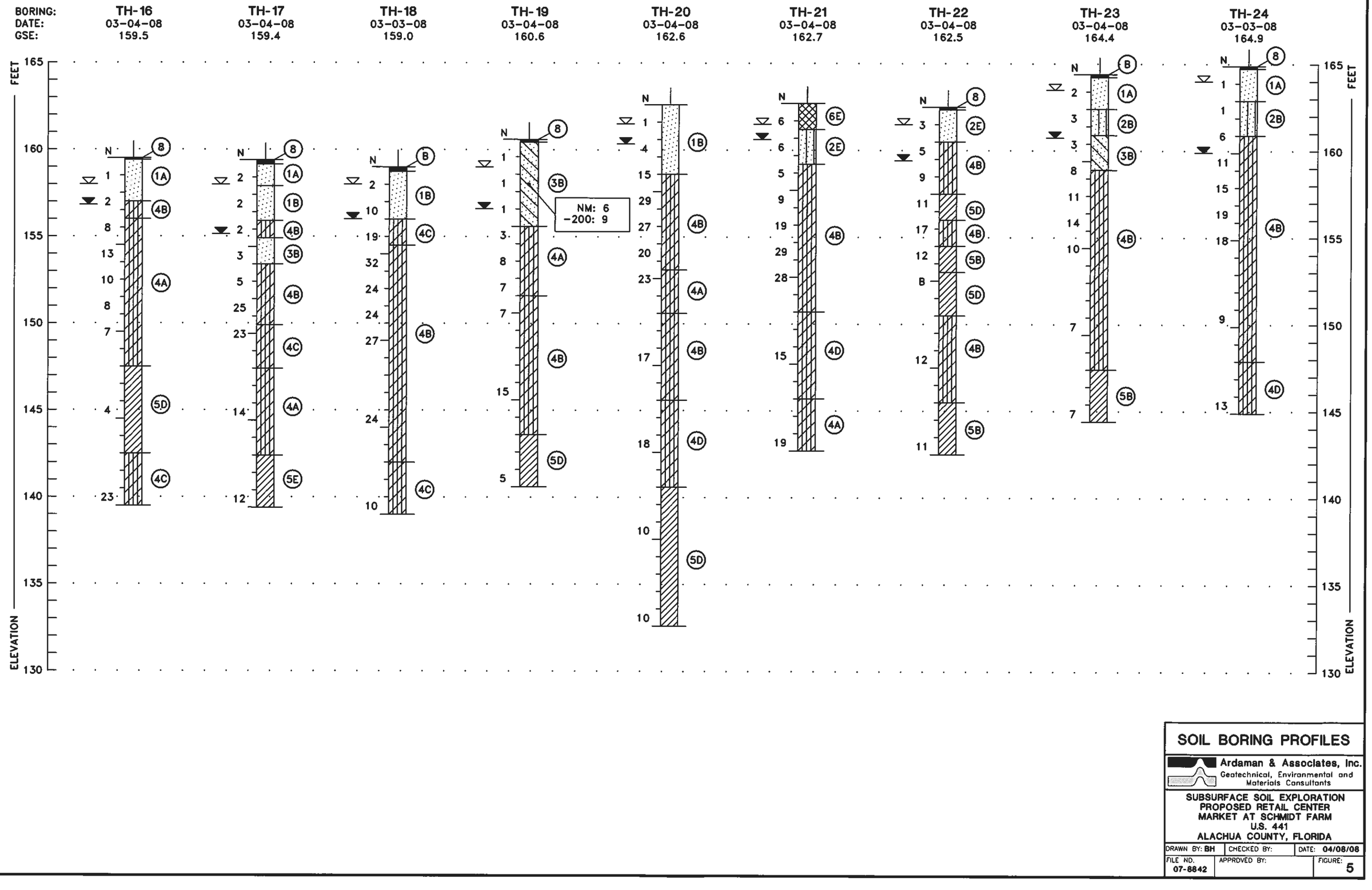

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SOIL BORING PROFILES

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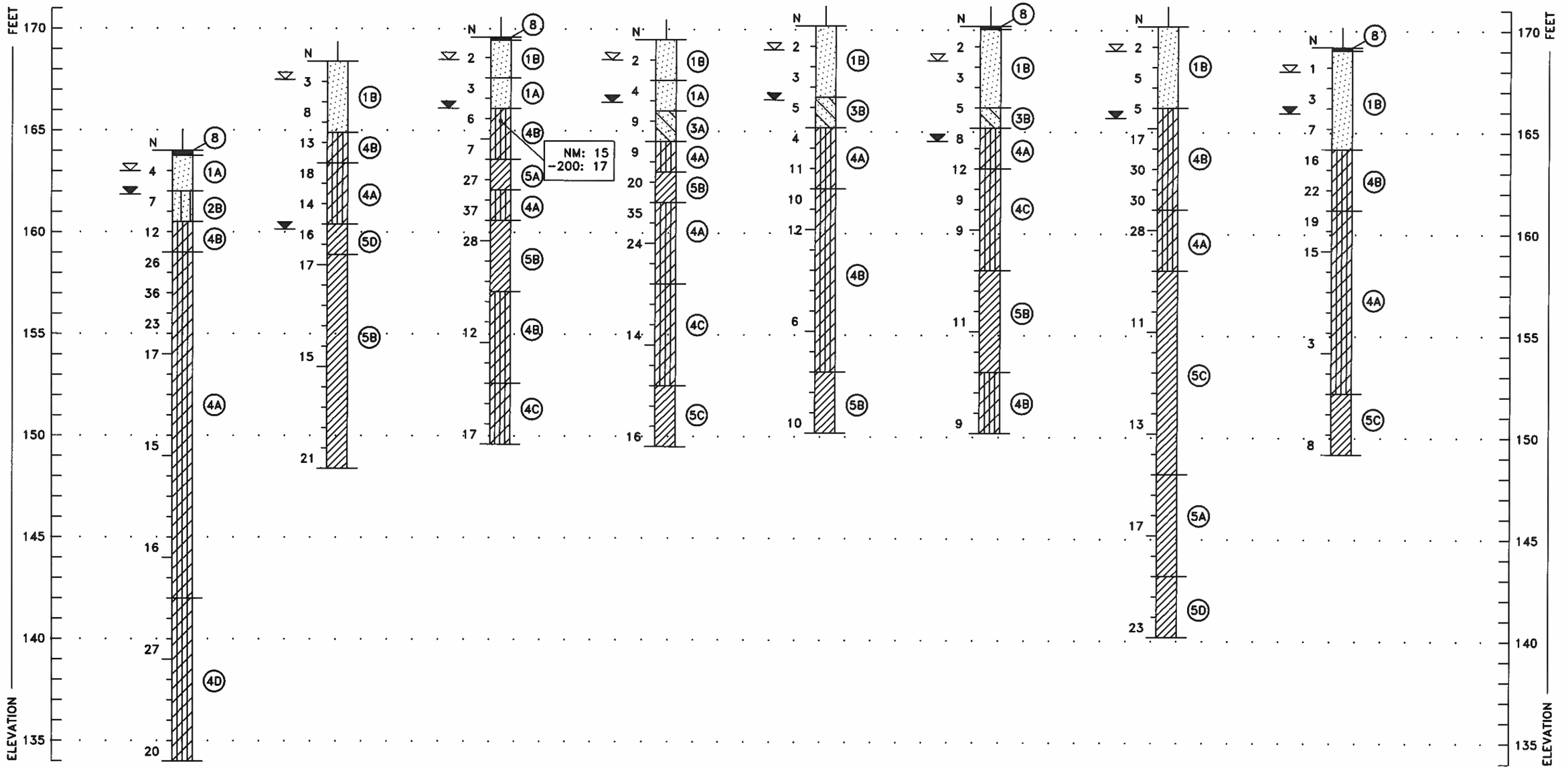

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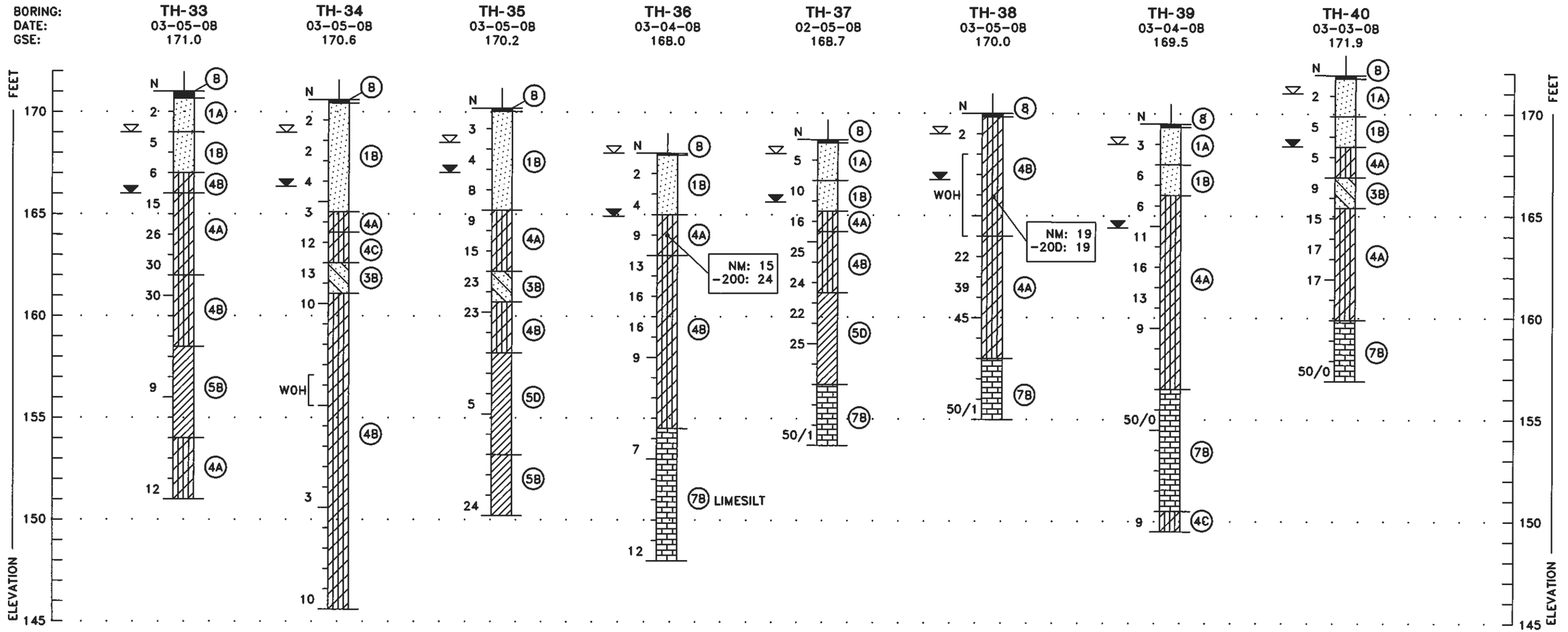

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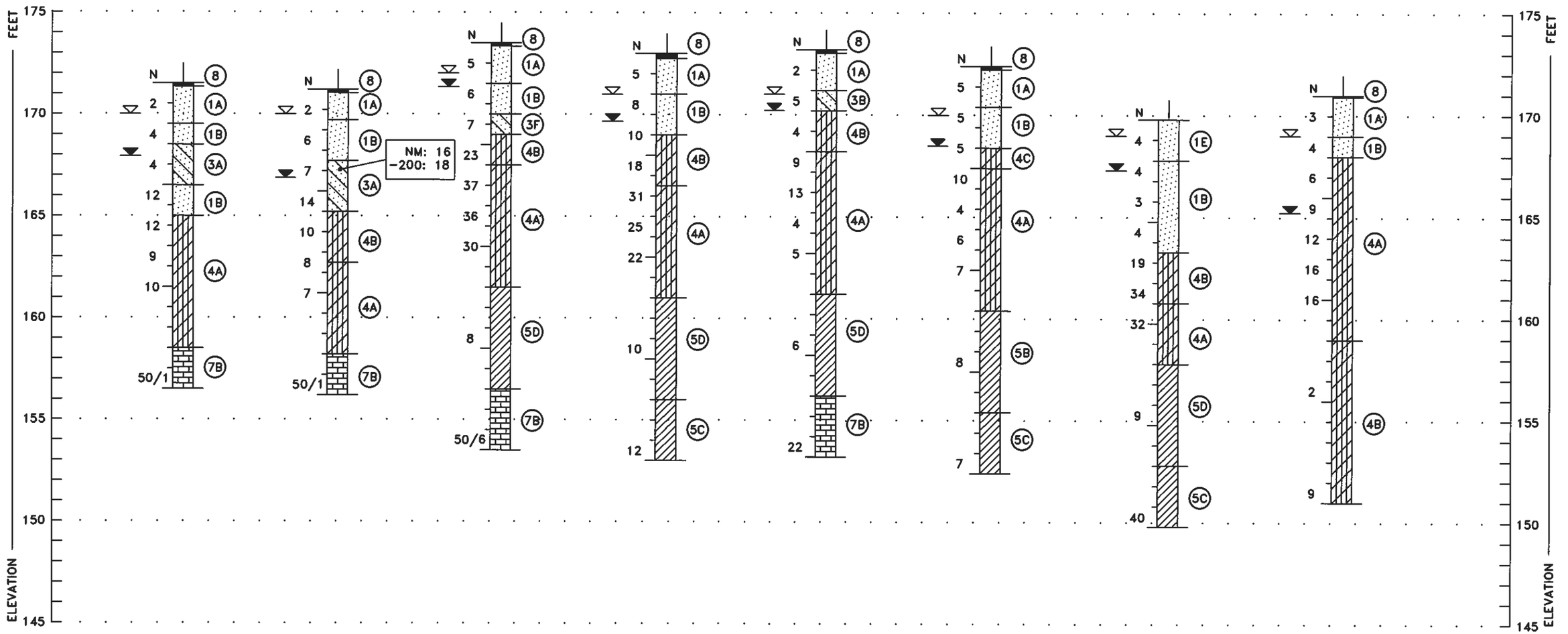

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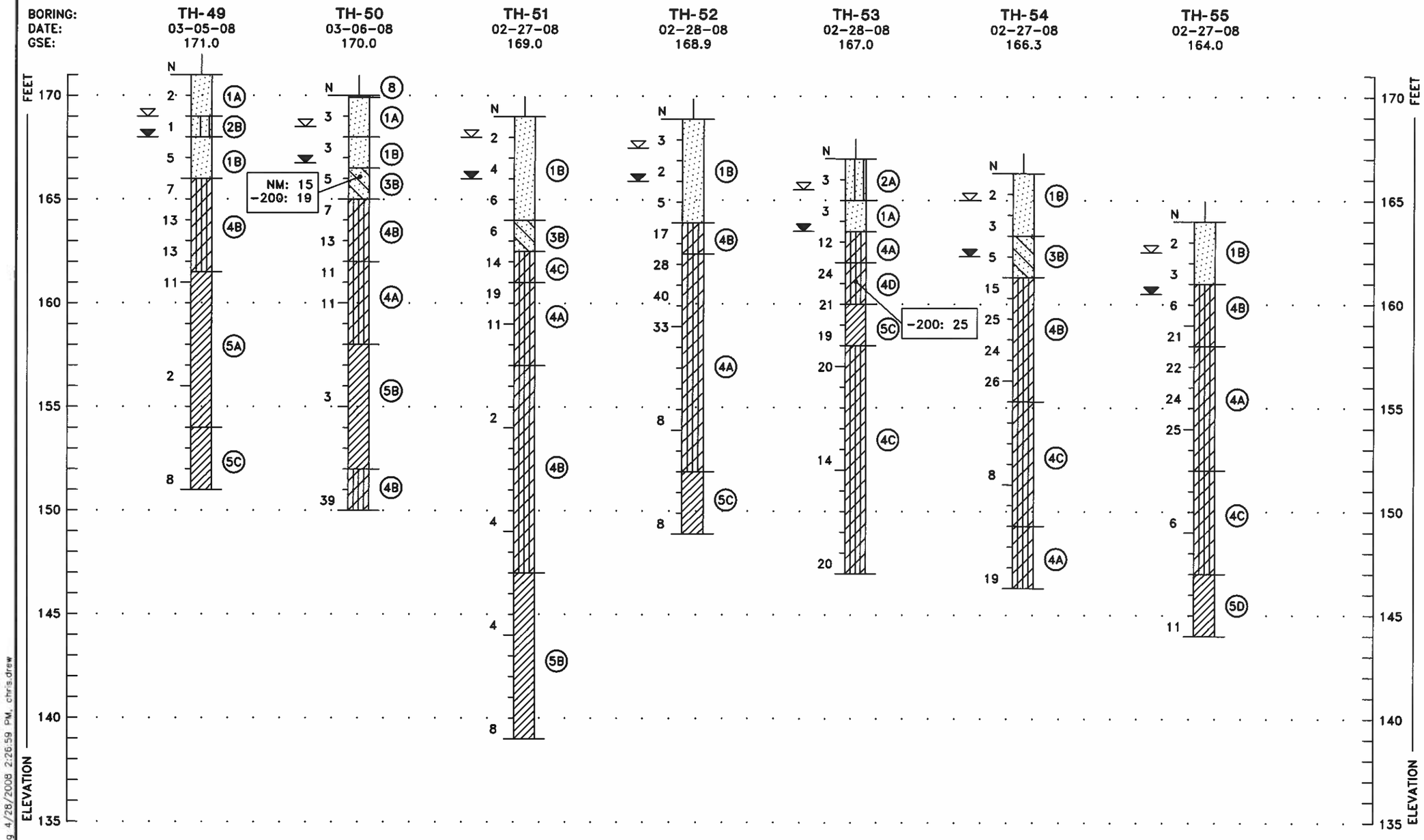

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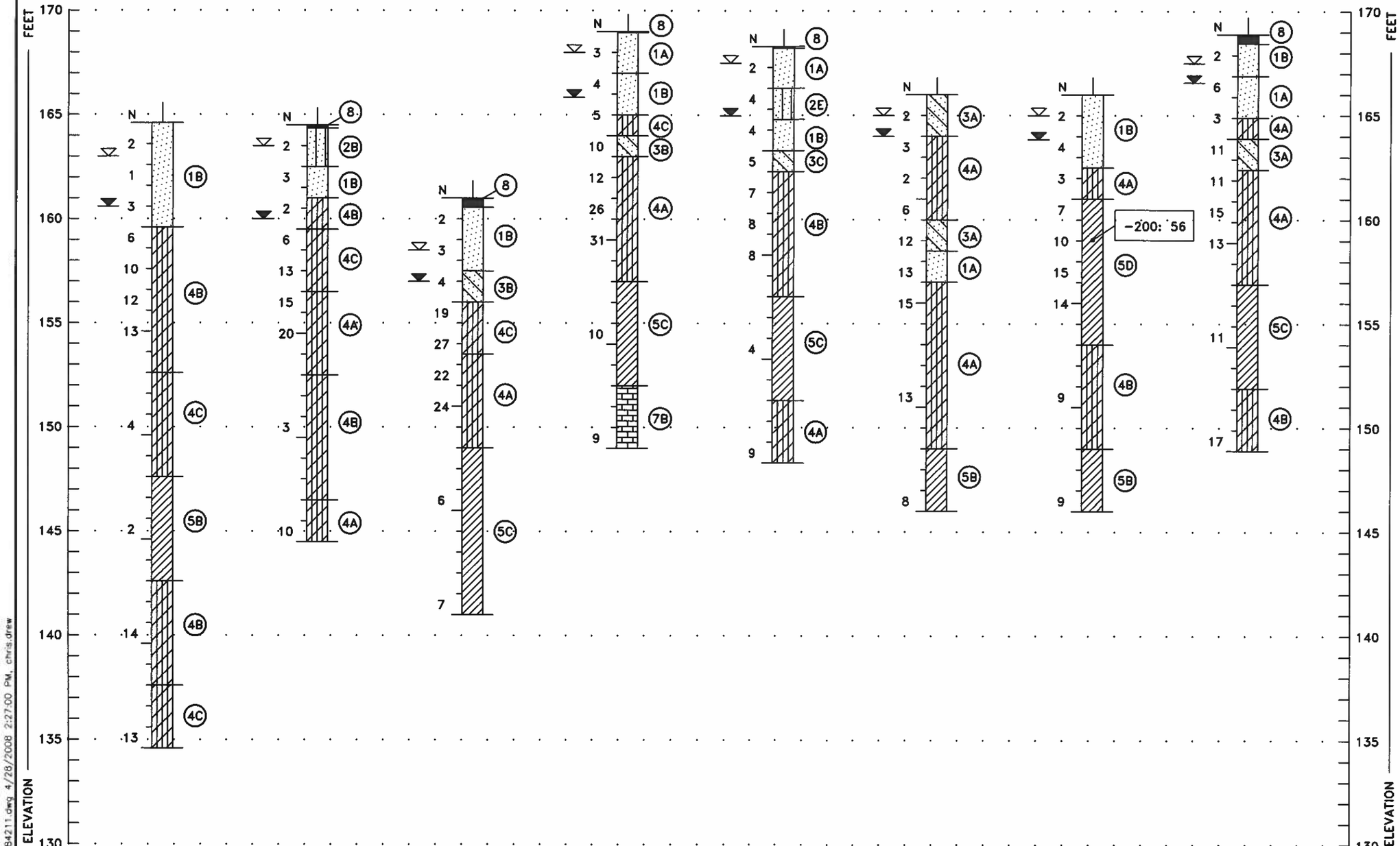
BORING:	TH-56	TH-57	TH-58	TH-59	TH-60	TH-61	TH-62	TH-63
DATE:	02-27-08	02-27-08	02-27-08	03-06-08	02-27-08	03-13-08	03-13-08	03-06-08
GSE:	163.6	164.5	161.0	169.0	168.3	166.0	166.0	168.9



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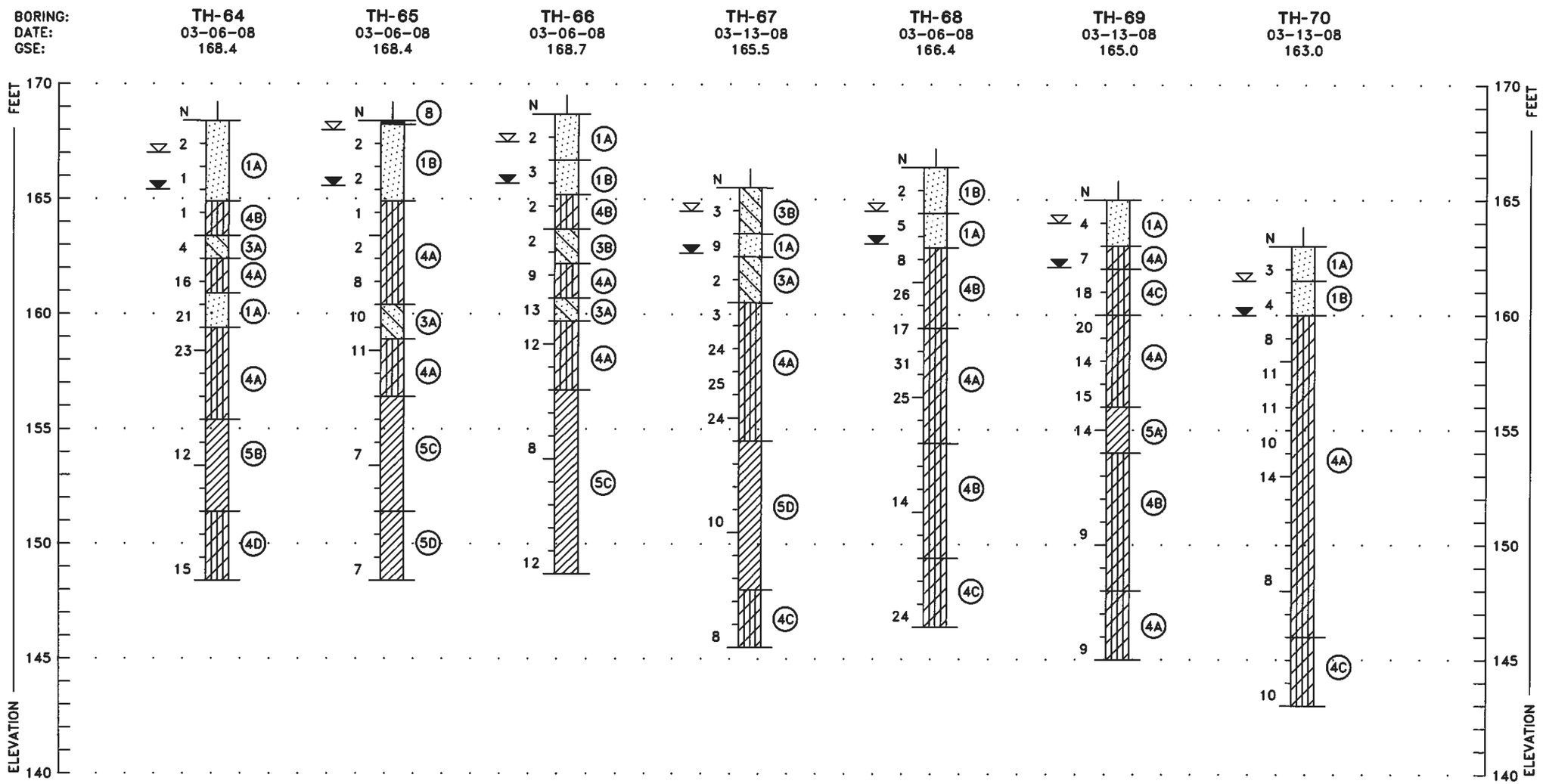

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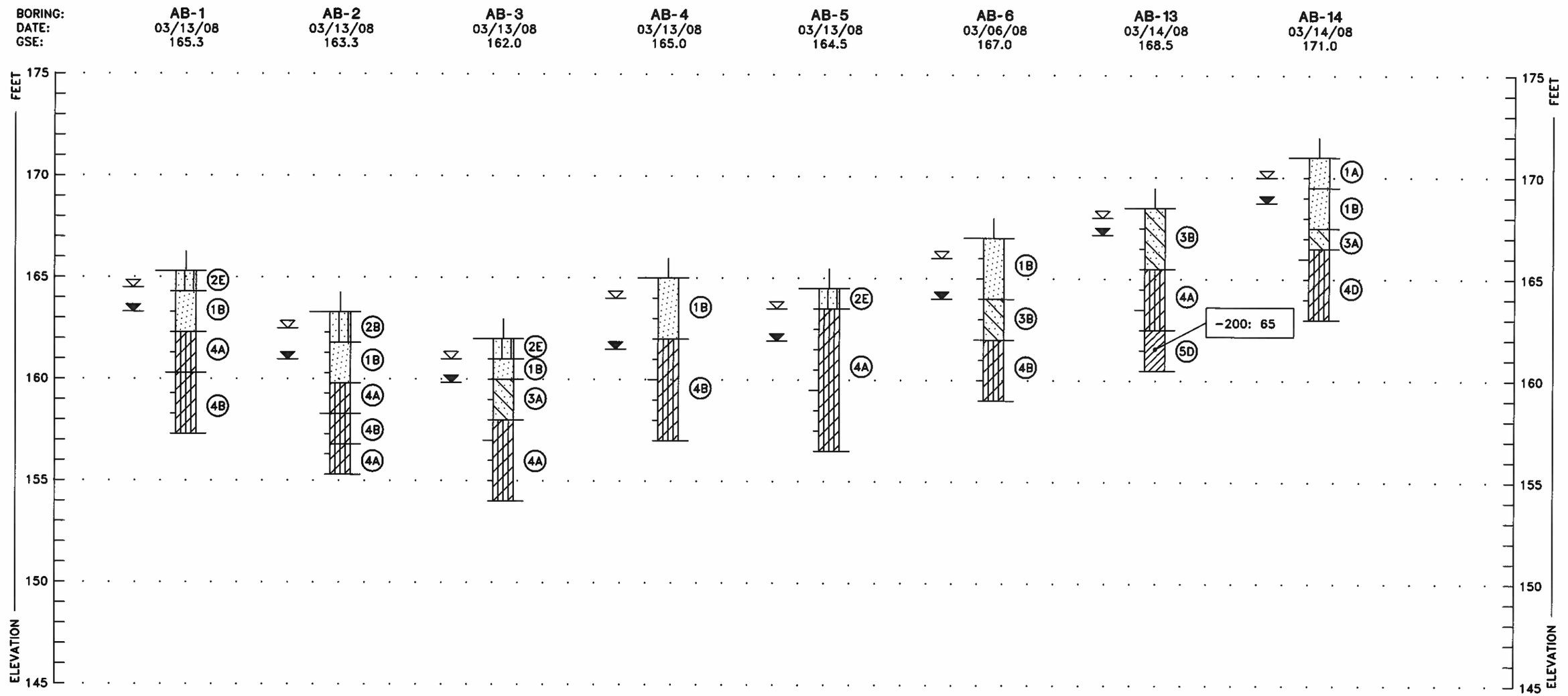

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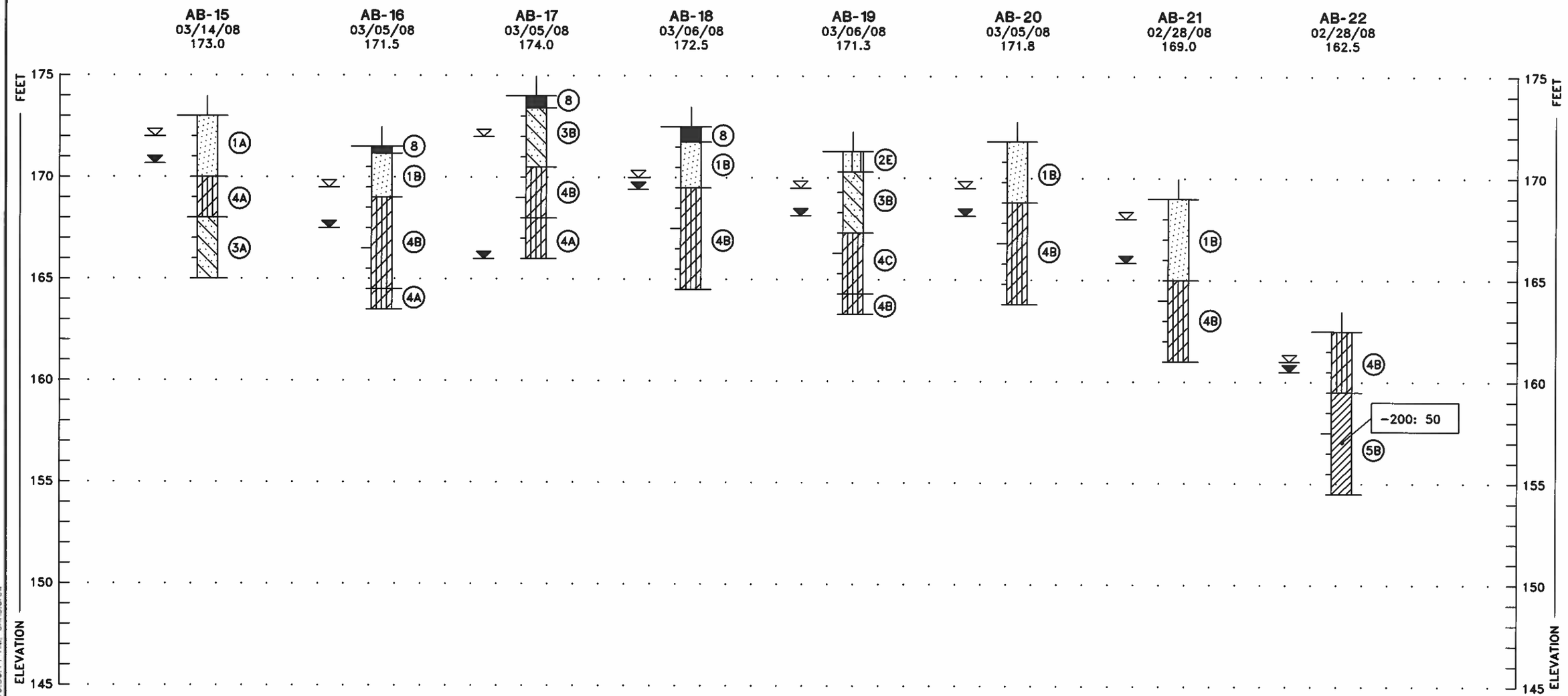

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ALACHUA COUNTY, FLORIDA

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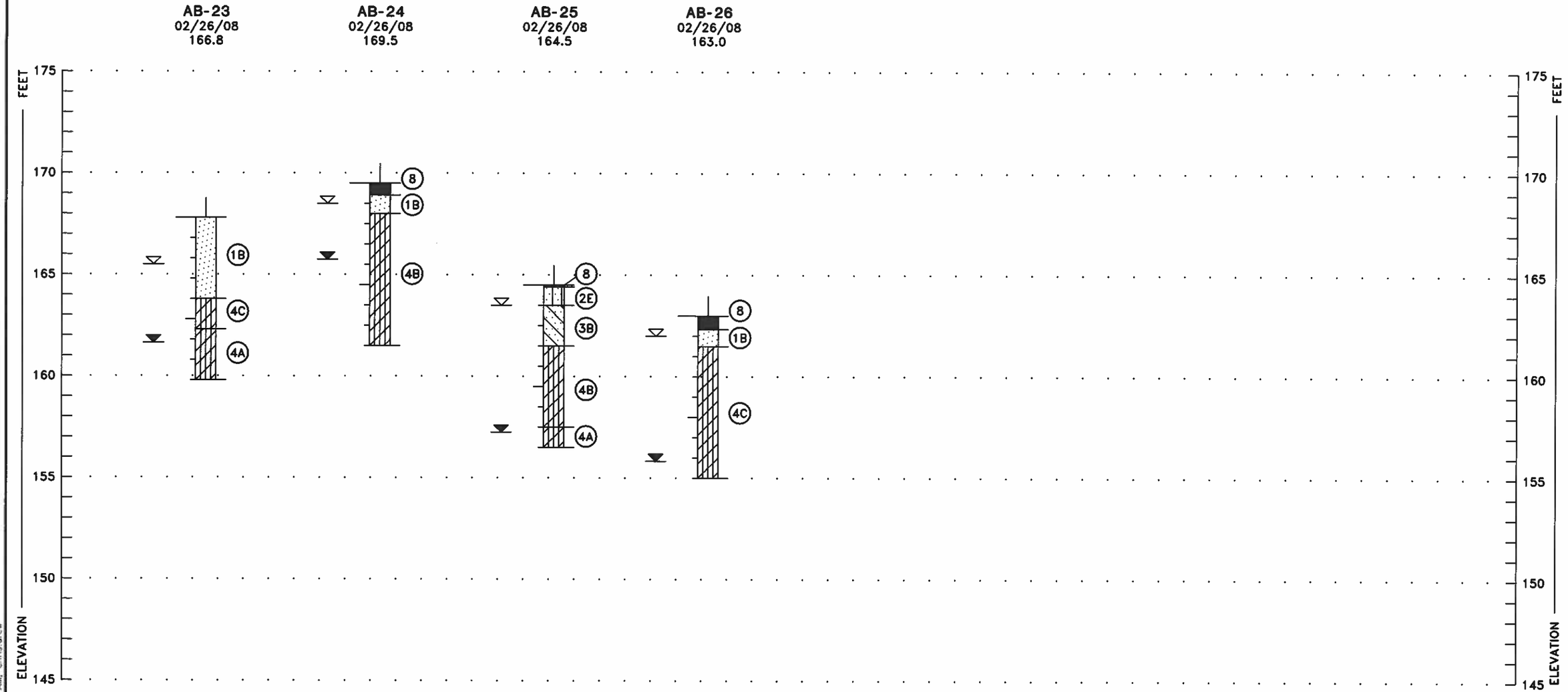

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APPENDIX I

Standard Penetration Test (SPT) Boring and
Auger Boring Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

AUGER BORINGS

Auger borings are used when a relatively large, continuous sampling of soil strata close to ground surface is desired. A 4-inch diameter, continuous flite, helical auger with a cutting head at its end is screwed into the ground in 5-foot sections. It is powered by the rotating action of the Kelly bar of a rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified and representative samples put in bags or jars and brought back to the laboratory for classification testing.

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)*

Conceptual Environmental Resource Permit Application

Description of the Unified Mitigation Assessment Method (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plans for The Market at Schmidt Farms, City of Alachua, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter

Ecosystem Research Corporation

2906 NW 142nd Ave

Gainesville, FL 32609

386.462.5005

8/3/2008

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Project Description/Assessment of Wetland Impacts

Project Description

Mesa-Sand Realty, LLC is making an application to the Suwannee River Water Management District (SRWMD) for a Conceptual Environmental Resource Permit. The project site is currently the subject of a large-scale land use amendment application submitted to the City of Alachua, Florida, for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation and open space (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). In addition and directly related to the land use change, this application proposes the creation of a new Future Land Use designation, Open Space. This category represents a hybrid of the existing conservation, recreation, and public, but it is designed for private lands. In addition, this category is appropriately located in areas adjacent to conservation where through best management practices limited development may occur. A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is

Figure 1. Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.

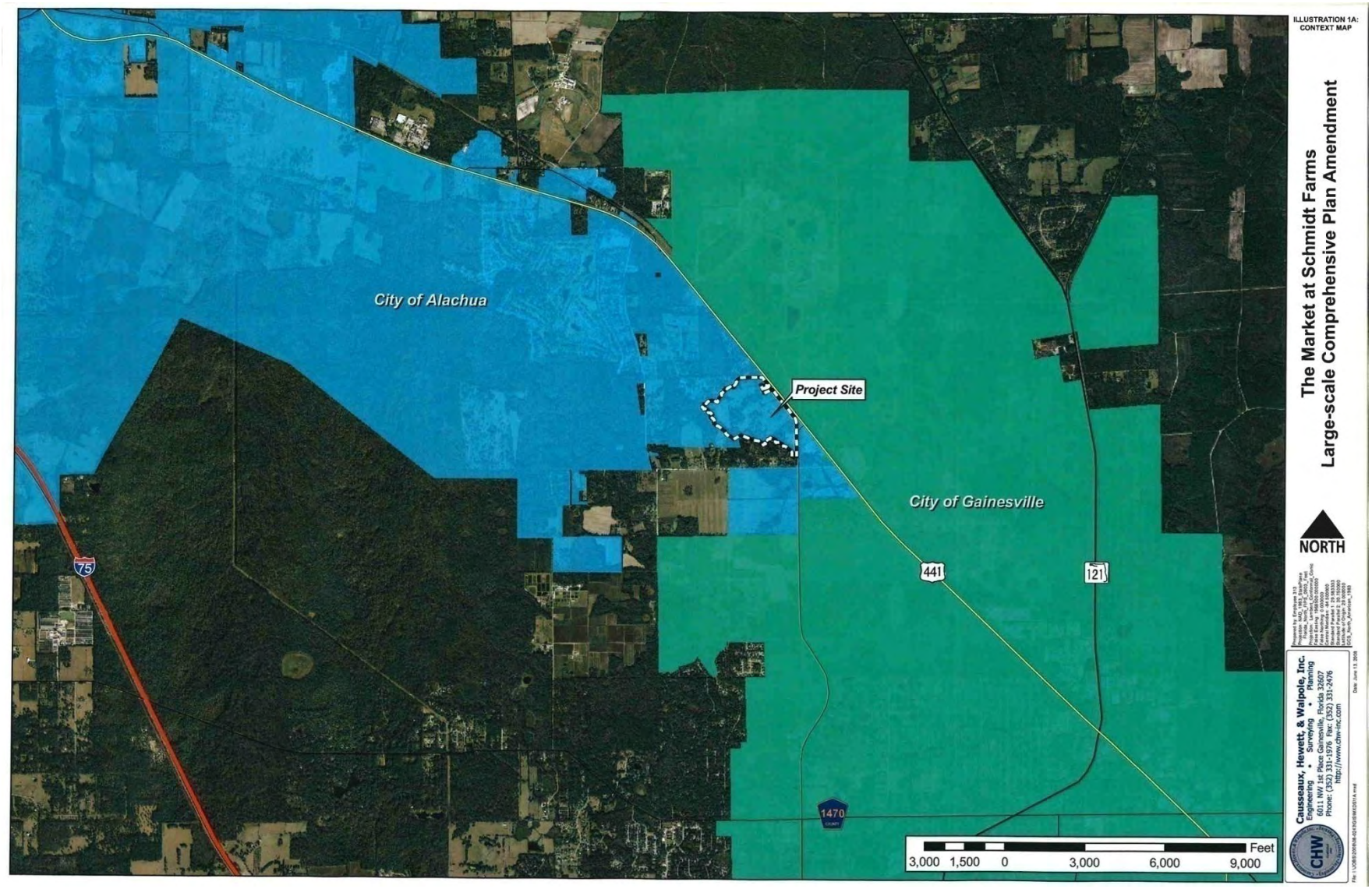


Figure 2. Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.

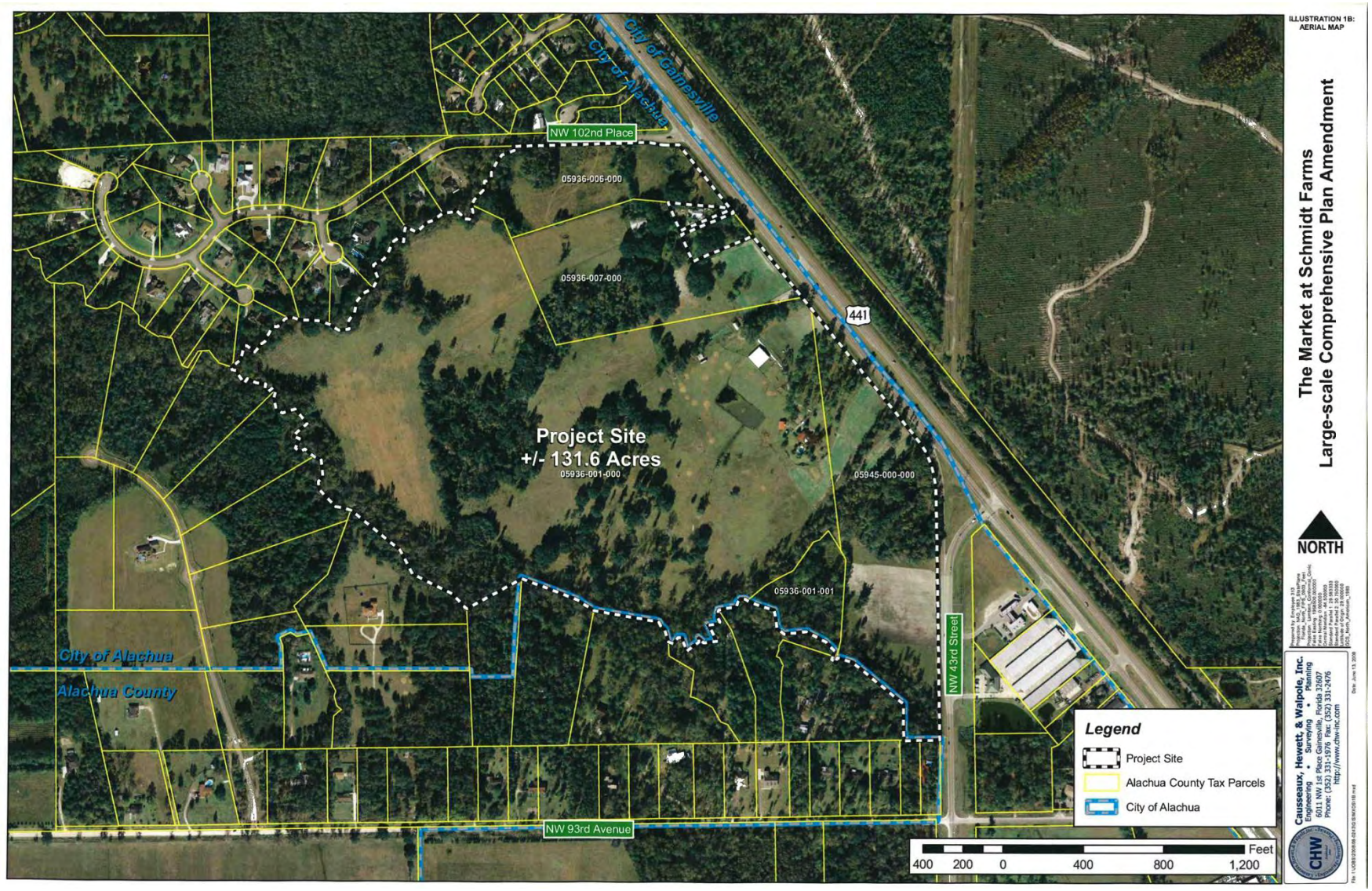


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

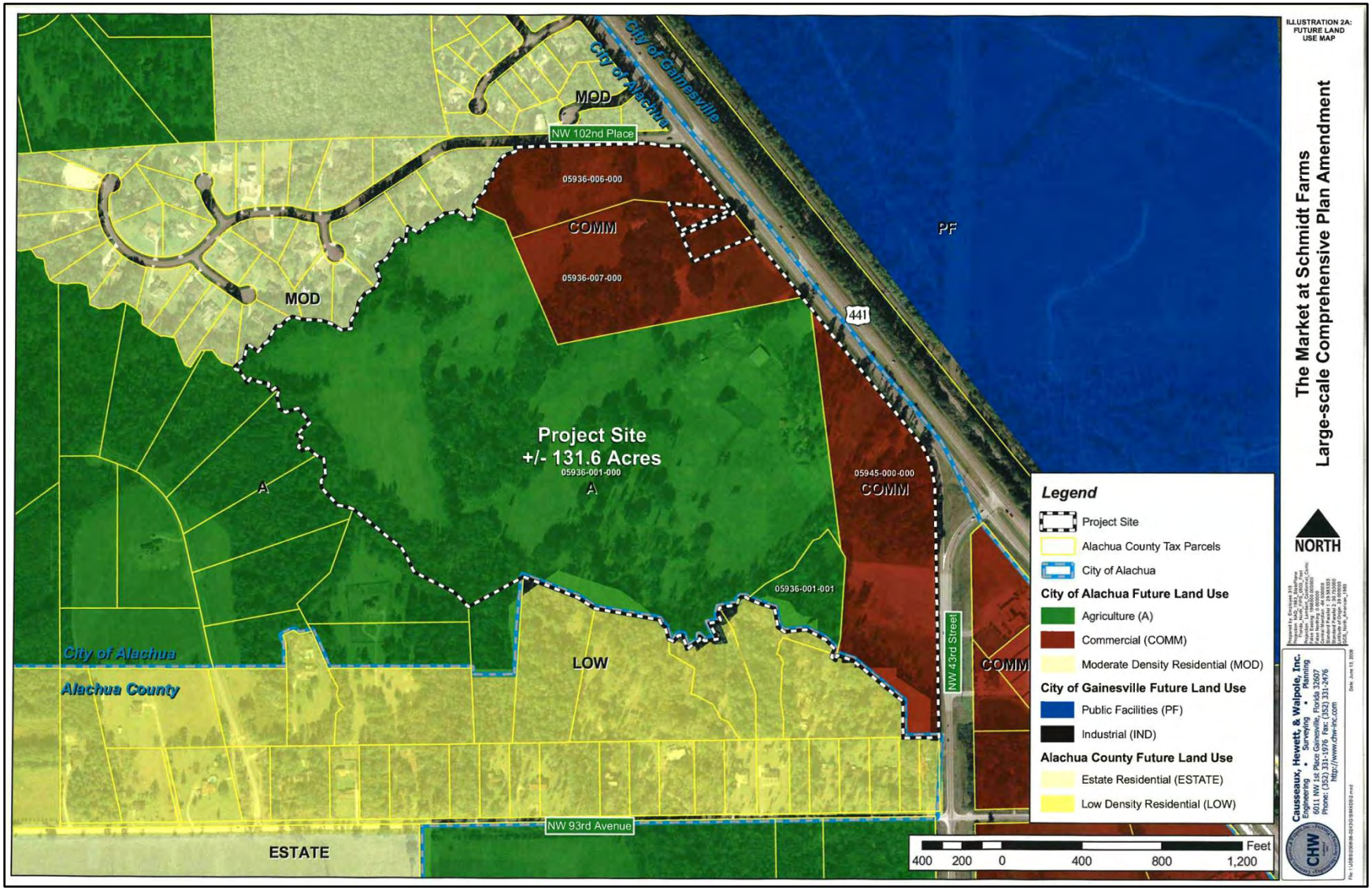


Figure 4. Proposed amendment to the Future Land Use map.

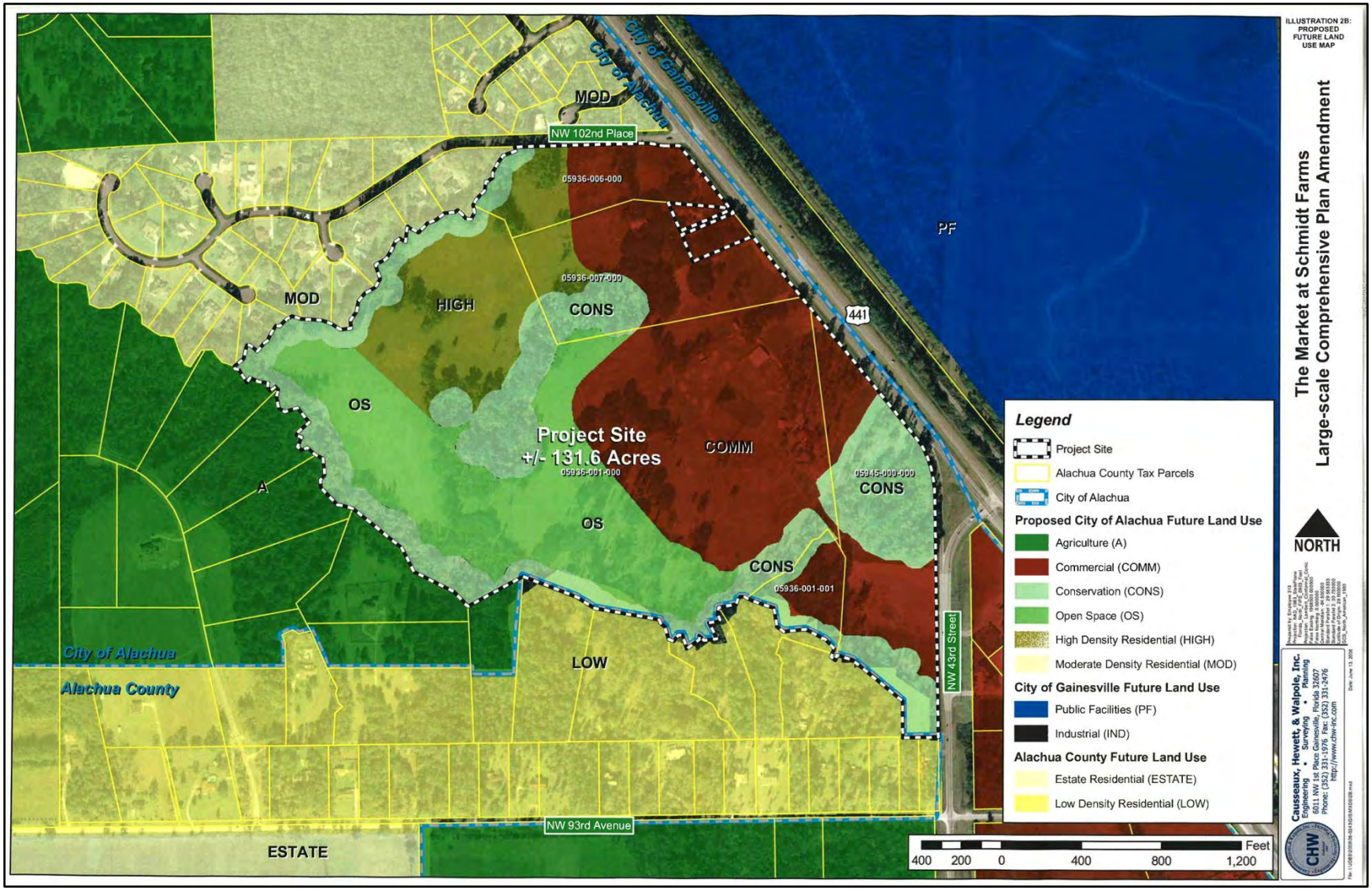


Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.

Land Use Area (Acres)				
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Residential	0.00	17.00	17.00	100.00
Commercial	39.37	51.45	12.08	30.68
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	36.38	36.38	100.00
Open Space	0.00	26.77	26.77	100.00
TOTAL	**131.60**	**131.60**		

shown in **Figure 5**. The conceptual ERP is presented to the District to conceptually address stormwater and wetland mitigation issues that will result during the construction phase of the project.

Assessment of Wetland Impacts

The Conceptual Development Plan for The Market at Schmidt Farms is presented in **Figures 6 and 7**. The proposed conceptual plan will result in 0.882 acres of direct wetland impacts, which will occur in four (4) areas of the project site (Figure 6). The impact areas nomenclature and association acreages are shown in **Table 3**. The plant community map for the project site is shown in **Figure 8.**

Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms.

Impact Area	Description	Polygon	FLUCCs Code	Impact Acreage
Area #1	Agricultural Pond & Drainage Ditch	17	535	0.777
Area #2	Existing Road Crossing	18	617.1	0.040
Area #3	Wetland “S”	16	660	0.064
Area #4	Wetland “T”	15	660	0.001
Total				**0.882**

To determine the amount of mitigation needed to offset the direct impacts proposed, the Unified Mitigation Assessment Method (UMAM) was used as described in Chapter 62-345 FAC. The Part II Quantification of Assessment (Impact or Mitigation) forms (Form 62.345.900[2] FAC) are included for each impact area in **Tables 4 through 7**, as follows:

Table 4 UMAM, Impact Area #1 (Agricultural Pond & Drainage Ditch)
Table 5 UMAM, Impact Area #2 (Road Crossing)
Table 6 UMAM, Impact Area #3 (Wetland “S”)
Table 7 UMAM, Impact Area #4 (Wetland “T”)

Figure 5. Existing zoning for The Market at Schmidt Farms project site and surrounding area.

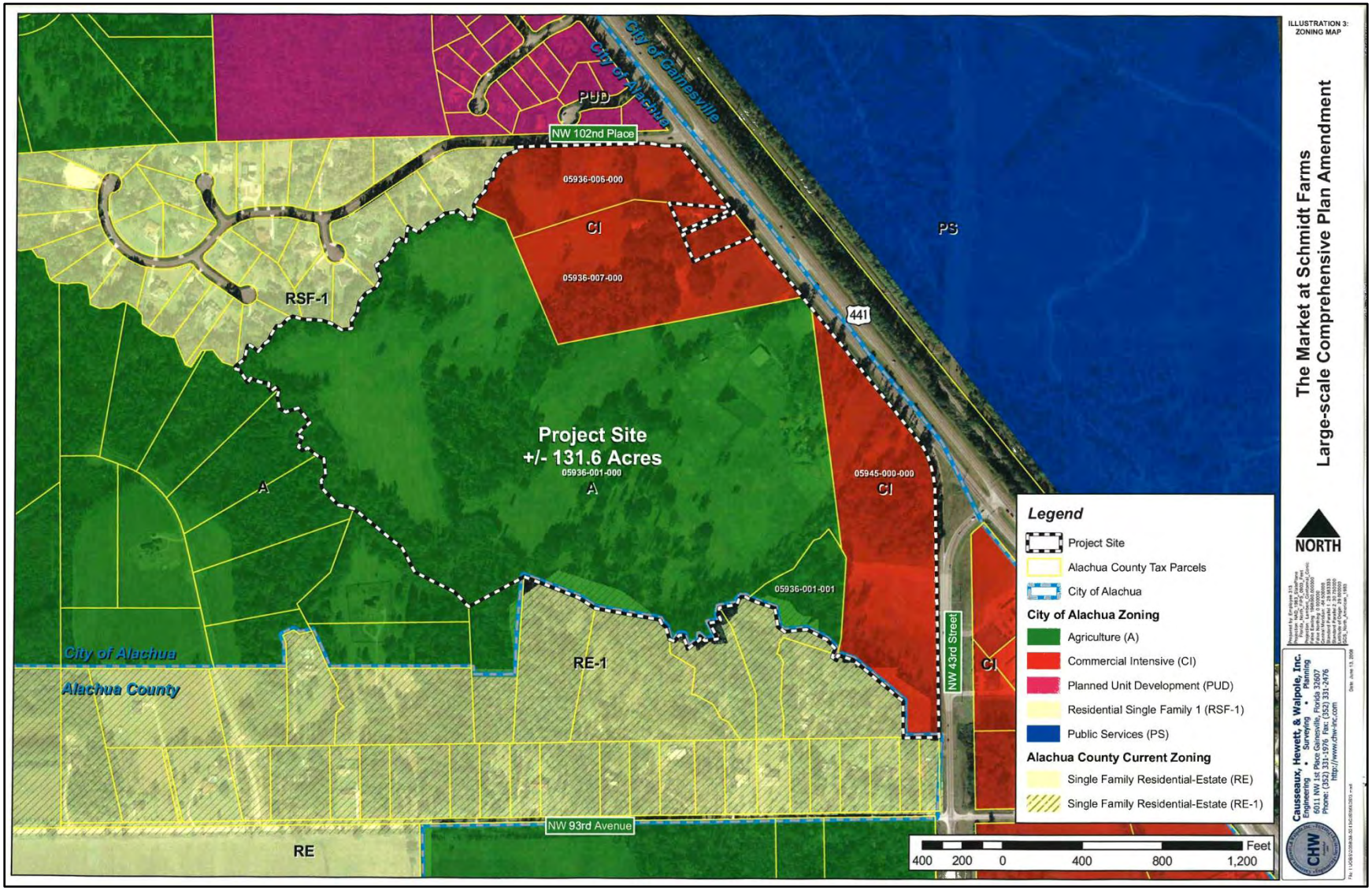


Figure 6. Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).

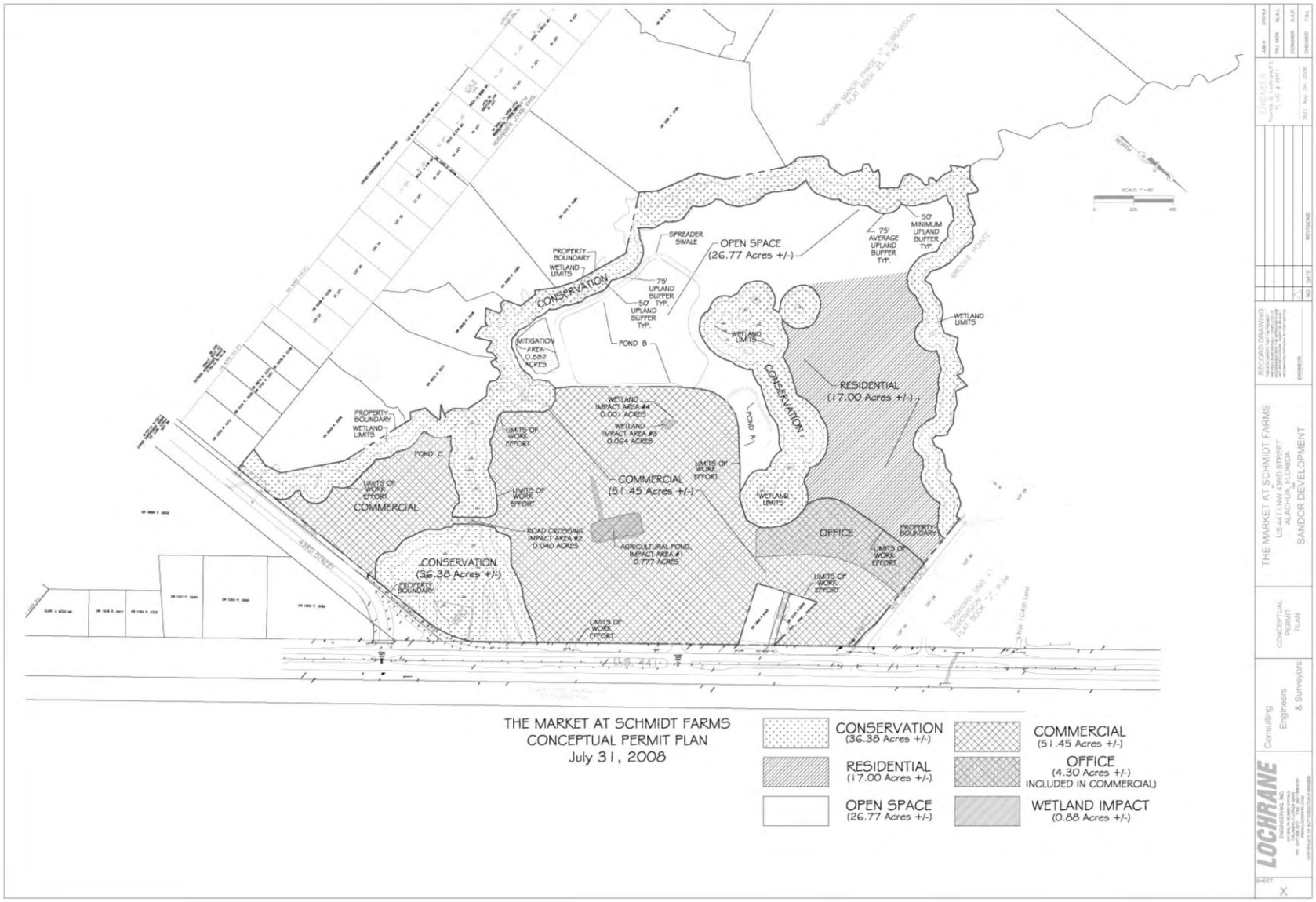


Figure 7. Conceptual Site Topographic Plan.

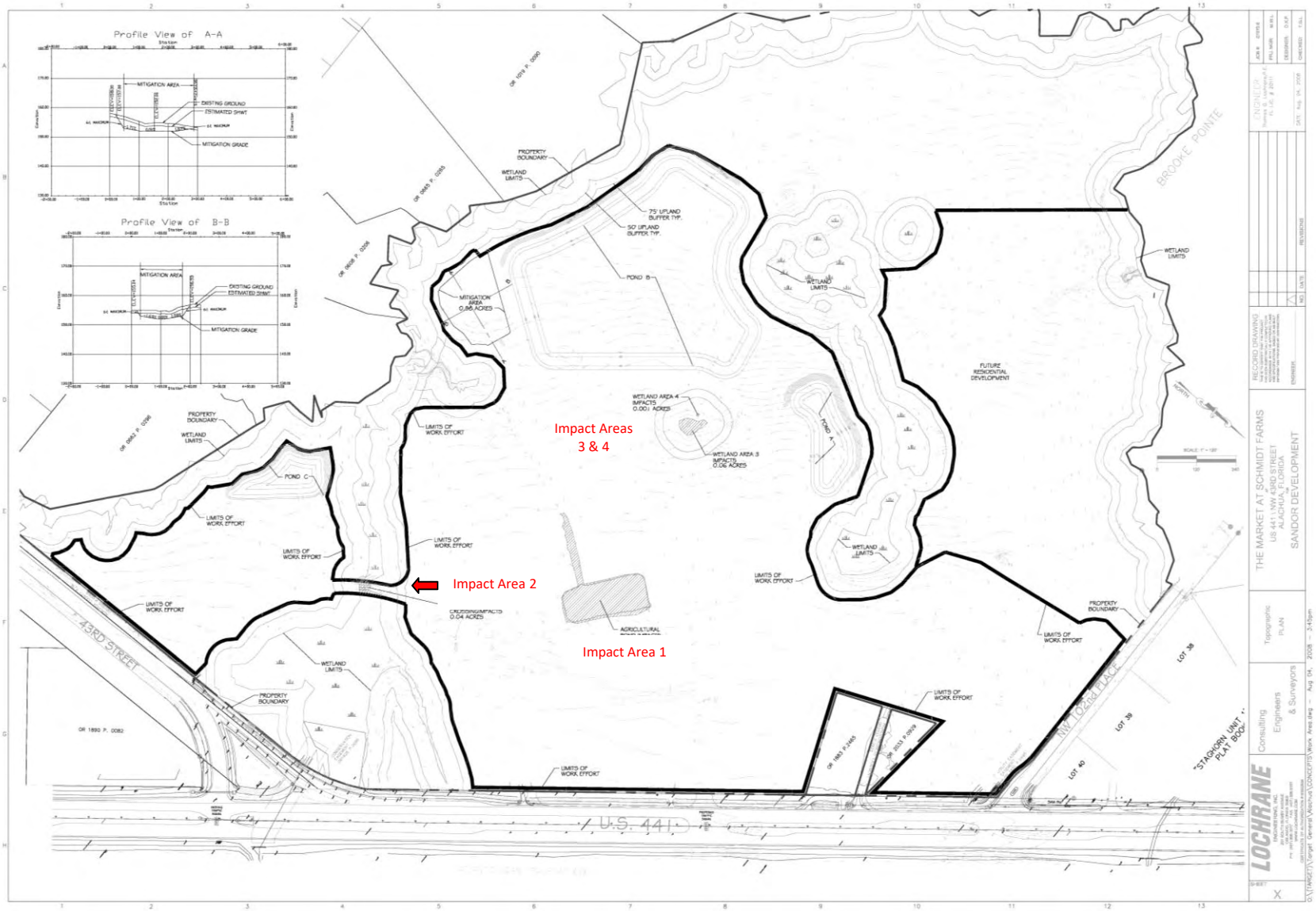


Figure 8. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

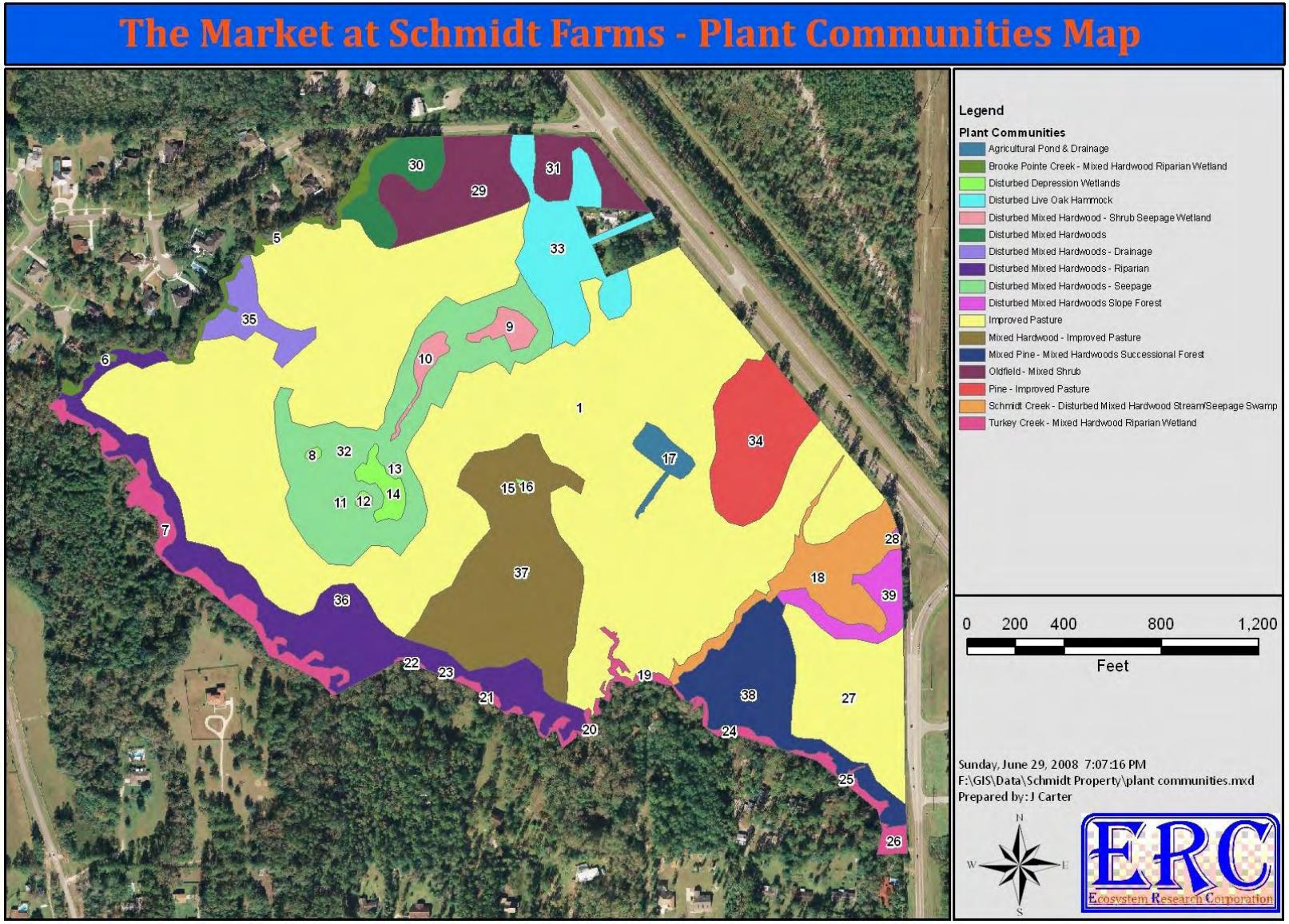


Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #1 - Agricultural Pond
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.777 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	The surrounding area is disturbed, extensively grazed bahiagrass (*Paspalum notatum*) pasture. Cattle use has occurred on the area since the 1940's. There is minimal landscape support for aquatic wildlife that use the pond.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 6	with: 0	This is a shallow pond excavated from a historic forested wetland. The area was excavated circa 1979. Fecal inputs to the pond are substantial, resulting in degraded water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The water surface is covered with a variety of lemnids. The littoral zone is only sparsely colonized by the emergent species soft rush (*Juncus effusus*) and dotted smartweed (*Polygonum punctatum*).

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.533	with: 0	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = -0.414

Delta = [with-current]	If mitigation	For mitigation assessment areas
-0.533	Time lag (t-factor) = NA Risk factor = NA	RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #2 - Road Crossing
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.040 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
This is a riparian mixed hardwood system that is heavily impacted by cattle use. The wetland area is surrounded by pasture. There is an existing road crossing at this location.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0
The wetland in this area is an intermittent clear water stream in a well defined stream channel. Water quality is adversely affected by cattle inputs.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0
The stream in the area has a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), and loblolly pine (*Pinus taeda*). Groundcover vegetation has been adversely affected by cattle grazing.		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.028

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #3 - Wetland "S"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.064 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging. The wetland provides no aquatic habitat. The surrounding landscape provides minimal habitat support for aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.467	with: 0	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.030

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #4 - Wetland "T"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.001 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	6	0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging.
.500(6)(b)Water Environment (n/a for uplands)	4	0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.0004

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

An extensive Environmental Resource Assessment report was prepared by ERC for this project site. The report details the existing conditions of the project site as related to plant communities, historical ecology, and threatened and endangered species. This report is provided as part of the conceptual ERP application under separate cover.

A brief description of each mitigation area is provided, as follows:

Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres)

This is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 1 and 2**. Removal of this surface water results in a loss of 0.777 acres and functional loss of -0.414 credits (Table 4).

Photo 1. Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.



Photo 2. Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.



Impact Area #2 – Road Crossing (0.040 Acres)

An access road is proposed that will provide access from NW 43rd Street (Figure 6) to the general development area. This access road will cross Schmidt Creek in an area where an existing crossing occurs. This crossing was constructed prior to 1937 and the general characteristics of the area are shown in **Photos 3 through 5.** The crossing occurs in an area where Schmidt Creek Swamp abruptly narrows into a well-defined riparian system (Figure 8). The groundcover vegetation in the area has been extensively disturbed by cattle foraging and water quality is continually affected by cattle waste inputs. The canopy is composed of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), sugarberry (*Celtis laevigata* Willd.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.). The crossing will be a constructed bridge span to minimize impacts to the creek. Total direct impacts to occur equal 0.040 acres, but this includes all areas under the span, which overestimates the true fill area. The 0.040 presumed acreage loss results in a functional loss of -0.028 credits as calculated by UMAM (Table 5).

Photo 3. Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.



Photo 4. Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.



Photo 5. Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.



Impact Area #3 – Wetland "S" (0.064 Acres)

This area is a small depressional wetland that is intermittently saturated during times of extensive rainfall. This wetland area occurs in a relic sinkhole area that appears as a small depression in the pasture characterized by gently rolling topography. The vegetation in the area has been adversely affected by more than 60 years of cattle activity. Currently, there is minimal wetland vegetation present that consists of dotted smartweed (*Polygonum punctatum* Ell.), soft rush (*Juncus effusus* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), elderberry (*Sambucus canadensis* L.), and common pokeweed (*Phytolacca americana* L.). There is extensive coverage of the exotic species tropical soda apple (*Solanum viarum* Dunal). The general habitat appearance of the wetland is shown in **Photos 6 to 7**. The project development will completely remove this wetland, resulting in 0.064 acres of direct impacts and functional loss of -0.030 credits (Table 6).

Photo 6. Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).



Photo 7. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).



Impact Area #4 – Wetland "T" (0.001 Acres)

This is a very small wetland area that lies adjacent to but is isolated from Impact Area #3 (wetlands). The description for Impact Area #3 is sufficient to describe this area but it should be stated that the location of this area is almost imperceptible on the ground, appearing much like the surrounding pasture. The general nature of this wetland is shown in **Photo 8**. The project will result in the removal of this wetland, which results in a wetland loss of 0.001 acres and functional loss of -0.0004 credits (Table 7).

Photo 8. Panoramic view of Small Depressional Wetland 15 as seen looking northeast.



It should be noted that both wetland impact areas #3 and #4 are isolated wetlands and are less than 0.5 acres; therefore, they should be exempt from District mitigation requirements. However, the applicant will mitigate for these areas by wetland creation to ensure that no net loss of wetland acreage occurs in the Turkey Creek drainage basin.

Proposed Mitigation Options

The functional loss for each impact area has been determined based on the methods described in Chapter 62-345 FAC (UMAM). The functional loss for the impact areas is summarized in **Table 8**.

Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms.

Impact Area	Description	Wetland Loss	Functional Loss
Area 1	Agricultural Pond & Drainage	0.777	-0.414
Area 2	Road Crossing	0.040	-0.028
Area 3	Wetland "S"	0.064	-0.030
Area 4	Wetland "T"	0.001	-0.0004
Total		0.882	-0.4724

To mitigate for the functional loss of -0.4724, there are several active and passive mitigation components proposed by the applicant to be considered by the District. These components are described, as follows:

Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation

The applicant proposes to create a 0.882-acre wetland (Figures 6 and 7) to mitigate 1:1 for all direct wetland impacts that occur as a result of the project. The total impacts equal 0.882 acres (Table 8). This mitigation proposal ensures that **no net loss** of wetland acreage occurs as a result of this project. Creation of 0.882 acres of wetland results in a functional gain of 0.344 credits (**Table 9**; i.e., FG = 0.390 RFG x 0.882 acres = 0.344 FG credits). The conceptual plan view and generalized cross-sections of the mitigation area are shown in Figure 7. The wetland cross-sections are shown in close-up in **Figures 9 and 10**.

Table 9. Part II UMAM Assessment for the Wetland Creation Area.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Wetland Creation Area
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (0.882 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 0	with: 6	The wetland will be created in an area which is presently pasture with a sparse canopy in some portions. The wetland will provide habitat and habitat support for a host of aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 0	with: 7	The wetland will have a surface water table which ranges from saturated to greater than 2 feet in depth. The majority of the wetland will be less than 1 foot deep.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 0	with: 7	The wetland will be planted with a host of herbaceous species to provide for high quality emergent habitat. Trees will be planted around the perimeter to provide for roosting habitat.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.667	

If preservation as mitigation,	For impact assessment areas
Preservation adjustment factor = NA	FL = delta x acres = NA
Adjusted mitigation delta = NA	

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.667	Time lag (t-factor) = 1.14	RFG = delta/(t-factor x risk) = 0.390
	Risk factor = 1.50	

Form 62-345.900(2), F.A.C. [effective date]

Figure 9. Close-up view of the wetland cross-section.

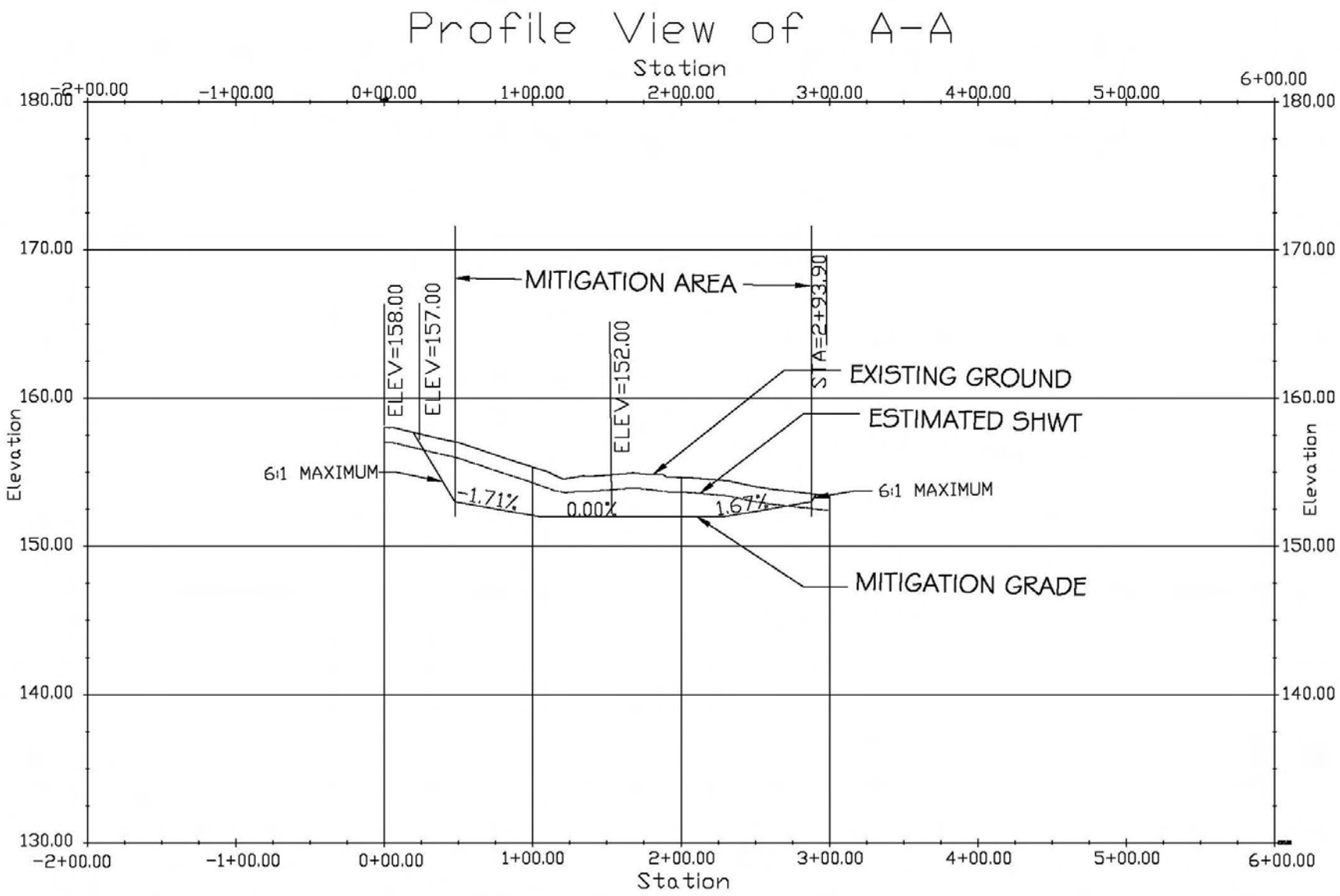
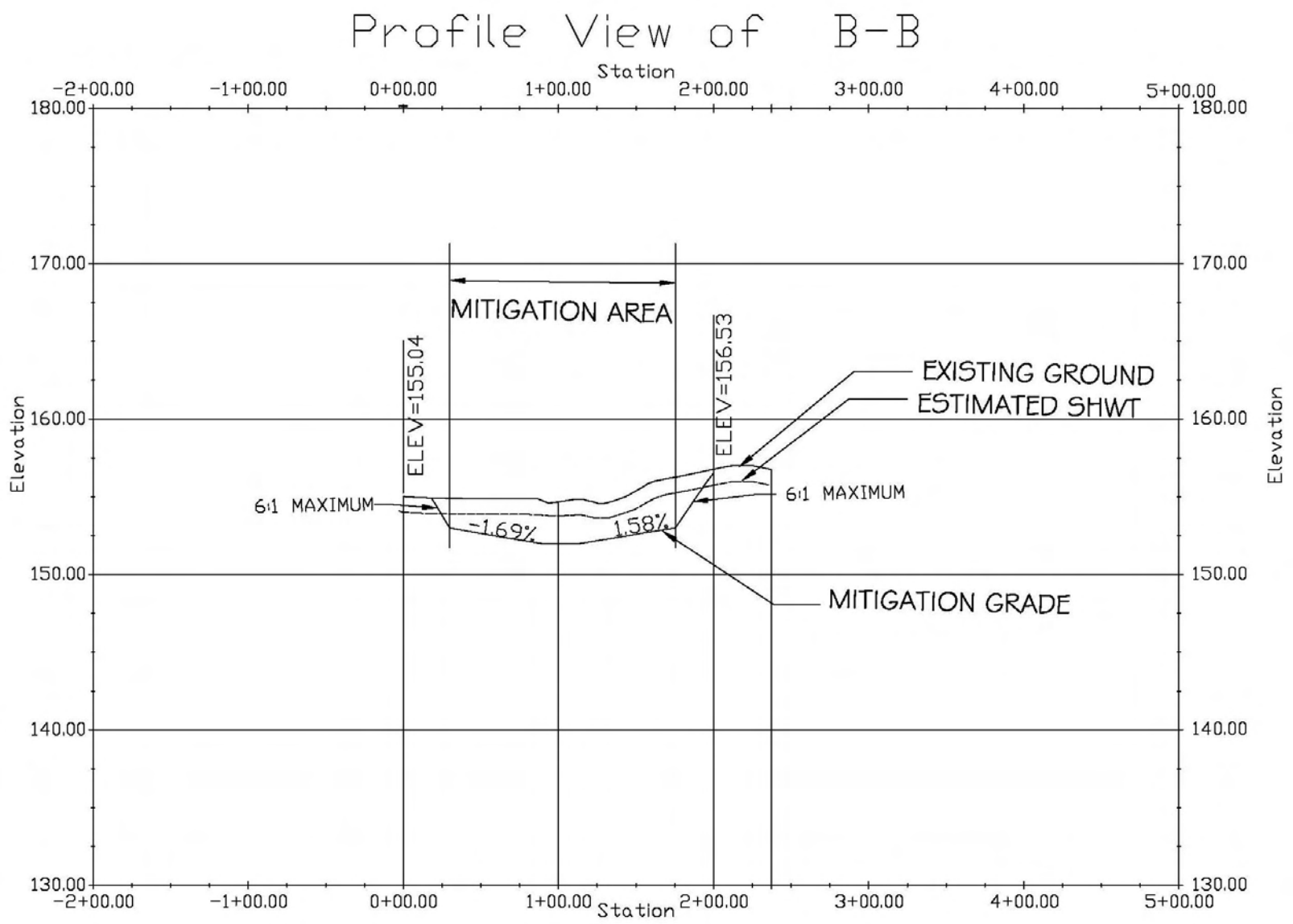


Figure 10. Close-up view of the wetland cross-section.



The mitigation area will be an herbaceous wetland that will be planted at a rate of 800 herbs/acre with a mix of the following species (**Table 10**):

Table 10. Species and planting zones for the mitigation area.

Species	Planting Zone*
Juncus effusus	-0.6 ft to + 1 ft
Spartina bakeri	0 ft to + 1 ft
Muhlenbergia capillaris	0 ft to + 1 ft
Panicum hemitomon	-1.0 ft to 0 ft
Saggitaria lancifolia	-1.5 ft to 0 ft
Pontederia cordata	-1.5 ft to 0 ft
Leersia hexandra	-1.0 ft to 0 ft
Nymphaea odorata	-3.0 ft to 0 ft

*Planting depths are relative to MHW elevations.

A total of 100 trees will be planted around the wetland perimeter to provide for water bird roosting habitat. Tree species will be bald cypress (*Taxodium distichum* [L.] L. Rich.), red maple (*Acer rubrum* L.), sweetgum (*Liquidambar styraciflua* L.) and Carolina ash (*Fraxinus caroliniana* Mill.). This mitigation plan will provide for higher quality and more expansive aquatic habitat than presently exists on site. The wetland will have at least 60% of the area with water depths ranging from 0 ft to -1 ft; 20% of the area will be between 1 and 2 ft deep with 20% being greater than 2 ft deep. This will ensure that both deep water and shallow, littoral zone habitat is provided in the creation area. The creation plan is designed to totally offset all direct impacts for wetland and surface water *acreage* that occurs on site. However, to totally offset all functional loss credits (-0.4724) would require a total of 1.211 acres of creation, calculated as follows:

$$Total\ Acres\ of\ Created\ Wetlands\ Needed = \frac{FL\ (Table\ 8)}{RFG\ (Table\ 9)}$$

$$= 0.4724 \div 0.390$$

$$= 1.211\ acres$$

The proposed creation provides for a total functional gain of *0.882 acres x 0.390 RFG = 0.344 credits*. This results in a deficit of *0.4724 – 0.3440 = 0.1284 credits*. The remaining 0.1284 functional loss credits will be offset passively and provided by the land use contained in the final design of the project. The functional loss will be provided, described as follows:

Mitigation Component #2: Conservation Land Use

The applicant has proposed a land use change to the City of Alachua for this project site. As part of this Land Use Application, all creeks and wetlands on site will be placed in a

conservation land use where no future development activity will be allowed. This conservation land use totals 36.38 acres (**Figure 11; Table 11**), which equals 27.6% of the project site. In addition, 26.77 acres will be placed in an Open Space Land Use where no development is allowed but stormwater management ponds will be placed in certain areas of this land use (Figure 11). The total conservation and open space equals 63.15 acres, or 47.9% of the project area. Examples of the habitat contained in this conservation area is shown in **Photos 9 through 12**. The conservation area includes buffers that extend 75 ft from the wetland line, which is far in excess of the district requirements. The extent of the conservation area is shown in Figure 11 with wetlands and buffers. There are also additional upland areas included in the conservation area that extend landward beyond the 75-ft buffer. These buffers (**Photos 13 and 14**) are now primarily pasture heavily affected by cattle. These buffers and wetlands will be allowed to succeed naturally to develop into native, forested systems. After removal of cattle, groundcover in these areas will recover quickly and forests will grow and water quality will be enhanced due to removal of significant cattle waste inputs.

Because the City of Alachua will not allow future activity in this area, a Conservation Easement should not be required. The enhancement of this area results in a total functional gain of 2.11 credits (0.058 RFG x 36.38 acres) (Table 11), which is scored very conservatively and significantly offsets the deficit of 0.1284 functional loss credits by a factor of 16.4 : 1 (2.110 ÷ 0.1284). This mitigation component also totally offsets the total functional loss for the entire project, which equals -0.4724 (Table 8).

Mitigation Component #3: Extended Wetland Buffers

As previously discussed, the conservation land use area includes all wetlands and buffers extending 75 ft from the wetland boundary. This is far in excess of the 25-ft buffer required by the District. If a UMAM is performed on just the buffer area extending from 25 to 75 ft (Figure 11) from the wetland area, the following functional gain (**Table 12**) is realized:

$$Total\ functional\ gain = 15.65\ acres\ x\ 0.117\ RFG = 1.831$$

Again, this placement of upland buffers (established beyond the District's regulatory boundary) results in a functional gain of 1.831 credits, which offsets the functional loss deficit of 0.1284 by a factor of 14.3 : 1. The functional gain of 1.831 also is sufficient to offset the total functional loss for the project of 0.4724 acres.

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site.

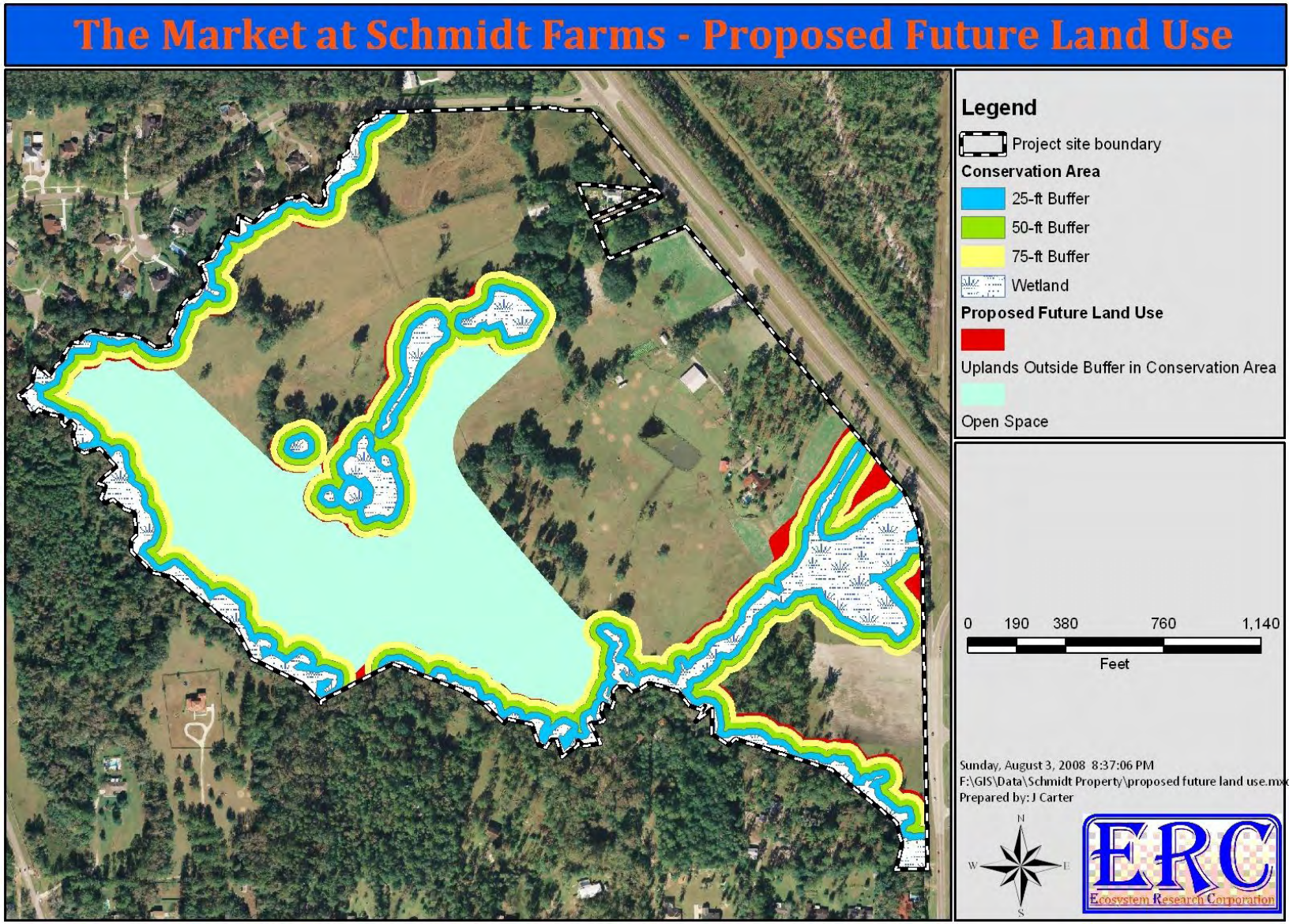


Table 11. Part II UMAM Assessment of Conservation Area #1.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Conservation Area #1
Impact or Mitigation: Mitigation (36.38 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The conservation land use will be placed on 36.38 acres of upland and wetland areas where an agricultural land use currently exists. Cattle will be removed and the area, through natural succession, will be allowed to return to a more natural plant community assemblage.	0	1
.500(6)(b)Water Environment (n/a for uplands)	The surface and surficial groundwater quality will improve because direct effects of cattle grazing and foraging are removed.	0	1
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Plant community structure will improve due to removal of cattle, thus allowing recolonization of native groundcover species in both the wetlands and associated upland buffers.	0	1

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	3	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres =NA

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.058

Form 62-345.900(2), F.A.C. [effective date]

Photo 9. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.



Photo 10. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.



Photo 11. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.



Photo 12. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.



Photo 13. Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.



Photo 14. Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.



Table 12. Part II UMAM Assessment for the Buffer Areas.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Upland Buffer (25' to 75' in width)
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (15.65 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 4	with: 7	The buffer extending from 25 to 75 feet from the wetland is being placed in a conservation landuse for the City of Alachua. This is pasture and will be allowed to succeed naturally. This area is outside of the jurisdiction of the Suwannee River Water Management District.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	Water quality inflows to wetland creek areas will be improved by removal of cattle.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 7	Vegetation will succeed naturally from pasture or cattle affected disturbed forested areas to natural forested areas.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.267	with: 0.467	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA
Delta = [with-current]: 0.2		If mitigation Time lag (t-factor) = 1.14 Risk factor = 1.50	For mitigation assessment areas RFG = delta/(t-factor x risk) = 0.117

Form 62-345.900(2), F.A.C. [effective date]

Mitigation Component #4: Creation of Stormwater Basins

A fourth mitigation component to consider, which is a result of the project development and not an active mitigation plan, is the construction of stormwater basins on the site. The project will result in creation of three (3) storm basins that total 6.883 acres (Figures 6 and 7)

Pond A	0.4794 acres
Pond B	6.2080 acres
Pond C	0.1956 acres
Total	**6.883 acres**

These ponds, which provide for stormwater treatment, will also provide significant on-site aquatic habitat. The impacts that occur on site occur to a very disturbed agricultural pond, or surface water. This pond accounts for 88% (0.777 acres ÷ 0.882 acres = 88%) of the total impacts that occur on site; therefore, some consideration should be given for credit obtained by storm pond construction to mitigate for surface water habitat losses as a result of filling the pond. The UMAM (**Table 13**) calculated for the storm pond construction provides for 1.542 functional gain credits (0.224 RFG x 6.883 acres), which offsets the deficit functional loss credits of 0.1284 by a factor of 12.0 : 1 (1.542 ÷ 0.1284). These ponds will be constructed as wet ponds adjacent to conservation areas and contained in the open space land use. They will provide aquatic dependent animal habitat and provide for aquatic landscape support for the onsite creek systems that are much better than the existing landscape provides for today.

Summary

The proposed project will result in the loss of 0.882 acres of wetlands and surface waters. This acreage loss is equivalent to a functional loss of -0.4724 credits as calculated by UMAM. The loss, as compared to the functional gain described in this report, is summarized as follows:

Impacts	Acreage	Functional Loss
Wetland/Surface Water Impacts	0.882	-0.4724
Mitigation Components		
#1: Creation	0.882	+0.344
#2: Conservation Area	36.38	+2.110
#3: Extended Buffers	15.65	1.831
#4: Storm Pond Creation	6.883	1.542

As can be seen by this summary, Mitigation Components 2, 3, or 4 are individually sufficient to offset mitigation requirements as determined by UMAM. All components are being performed passively as a result of this project. The creation Component is being performed to ensure that ***no net loss of wetlands*** occurs in the drainage basin.

Table 13. Part II UMAM Assessment for the Stormwater Ponds.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Stormwater Ponds
Impact or Mitigation: Mitigation (6.883 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	0	4	The storm ponds will be wet systems constructed in uplands that are primarily designated as open space land use and will be adjacent to conservation areas. The ponds will provide much greater landscape support to the adjacent aquatic habitats than what exists in the present condition.
.500(6)(b)Water Environment (n/a for uplands)	0	4	The ponds will be permanently wet and provide for permanent on-site aquatic habitat.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	0	4	The ponds will provide foraging habitat for a host of listed bird species as well as permanent habitat for aquatic fish, turtles, reptiles and amphibians.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.4	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = NA

Delta = [with-current]
0.4

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.224

Form 62-345.900(2), F.A.C. [effective date]

ATTACHMENT 6: Completeness Summary Issued 5 September 2019

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to jmontalto@windstream.net

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Completeness Review for:
- 121 Acre Traditional Neighborhood Development (TND) Large Scale Comprehensive Plan Amendment (LSCPA)
- 121 Acre Traditional Neighborhood Development (TND) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Montalto:

On August 29, 2019 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the 121 Acre Traditional Neighborhood Development (TND), which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Traditional Neighborhood Development (PD-TND) on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Unless otherwise noted, this information must be submitted not later than 5 PM on September 12, 2019. If the requested information is not provided within the timeframe provided, the application shall be considered incomplete.

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

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Application was not signed or notarized. Please submit a signed and notarized application form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
2. Rezoning Application:
    a. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. Environmental Reports are dated from 2008. Updated and revised reports are required as conditions have changed on the site. This comment will be included with the Development Review Team comments associated with this application. The updated reports may be submitted with future resubmittal.

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

ATTACHMENT 7: Completeness Summary Issued 30 September 2021

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that the proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development. The rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that the proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.
17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.
e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.
f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.
   b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM
Subject : Updated US 441 Traditional Neighborhood Traffic Study
To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To: August 29, 2021
Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND
Project Type: DEVELOPMENT
Project Description: 121-acre project site in consideration for a Traditional Neighborhood Development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.7441333,-82.39379557863518,14z



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon corais couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise *Gopherus polyphemus* Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander *Ambystoma cingulatum*	Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.
Species profile: https://ecos.fws.gov/ecp/species/4981

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 **4**-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

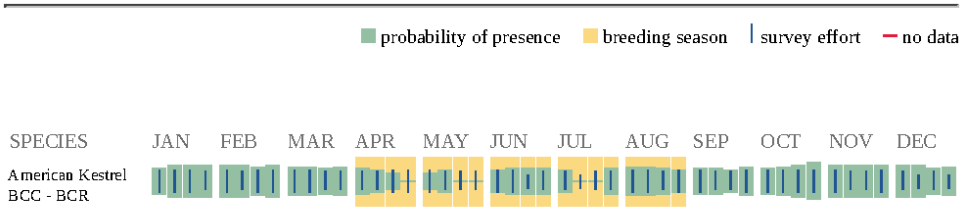
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

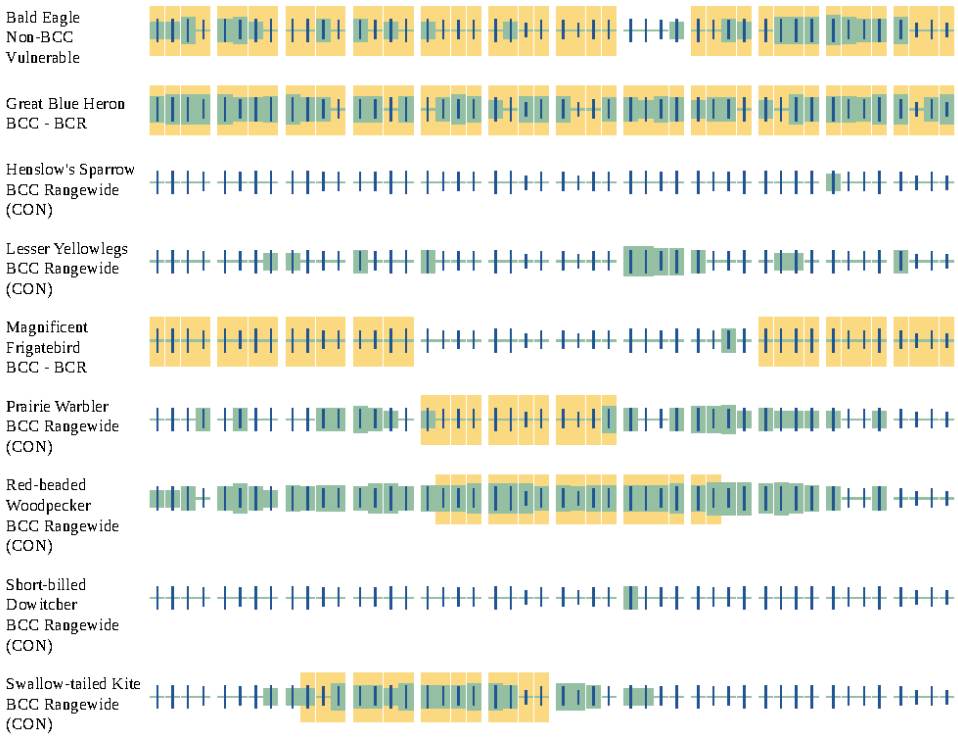
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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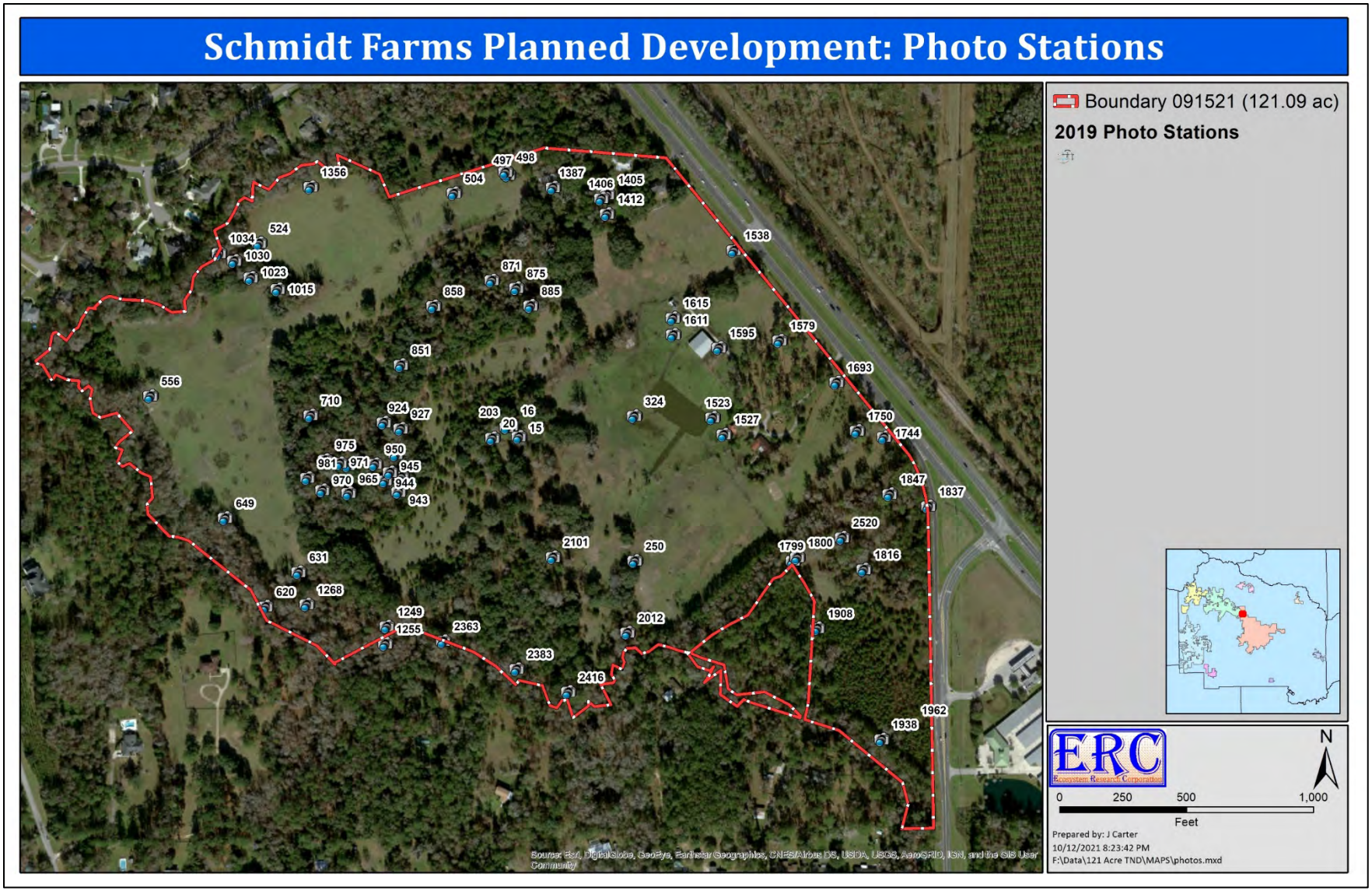

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Photo 1. **View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019.**



Photo 2. **View of Non-Wetland Surface Water 5 at GPS location 16 (polygon 11) as seen looking northwest on 4 November 2019.**



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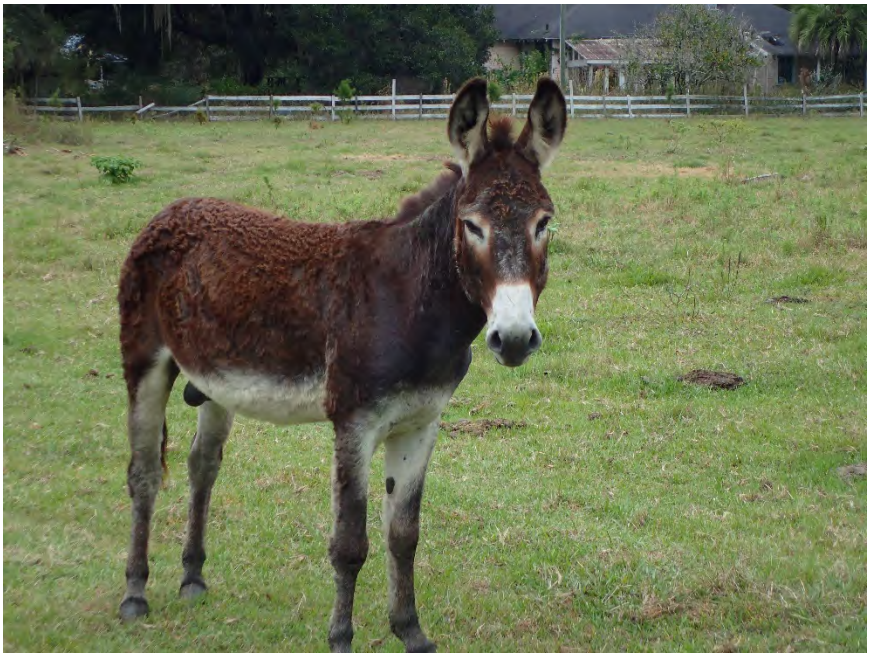

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Photo 23. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



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Photo 64. **View toward downstream area of Brooke Pointe Creek 1 (polygon 1) as seen looking south from GPS location 1034 on 6 November 2019. Between polygons 16 (GPS 1030) and polygon 1 (GPS 1024) there is a man-made, excavated channel that connects swale to creek.**



Photo 65. **View of Turkey Creek 8 (polygon 27) as seen looking upstream from GPS location 1249 on 6 November 2019.**



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Photo 67. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019.**



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Photo 75. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1406 on 23 November 2019.**



Photo 76. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019.**



Photo 77. **Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523.**



Photo 78. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 79. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 80. **View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019.**



Photo 81. **View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019.**



Photo 82. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southeast on 23 November 2019.**



Photo 83. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southwest on 23 November 2019.**



Photo 84. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking west on 23 November 2019.**



Photo 85. **Panoramic view of Pine-Improved Pasture Habitat at GPS location 1579 (polygon 42) as seen looking southeast on 23 November 2019.**



Photo 86. **View of access roadway at GPS location 1595 (polygon 33) as seen looking northwest on 23 November 2019.**



Photo 87. **View of agricultural building at GPS location 1595 as seen looking west on 23 November 2019.**



Photo 88. **View of access roadway at GPS location 1595 as seen looking southeast on 23 November 2019.**



Photo 89. **View of 4-in. agricultural supply well at GPS location 1611 as seen on 23 November 2019.**



Photo 90. **View of cinder block building at GPS location 1615 as seen on 23 November 2019.**



Photo 91. **View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019.**



Photo 92. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 93. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking southeast on 23 November 2019.**



Photo 94. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 95. **View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019.**



Photo 96. **View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019.**



Photo 97. **View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019.**



Photo 98. **Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019.**



Photo 99. **View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019.**



Photo 100. **View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019.**



Photo 101. **View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019.**



Photo 102. **View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019.**



Photo 103. **View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019.**



Photo 104. **View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019.**



Photo 105. **View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019.**



Photo 106. **View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019.**



Photo 107. **View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019.**



Photo 108. **View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019.**



Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

SCHMIDT FARMS
TRAFFIC CONCURRENCY STUDY

ALACHUA COUNTY, FLORIDA

October 2021



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

October 19, 2021

Mr. Adam Hall
City Of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Re: **Schmidt Farms (Formerly US 441 Traditional Neighborhood)**
Updated Traffic Concurrency Study

Dear Mr. Hall:

Attached is the Traffic Concurrency Study. If you have any questions or comments regarding this study please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 10/19/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

Schmidt Farms will be located in the southwest quadrant of the US 441/NW 43rd Street intersection and will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units and 300,000 gsf of retail space.

Previously a traffic access study was completed and submitted for the development. The purpose of this report is to complete a traffic concurrency study in accordance with City of Alachua requirements. Appendix A contains the existing traffic concurrency tables for the City of Alachua while Figure 1 shows the site location and the various roadway segments located within the Cityôs regional road network. Both daily traffic and weekday PM peak hour traffic are analyzed in this study.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center). Tables 8 through 10 of the previously completed traffic access study for this development summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results. These three tables are provided in Appendix B. During an average weekday the development is expected to generate 7444 **new external trips** (3722 entering and 3722 exiting) with 545 of these trips (282 entering and 263 exiting) occurring during the PM peak hour.

BASE TRIP DISTRIBUTION

The basic directional distribution, which was established using engineering judgement, is contained in Figure 2. A reasonable 10% trip attenuation for every 2 miles of distance is assumed along US 441.

During the previously completed traffic access study it was determined that, during the weekday PM peak hour, 21% of the site traffic is oriented towards the north along US 441. For the average weekday the percentage of traffic oriented to the north is estimated at 24% by taking the average of the AM (26%) and PM (21%) results from the previous study.

Applying the basic directional percentages contained in Figure 2 to the 24% produces the daily trip distribution percentages shown in Figure 3 and applying these basic directional percentages to the 21% produces the PM peak hour trip distribution percentages shown in Figure 4.

TRAFFIC ASSIGNMENT

Multiplying the Figure 3 directional percentages by the number of daily new external trips produces the daily traffic assignment shown in Figure 5. Multiplying the Figure 4 directional percentages by the number of PM peak hour new external trips produces the PM peak hour traffic assignment shown in Figure 6.

STUDY AREA

Since this development generates more than 1000 daily new external trips, the study area for the development includes all segments on the City of Alachua regional road network where site traffic compromises five percent or more of the roadway's Maximum Service Volume (MSV). Table 1 contains the study area calculations. No road segment meets this study area criterion.

The study area for the development also includes roadway links that are within one-half mile of the development's ingress/egress. The only road segment which meets this criterion is segment 3 (US 441 from the MPO Boundary to CR25A East). Therefore segment 3 is the only impacted link.

LINK SERVICE VOLUME

Table 2 is an updated version of the latest City Spreadsheet. The total project volumes in this spreadsheet are obtained from Table 3, which now includes the site traffic.

CONCURRENCY DETERMINATION

The percentage of the link service volume that will be consumed by future traffic is less than 100% for all impacted roadway links. Consequently, we can conclude that sufficient available capacity exists on the major roadway segments within the City to adequately handle the traffic that will be generated by the new development.

L:\2019\19-1554B\CAD2\FIG_01.dwg Date:10-19-21 T:16:05 By:AVDelacruz

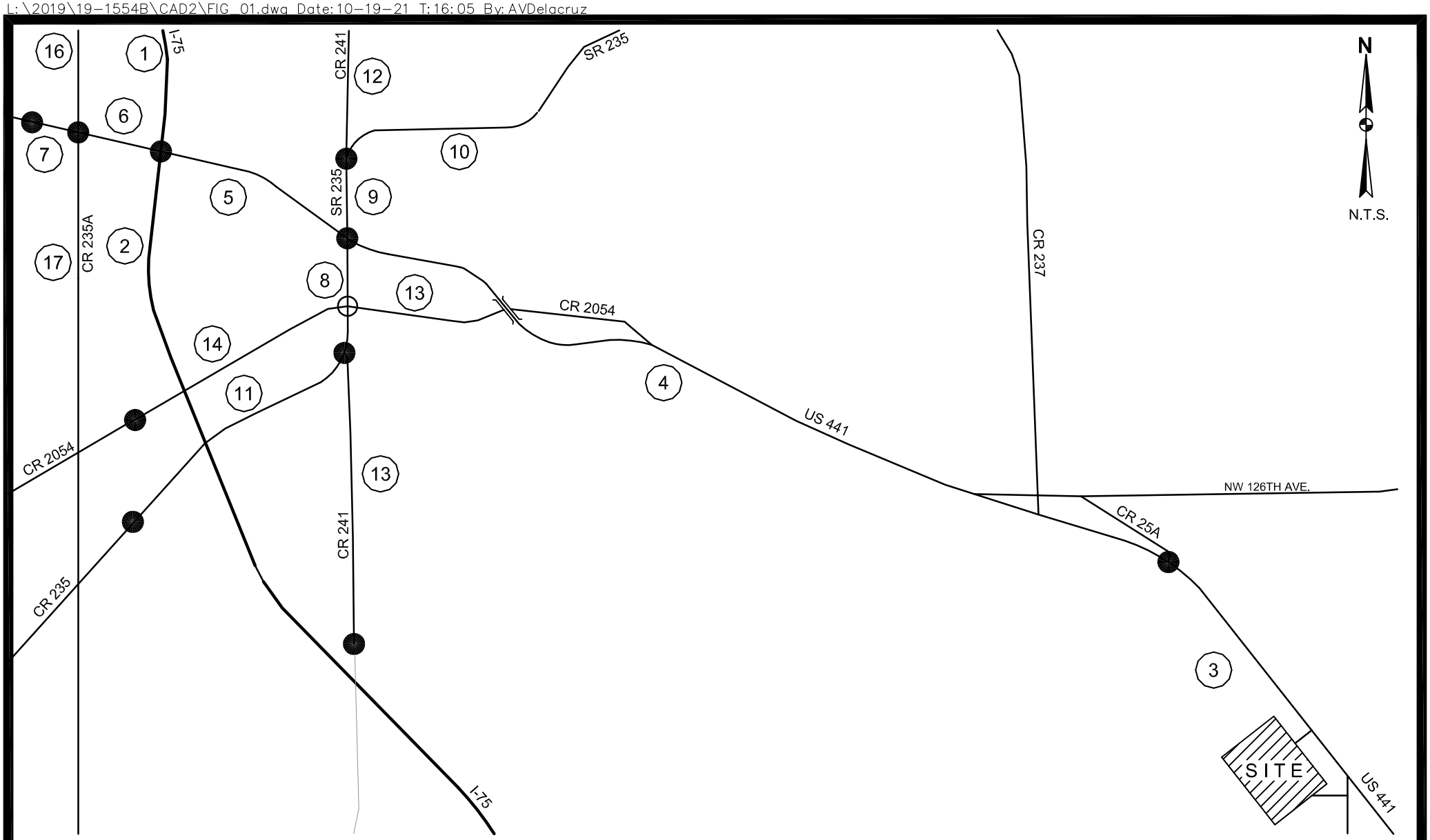


FIGURE 1

SITE LOCATION
AND ROADWAY SEGMENTS

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_02.dwg Date: 10-19-21 T: 17:40 By: AVDelacruz

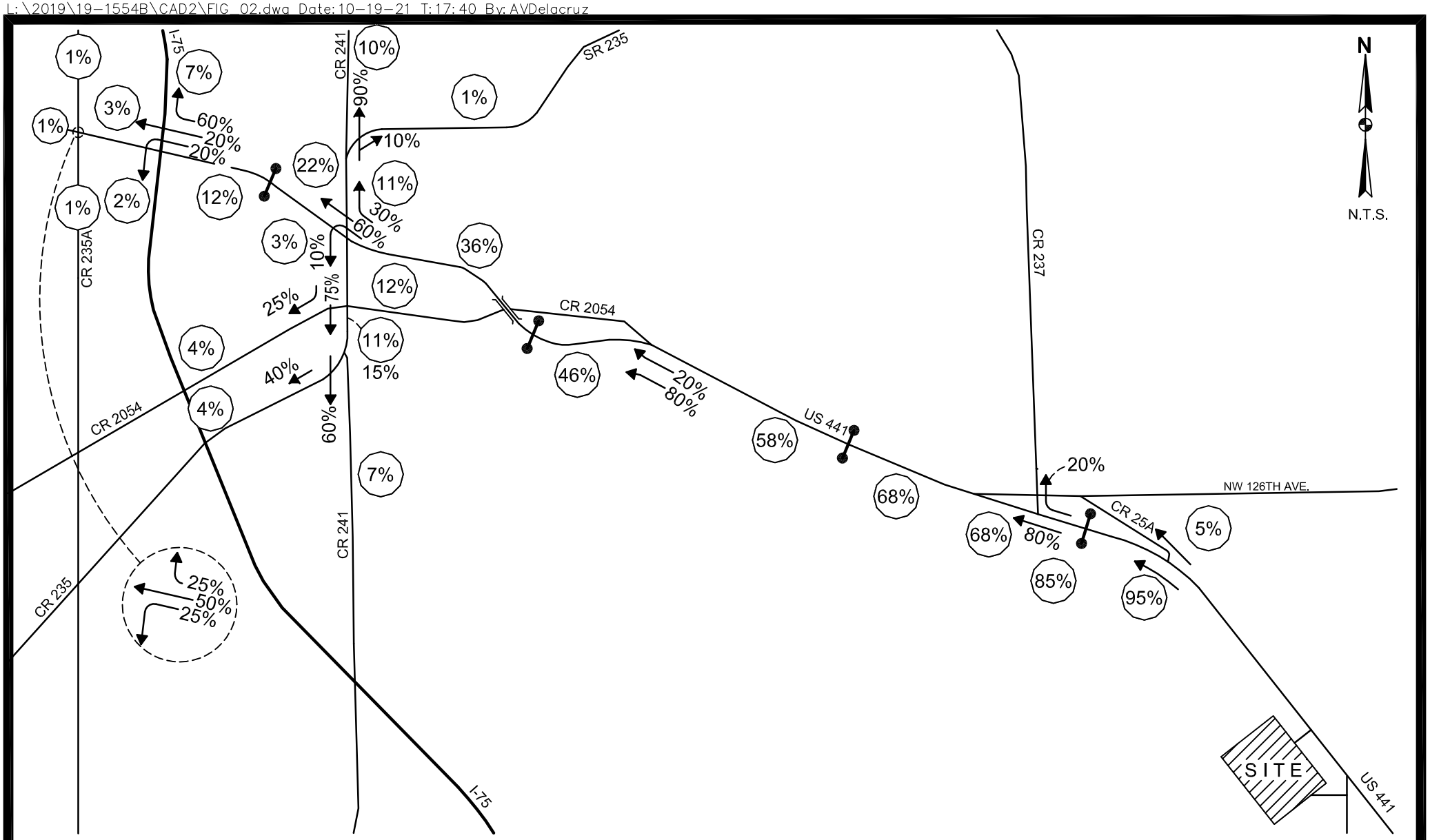
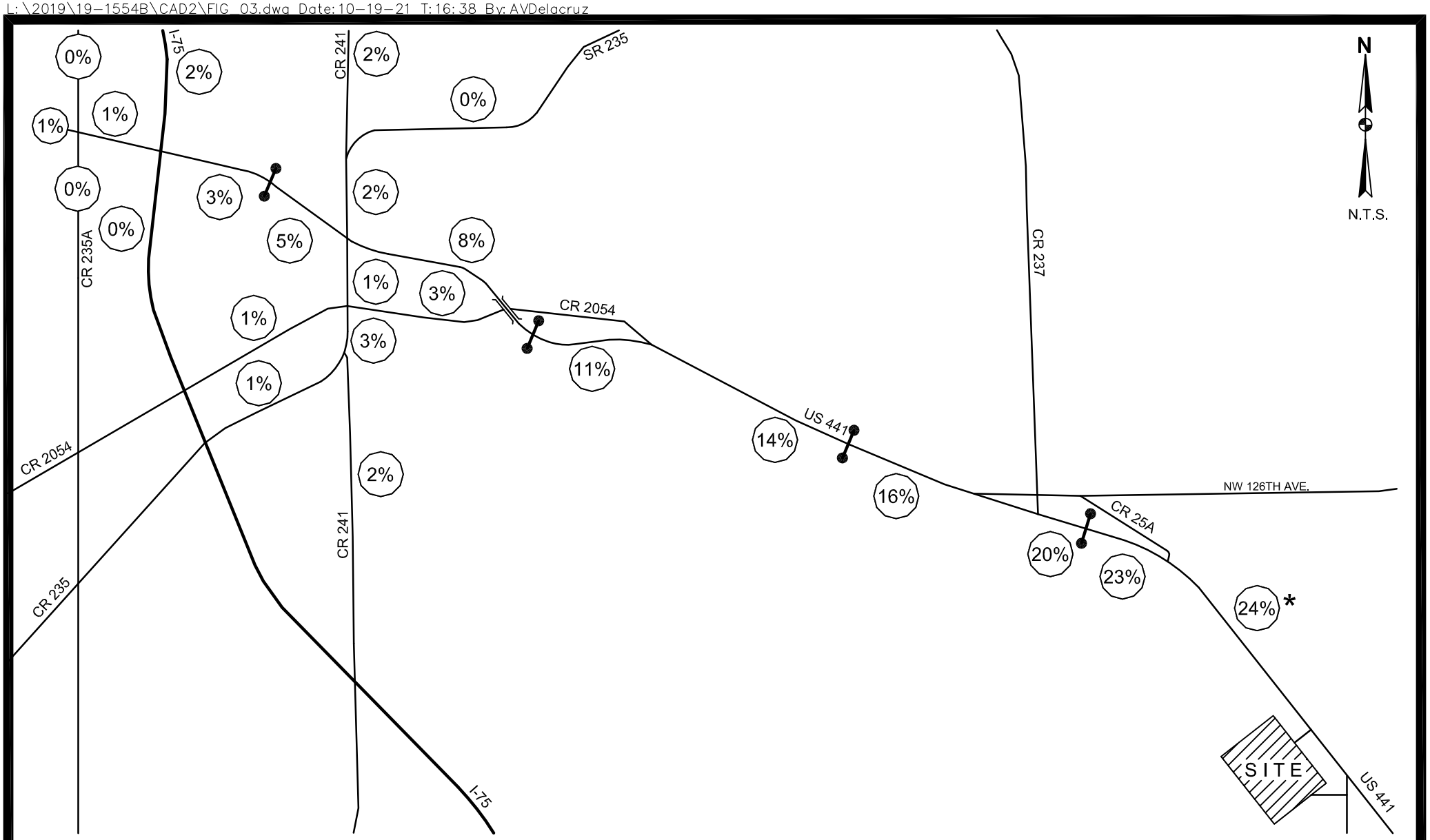


FIGURE 2

TRAFFIC ASSIGNMENT PERCENTAGES

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_03.dwg Date: 10-19-21 T: 16:38 By: AVDelacruz



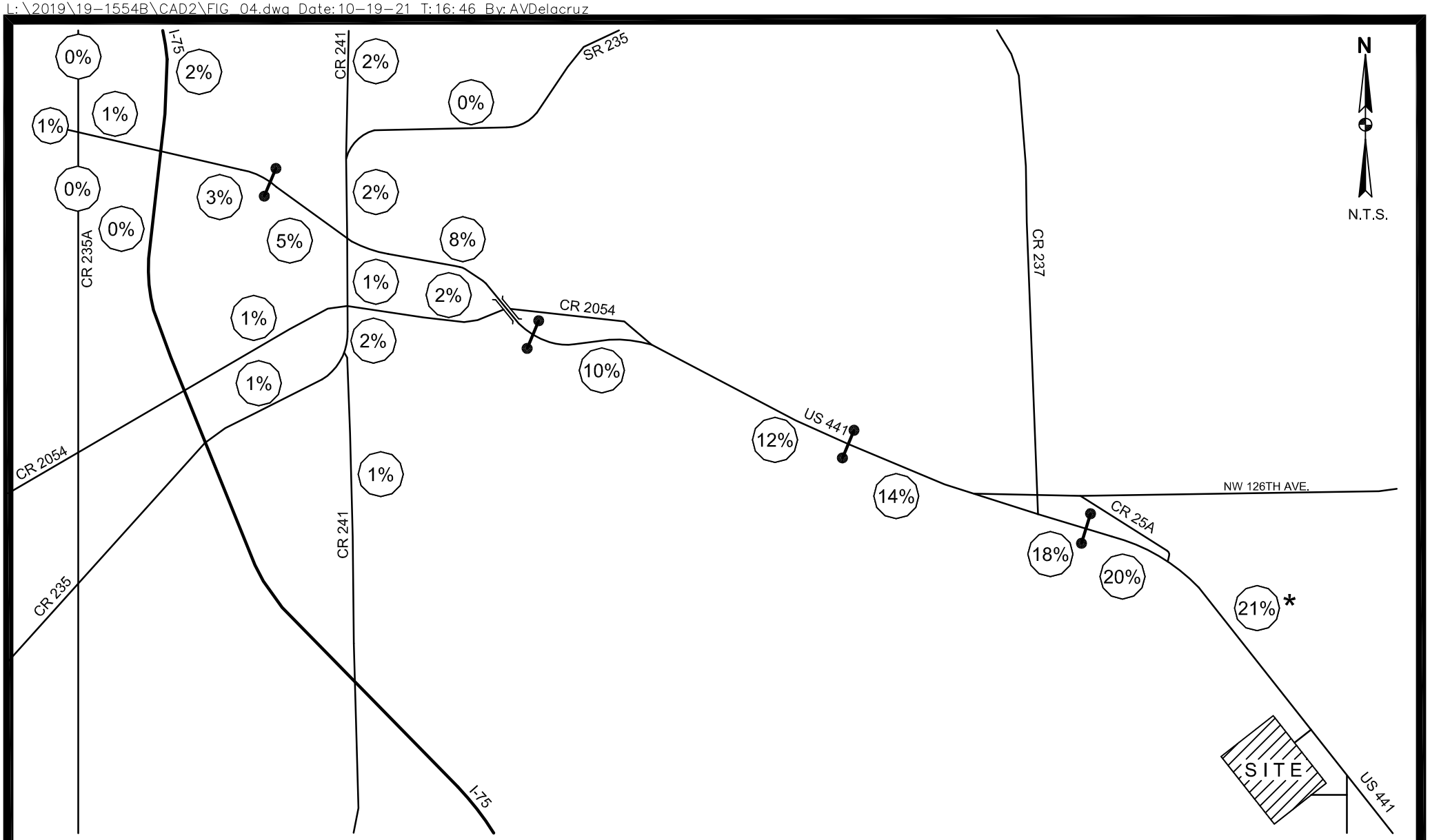
* = AVERAGE OF AM AND PM FROM TRAFFIC ACCESS STUDY

FIGURE 3

DAILY TRIP DISTRIBUTION

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_04.dwg Date: 10-19-21 T: 16:46 By: AVDelacruz



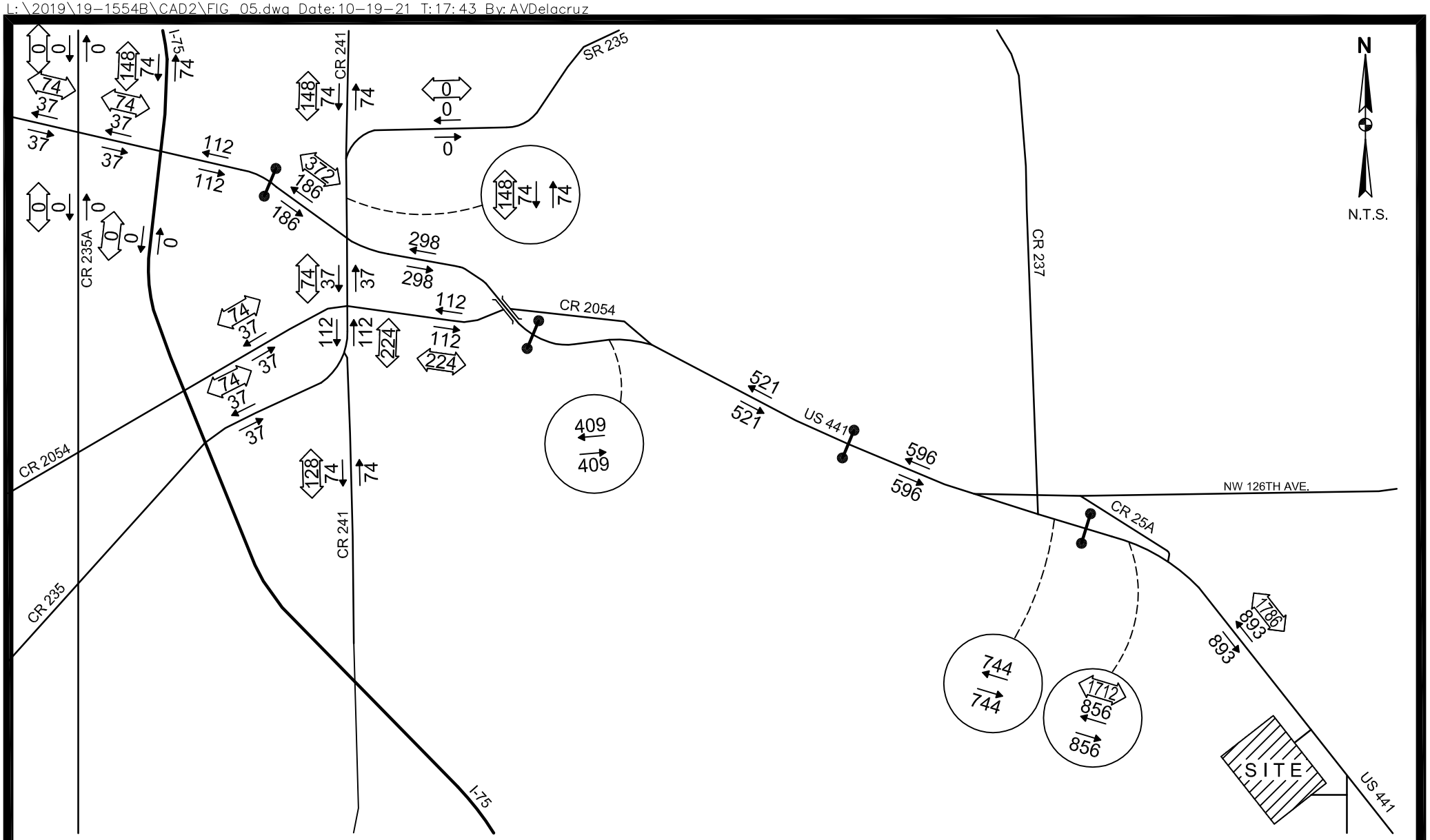
* = FROM TRAFFIC ACCESS STUDY

FIGURE 4

PM TRIP DISTRIBUTION

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_05.dwg Date: 10-19-21 T: 17: 43 By: AVDelacruz



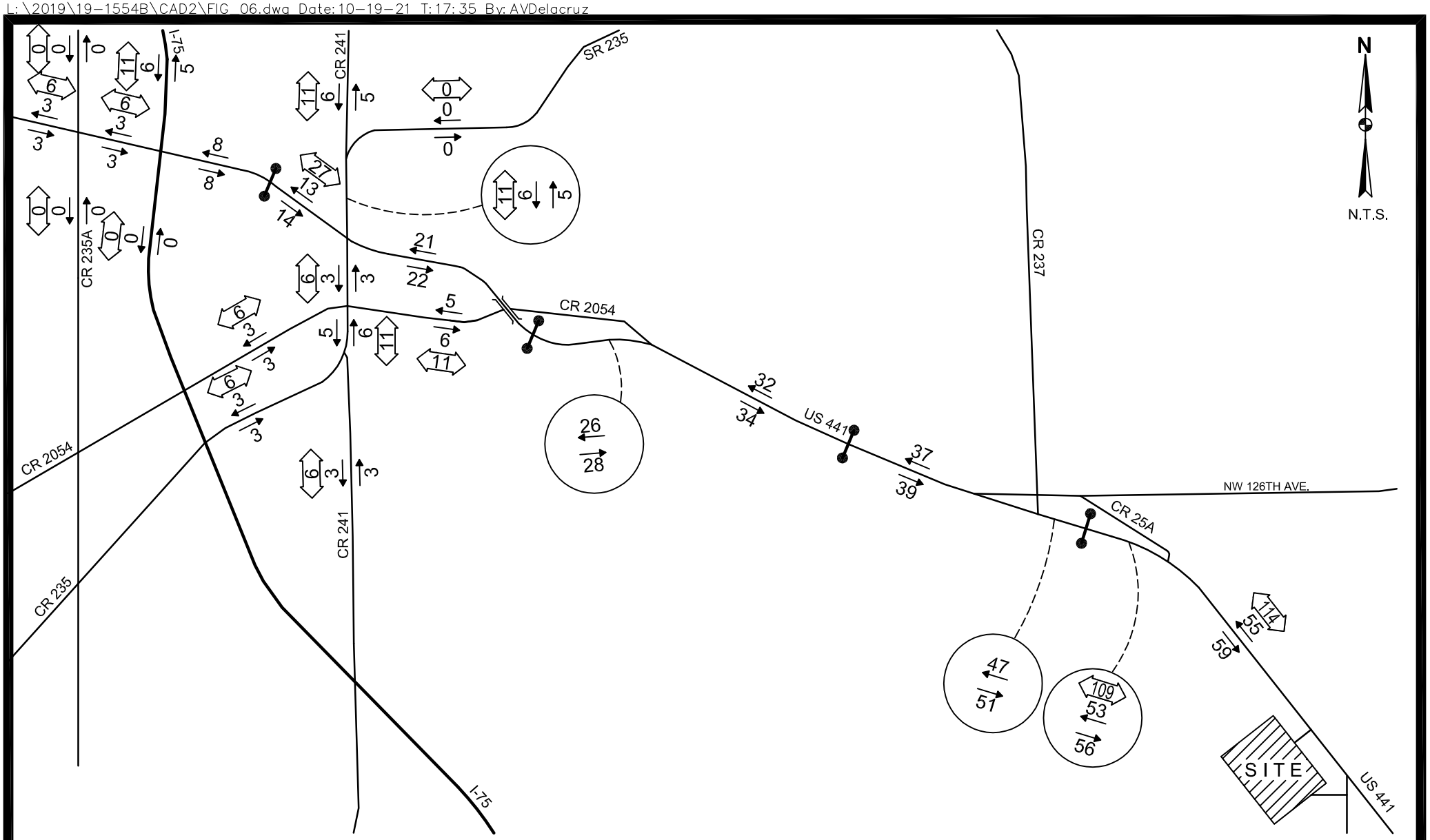
NEW EXTERNAL TRIPS	
ENTER	3722
EXIT	3722

FIGURE 5

DAILY TRAFFIC ASSIGNMENT

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_06.dwg Date: 10-19-21 T: 17: 35 By: AVDelacruz



NEW EXTERNAL TRIPS	
ENTER	282
EXIT	263

FIGURE 6

PM TRAFFIC ASSIGNMENT

Buckholz Traffic

5.0%

Table 1 Traffic Impacts, Study Area Identification

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	5% of MSV	Site Traffic	In Study Area?	
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	4,580	148	NO	
		Peak Hour	8,250	413	11	NO	
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	4,580	0	NO	
		Peak Hour	8,250	413	0	NO	
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A	AADT	43,000	2,150	1,786	NO	
		Peak Hour	3,870	194	114	NO	
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	2,285	1,712	NO	
		Peak Hour	4,110	206	109	NO	
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,950	372	NO	
		Peak Hour	3,510	176	27	NO	
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	1,950	74	NO	
		Peak Hour	3,510	176	6	NO	
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	2,150	74	NO	
		Peak Hour	3,870	194	6	NO	
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	720	74	NO	
		Peak Hour	1,290	65	6	NO	
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	720	148	NO	
		Peak Hour	1,290	65	11	NO	
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	720	0	NO	
		Peak Hour	1,290	65	0	NO	
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	756	148	NO	
		Peak Hour	1,359	68	11	NO	
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	1,044	224	NO	
		Peak Hour	1,881	94	11	NO	
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	756	224	NO	
		Peak Hour	1,359	68	11	NO	
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	
CR 235A (17)	From US 441 to CR 235	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^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.

Table 2 - Traffic Impacts, Preliminary & Final Development Orders (Including Site Traffic)

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	148	52,611	42.56%
		Peak Hour	8,250	4,078	11	4,161	49.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	0	25,973	71.65%
		Peak Hour	8,250	6,891	0	1,359	83.53%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	1,786	17,678	58.89%
		Peak Hour	3,870	2,118	114	1,638	57.67%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	1,712	23,553	48.46%
		Peak Hour	4,110	1,941	109	2,060	49.88%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	372	14,424	63.02%
		Peak Hour	3,510	2,299	27	1,184	66.27%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	74	8,815	77.40%
		Peak Hour	3,510	2,861	6	643	81.68%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	74	20,676	51.92%
		Peak Hour	3,870	2,114	6	1,750	54.78%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	74	4,146	71.21%
		Peak Hour	1,290	967	6	317	75.43%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	148	6,198	56.96%
		Peak Hour	1,290	765	11	514	60.16%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	0	8,645	39.97%
		Peak Hour	1,290	547	0	743	42.40%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	74	9,374	38.00%
		Peak Hour	1,359	539	6	814	40.09%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	148	13,491	10.77%
		Peak Hour	1,359	141	11	1,207	11.16%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	224	14,631	29.93%
		Peak Hour	1,881	572	11	1,298	31.01%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	74	12,116	19.87%
		Peak Hour	1,359	278	6	1,075	20.92%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	224	11,471	24.13%
		Peak Hour	1,359	325	11	1,023	24.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	0	13,740	9.13%
		Peak Hour	1,359	131	0	1,228	9.65%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	0	9,911	34.45%
		Peak Hour	1,359	495	0	864	36.41%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021

** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*

^ County Facility AADT counts provided by Alachua County Public Works, April 2021.

^^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.

Reserved Trips are automatically updated from Table 3 data.

Table 3 - Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
SITE - Schmidt Farms (TND)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**6**	**0**	**6**	**0**	**3**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**52**	**6**	**0**	**6**	**2,157**	**161**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	52	6	0	6	0	3	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX A

CITY OF ALACHUA
TRAFFIC CONCURRENCY TABLES



Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,375	19,890	56.48%
		Peak Hour	4,110	1,941	509	1,660	59.61%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,430	11,366	70.86%
		Peak Hour	3,510	2,299	309	902	74.30%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,197	5,692	85.41%
		Peak Hour	3,510	2,861	293	356	89.86%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	794	51,965	43.27%
		Peak Hour	8,250	4,078	63	4,109	50.19%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	2,002	23,971	73.83%
		Peak Hour	8,250	6,891	185	1,174	85.77%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,535	19,730	56.83%
		Peak Hour	4,110	1,941	526	1,643	60.02%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	7,919	6,877	82.37%
		Peak Hour	3,510	2,299	762	449	87.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	7,686	1,203	96.92%
		Peak Hour	3,510	2,861	746	(97)	102.76%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 8.Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX B

TRIP GENERATION TABLES



TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

BUCKHOLZ TRAFFIC



SCHMIDT FARMS
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

October 2021

BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

October 28, 2021

Mr. Chris Potts, P.E.
Director of Engineering, JB Pro
3530 NW 43rd Street
Gainesville, Florida 32606

Re: **Schmidt Farms Traditional Neighborhood Development Traffic Study; Alachua County, Florida**

Dear Mr. Potts:

Attached is the requested traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 10/28/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This Traditional Neighborhood Development (TND) will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units, and 300,000 gsf of retail space. The site plan is provided in Appendix A.

The development will be located in the southwest quadrant of the US 441/NW 43rd Street intersection in northern Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a full access driveway on US 441 located north of the US 441/NW 43rd Street intersection and the South Drive will form the fourth (west) leg of the NW 43rd Street/Marathon Gas Station West Driveway intersection. It is proposed that the currently unused median opening on US 441 be moved approximately 250 feet to the south to serve this new development.

US 441 is a four lane divided urban principal arterial with exclusive left turn lanes accommodated within a grass median. It has a posted speed limit of 60 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. NW 43rd Street is a two lane undivided urban minor arterial with a posted speed limit of 50 mph near the site.

Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2031, therefore 2031 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 8:45 am) and PM peak period (3:30 pm to 6:00 pm) turning movement counts at the US 441/NW 43rd Street intersection and the NW 43rd Street/Marathon West Driveway intersection during late August of 2021 with all schools in session. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 3 and 4.

Buckholz Traffic personnel also conducted a set of morning and afternoon directional enter/exit counts at a series of roadways located just north of the US 441/NW 43rd Street intersection. These 2019 counts are included in Appendix B. Three of the roadways serve residential developments while the fourth roadway serves the Gainesville Regional Utilities complex.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center).. Tables 1 through 4 contain the daily, AM peak hour, and PM peak hour trip generation calculations while Tables 5 through 7 provide the calculations which estimate the peak hour internal trip-making between the residential, retail and office land uses. Tables 8 through 10 summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results.

During an average weekday the development is expected to generate 9918 **external** weekday trips (4959 entering and 4959 exiting) with 491 external trips (206 entering and 285 exiting) occurring during the weekday AM peak hour and 763 external trips (386 entering and 377 exiting) occurring during the weekday PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the US 441/NW 43rd Street intersection that are conservatively high.

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts (see Table B2 in Appendix B). The directional enter/exit counts taken at nearby side roads along US 441 were used to determine that, in the morning, 26% of the site trips are expected to be oriented to the north with the remaining 74% oriented to the south. In the afternoon, 21% of site trips are expected to be oriented towards the north with 79% oriented towards the south.

These trip distribution percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignment for external trips shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes near the site are graphically depicted in Figures 7 through 10. The 2029 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.97) and then by a corresponding average annual growth rate (2.2%) obtained from two nearby historical FDOT counts (see Appendix C). The 2029 total traffic volumes were obtained by adding the external traffic generated by the new development to the 2029 background traffic volumes.

TURN LANE ANALYSIS

Using the 2031 Build traffic volumes a formal analysis was be made to determine if a right turn lane is warranted on US 441 at the North Site Entrance or on NW 43rd Street at the South Site Entrance. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will be high enough to warrant a right turn lane on US 441 at the North Site Entrance. This result is supported by NCHRP Report 420 which requires 40 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed greater than 45 mph.

However, Figure 12 reveals that right turn volumes into the site will not be high enough to warrant a right turn lane on NW 43rd Street at the South Site Entrance. This result is also supported by NCHRP Report 420 which requires 30 right turns per hour to warrant a right turn lane on a 2-lane roadway with a posted speed greater than 45 mph.

Using the 2031 Build traffic volumes a formal analysis was also made to determine if a left turn lane is warranted on NW 43rd Street at the South Site Entrance. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results, which are depicted in Figures 13 and 14, indicate that 2031 Build traffic volumes will be high enough to warrant a left turn lane at the site drive.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2021 Existing, 2031 No Build, and 2031 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/NW 43rd Street intersection using the methodology discussed in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Table 11 while Appendix E provides the supporting capacity analysis calculations. The intersection currently operates at level of service B during both weekday peak hours and is expected to continue to operate at level of service B under both 2031 No Build and Build conditions.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2021 Existing, 2031 No Build, and 2031 Build traffic volumes, capacity analyses for the unsignalized NW 43rd Street/Marathon West Drive/South Site Drive intersection were conducted using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. 2031 Build analyses were also performed at the new US 441/North Site Drive intersection. Appendix F contains the capacity analysis calculations with the capacity results summarized in Tables 12 through 14.

A review of Table 12 indicates that level of service F operation with moderate queueing and delay will occur for the side street left turn movement during both weekday peak hours if a full median opening is provided at the North Site Entrance. Table 12 also provides capacity analysis results with the installation of a directional median opening. Redirection of the northbound site traffic through the signalized US 441/NW 43rd Street intersection should have minimal impact on this intersection since an exclusive U-turn lane already exists on the north approach.

A review of Table 13 indicates that all minor movements at the US 441/NW 43rd Street intersection currently operate at an acceptable level of service B or higher and, under 2031 No Build conditions, are expected to operate at an acceptable level of service C or higher with minimal queueing and delay. Table 14 shows that, under 2031 Build conditions, all minor movements at this intersection will operate at an acceptable level of service C or better during the weekday AM peak hour. However, during the weekday PM peak hour the westbound approach is expected to operate at level of service F with moderate queueing and delay.

ACCESS MANAGEMENT EVALUATION

Eliminating the unused full median opening located approximately 250 feet north of the proposed North Site Entrance and replacing it with a directional median opening located at this entrance will improve the access management situation along US 441. The existing median opening is only 850 feet from NW 102nd Place to the north and only 1450 feet from NW 43rd Street to the south, both of which are much less than the required 2640 feet for a full median opening. The new median opening will be 1100 feet from NW 102nd Place and 1200 feet from NW 43rd Street and, although it will still violate the 1320 foot required spacing for a directional median opening, it will just barely do so.

RECOMMENDATIONS

The existing full median opening on US 441 should be relocated to the south at the new site entrance and consideration should be given to converting it into a directional median opening. An exclusive southbound right turn lane should be added on US 441 at the new driveway. A northbound left turn lane should be added at the entrance on NW 43rd Street and two egress lanes should be provided at this entrance. Traffic operations at the NW 43rd Street entrance should be monitored and additional measures taken if unsuitable conditions arise. These measures could include the installation of a roundabout at this location.



FIGURE 1

SITE LOCATION

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG 01.dwg Date:08-31-21 T:18:13 By:AVDelacruz

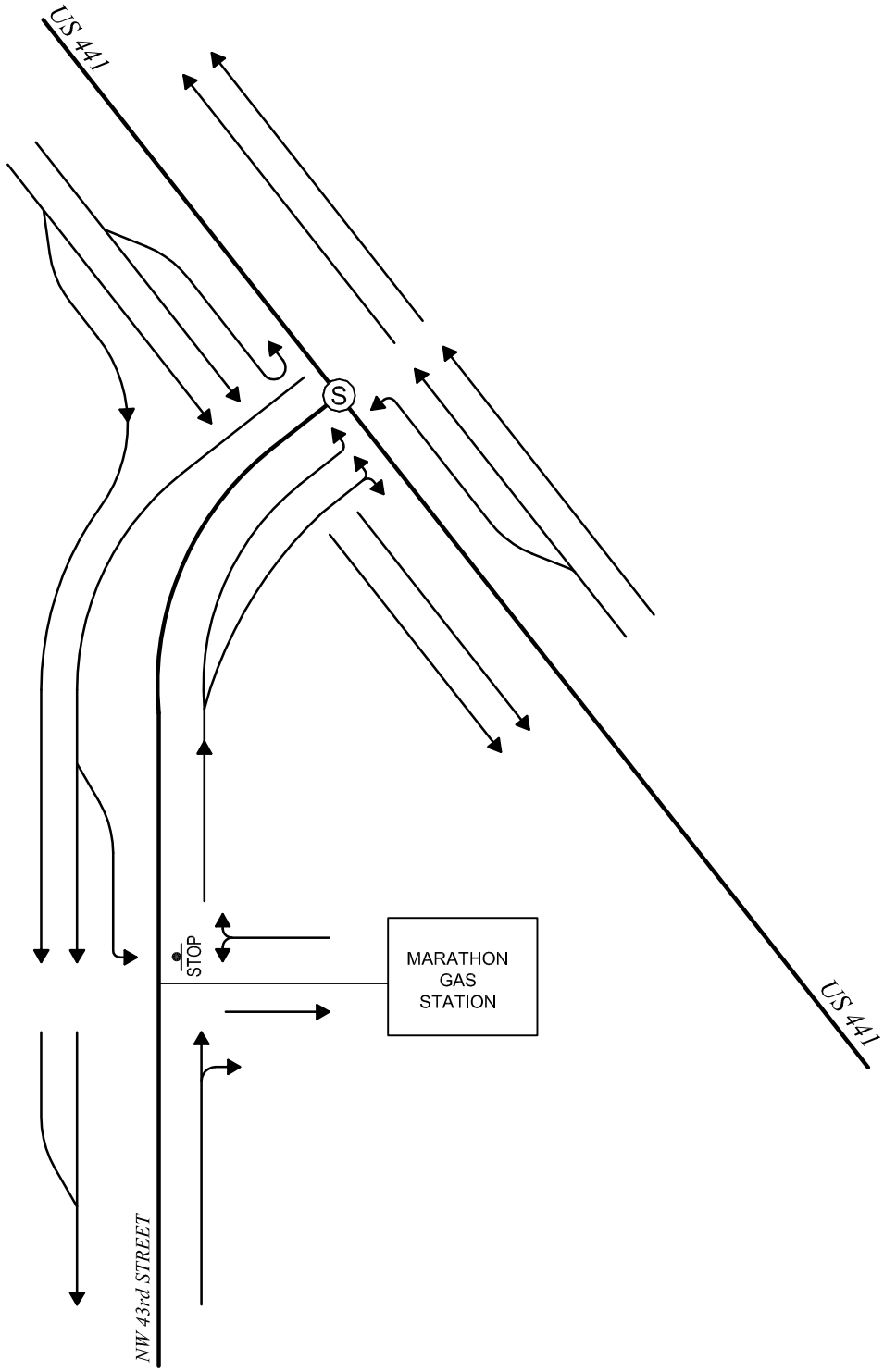
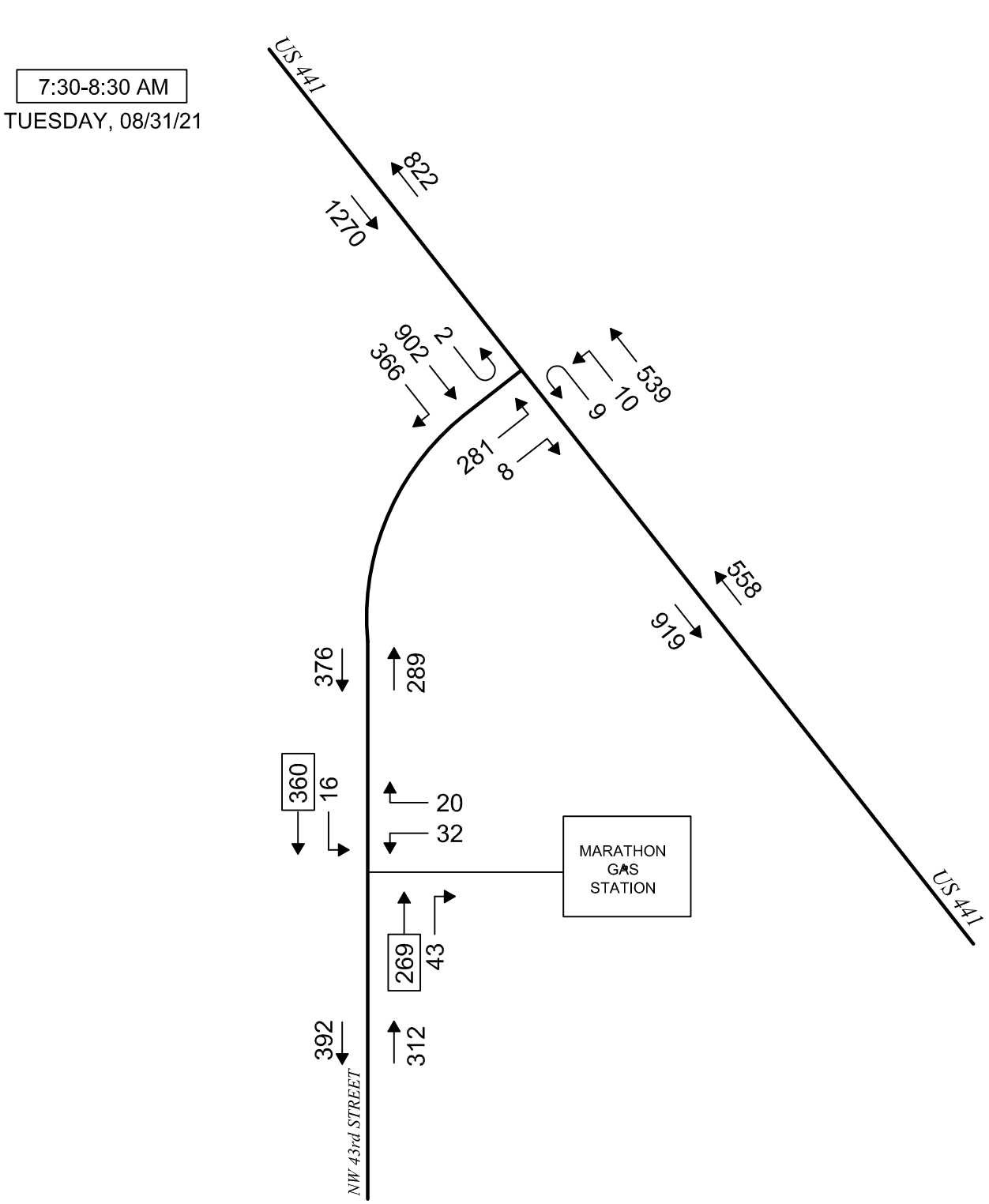


FIGURE 2

LANE CONFIGURATION

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG_02.dwg Date:08-31-21 T:18:13 By:AVDelacruz



XXX = CALCULATED VALUE

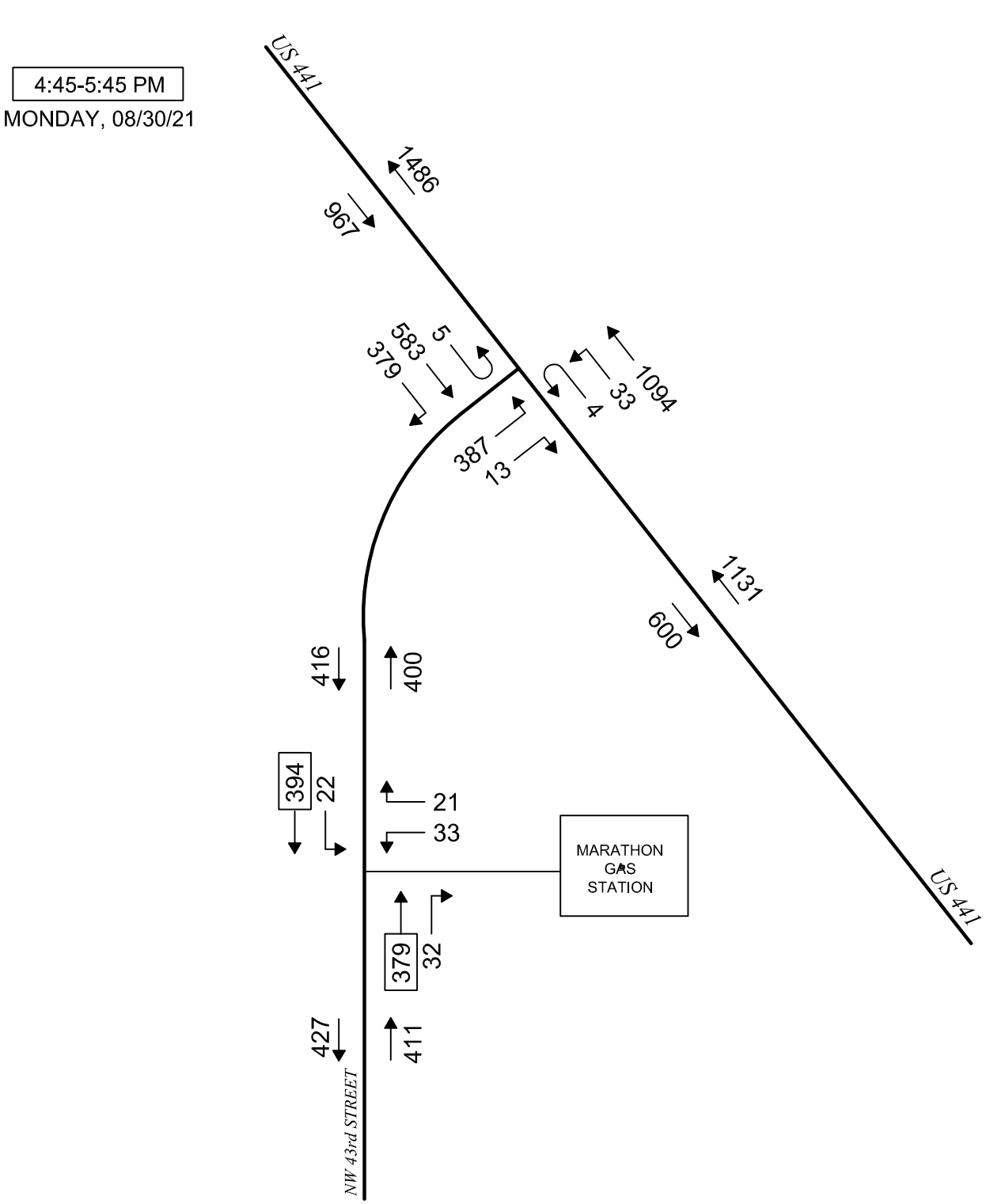
FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG 03.dwg Date:08-31-21 T:17:16 By:AVDelacruz



XXX = CALCULATED VALUE

FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG_04.dwg Date:08-31-21 T:17:03 By:AVDelacruz

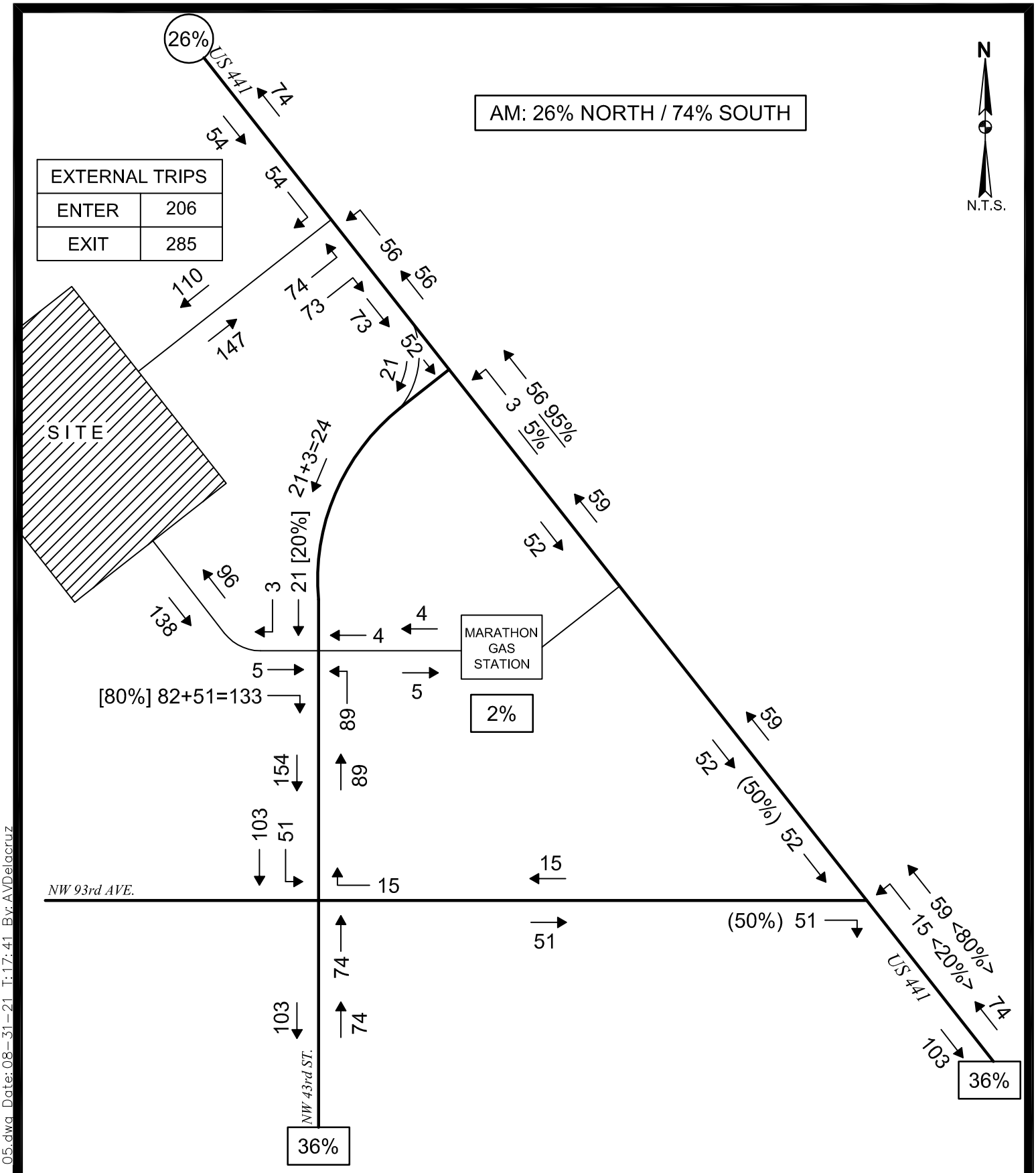


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

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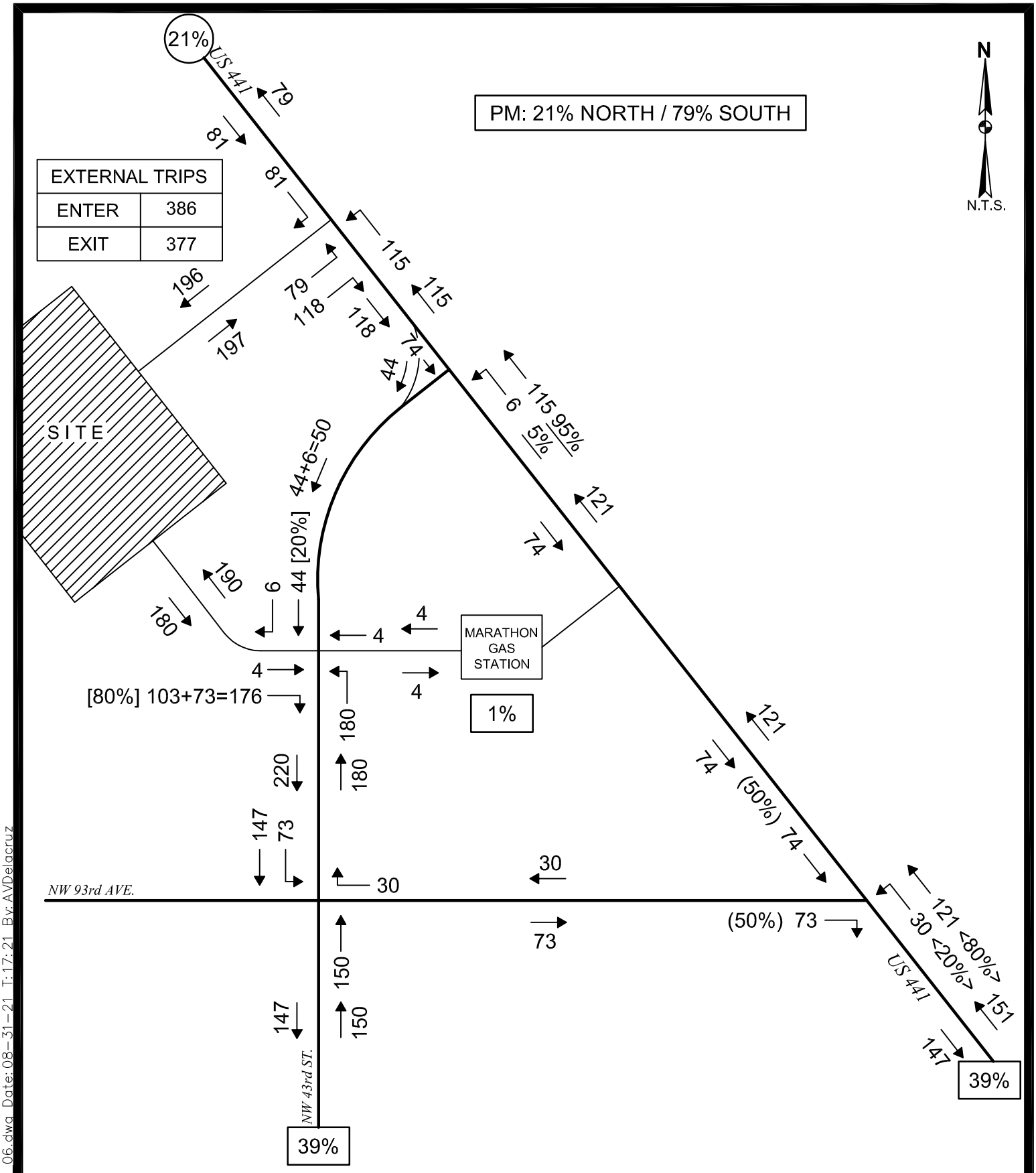


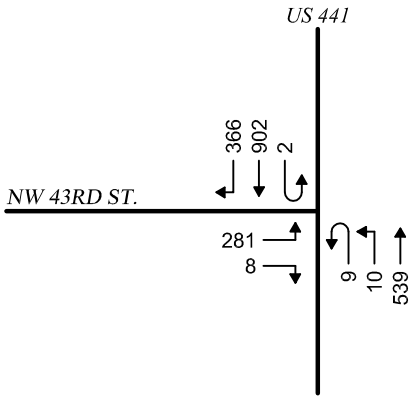
FIGURE 6

SITE TRAFFIC ASSIGNMENT

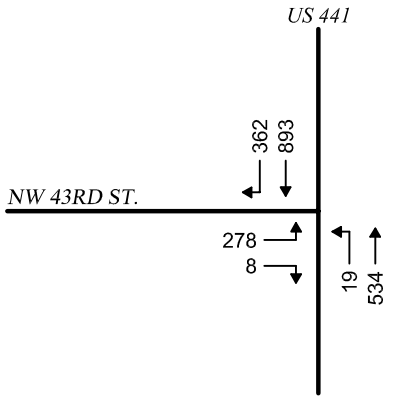
WEEKDAY PM PEAK HOUR

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG_06.dwg Date:08-31-21 T:17:21 By:AVDelacruz

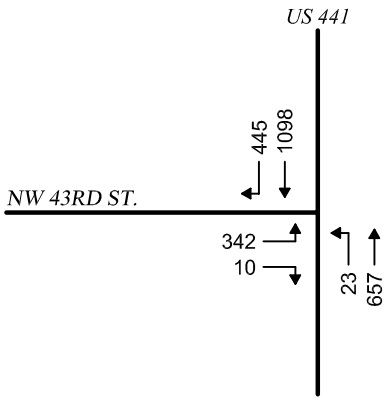


EXISTING TRAFFIC
08/31/21
7:30-8:30 AM

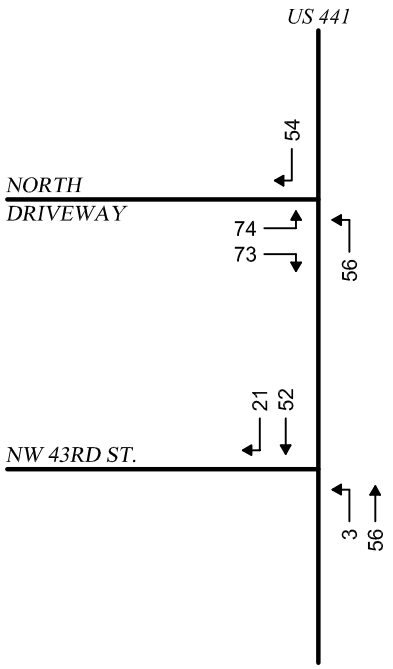


N.T.S.

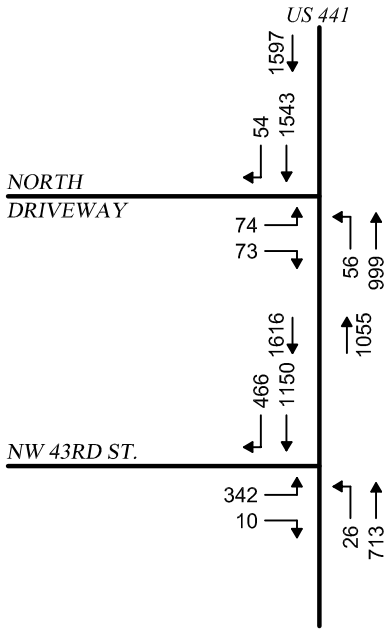
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

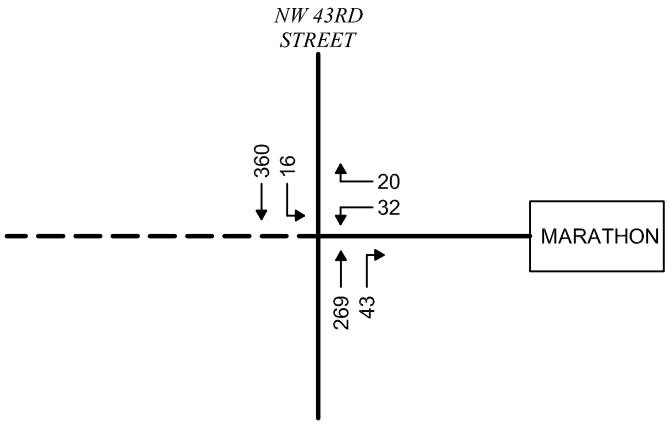
Buckholz Traffic

FIGURE 7

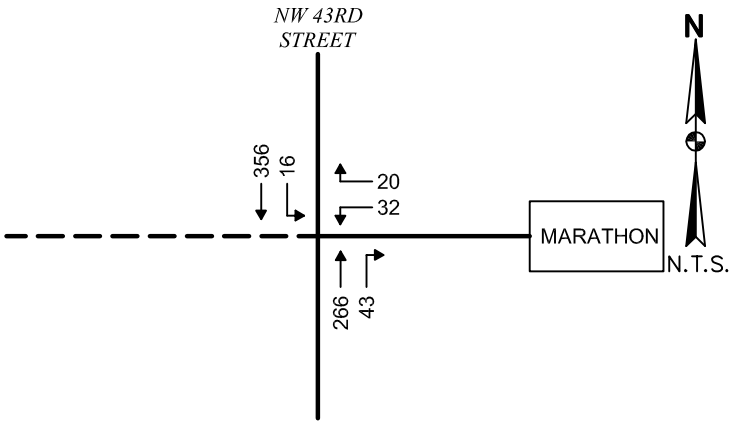
2031 BUILD TRAFFIC
US 441 /NW 43RD STREET

AM PEAK HOUR

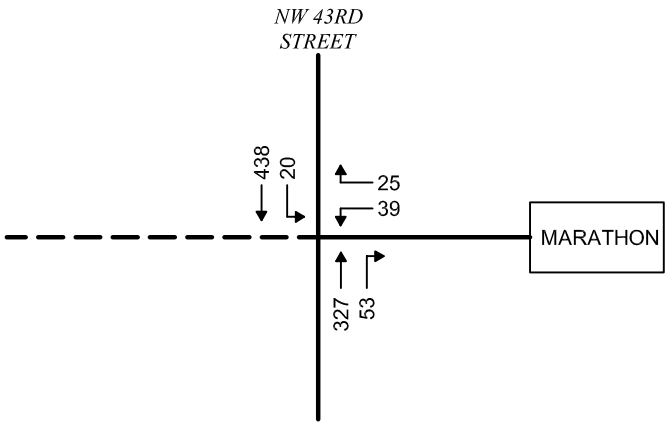
L:\2019\19-1554B\CAD\FIG_07.dwg Date: 08-31-21 T:18:17 By: AVDelacruz



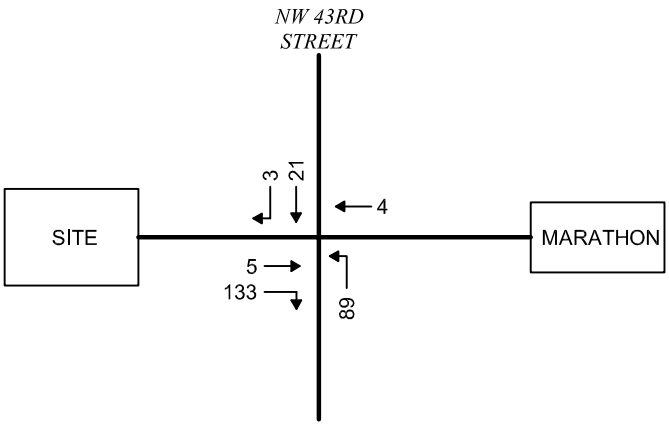
EXISTING TRAFFIC
08/31/21
7:30-8:30 AM



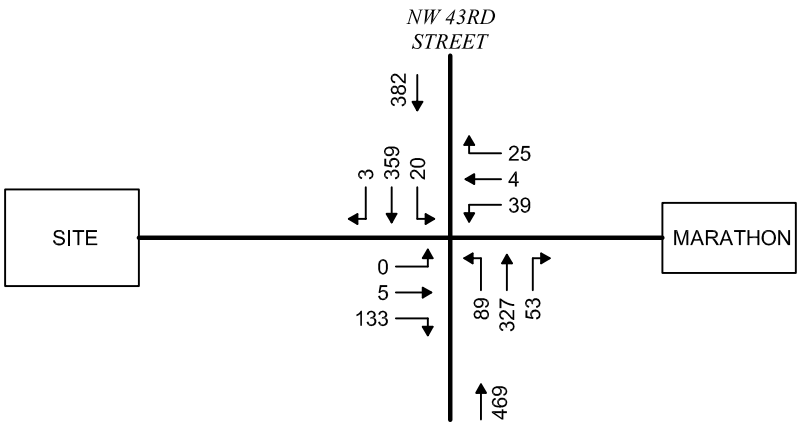
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

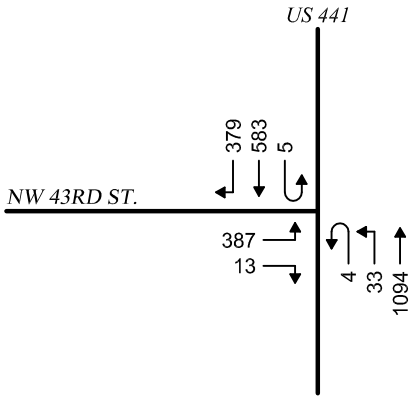
Buckholz Traffic

FIGURE 8

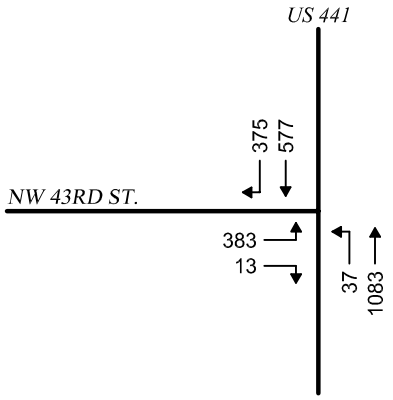
2031 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

AM PEAK HOUR

L:\2019\19-1554B\CAD\FIG_08.dwg Date:08-31-21 T:18:18 By:AVDelacruz

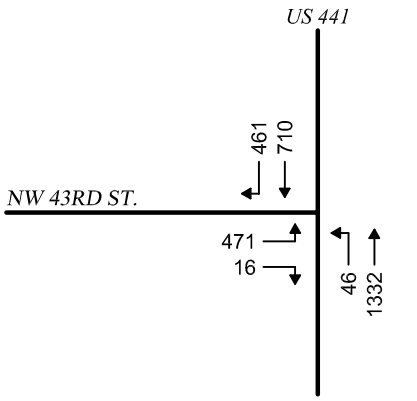


EXISTING TRAFFIC
03/30/21
4:45-5:45 PM

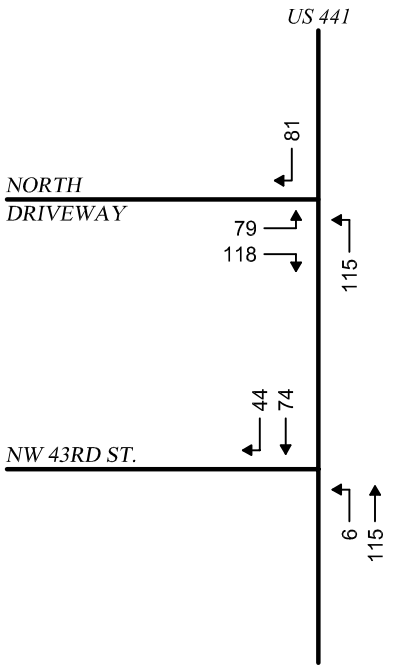


N.T.S.

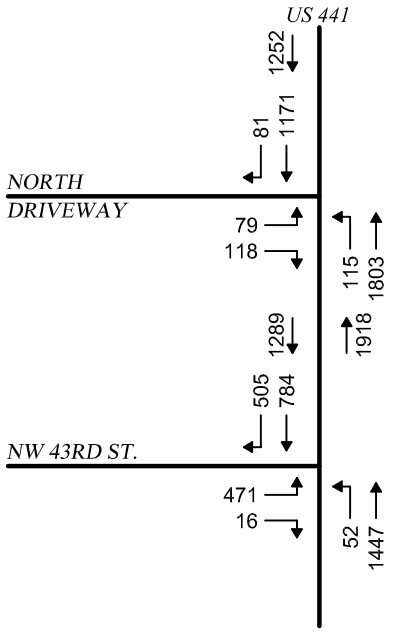
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

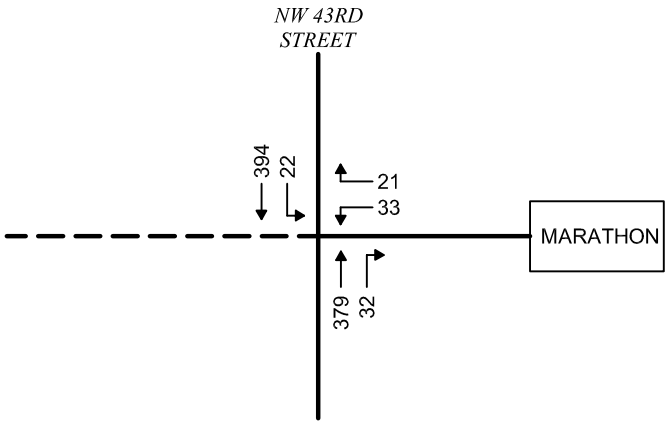
Buckholz Traffic

FIGURE 9

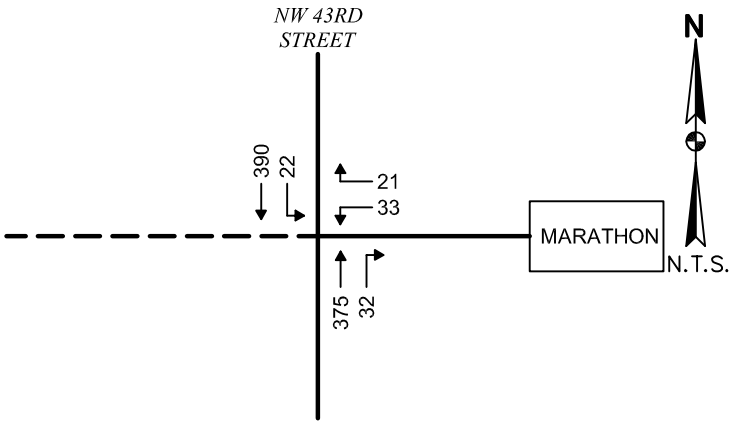
2031 BUILD TRAFFIC
US 441 /NW 43RD STREET

PM PEAK HOUR

L:\2019\19-1554B\CAD\FIG_09.dwg Date:08-31-21 T:17:30 By:AVDelacruz



EXISTING TRAFFIC
08/30/21
4:45-5:45 PM



2021 SEASONALLY ADJUSTED TRAFFIC
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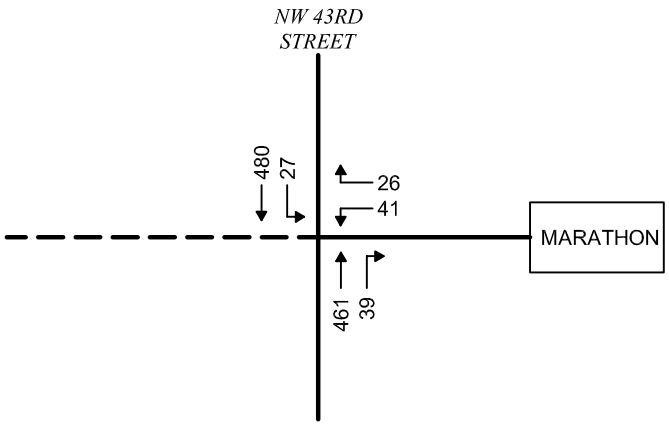
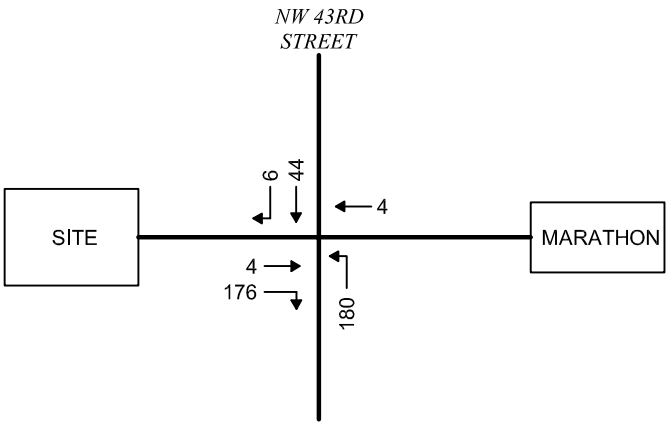
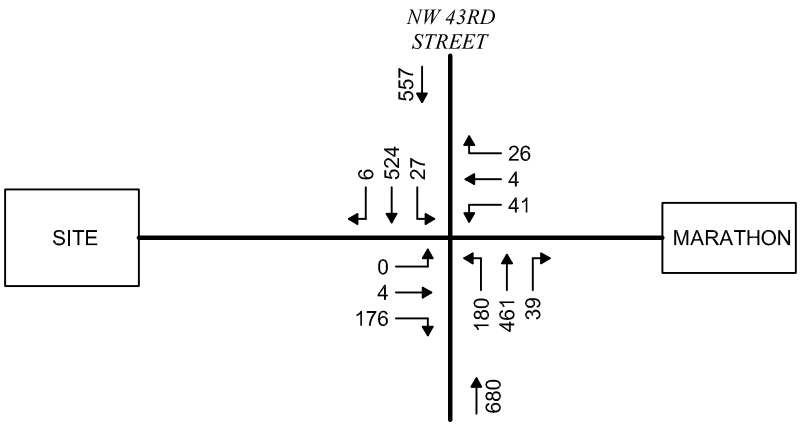


2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

Buckholz Traffic

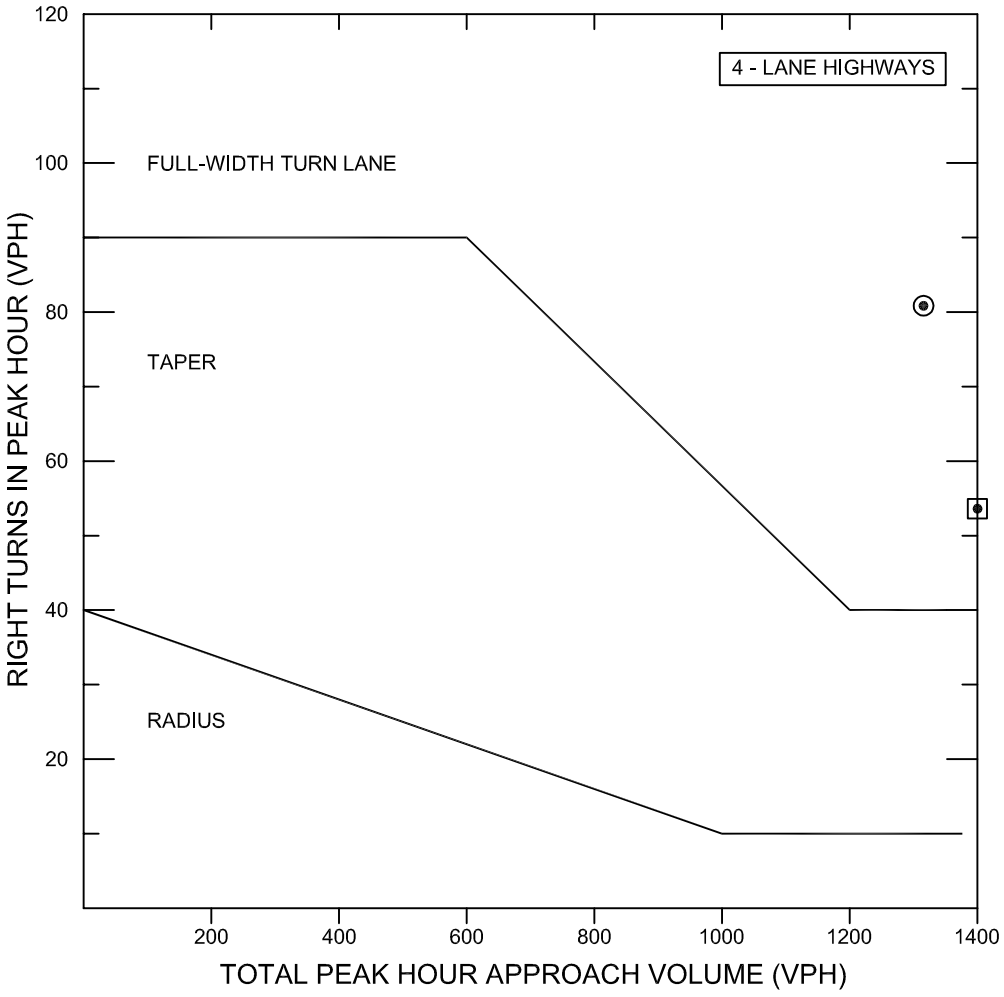
FIGURE 10

2031 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

PM PEAK HOUR

L:\2019\19-1554B\CAD\FIG_10.dwg Date: 08-31-21 T:17:36 By: AVDelacruz

US 441 AT MAIN (NORTH) ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR	
V_A	1597
V_R	54

⊙ PM PEAK HOUR	
V_A	1252
V_R	81

NCHRP 420	
> 45 MPH	MULTI-LANE

54 & 81 > 40 REQUIRED

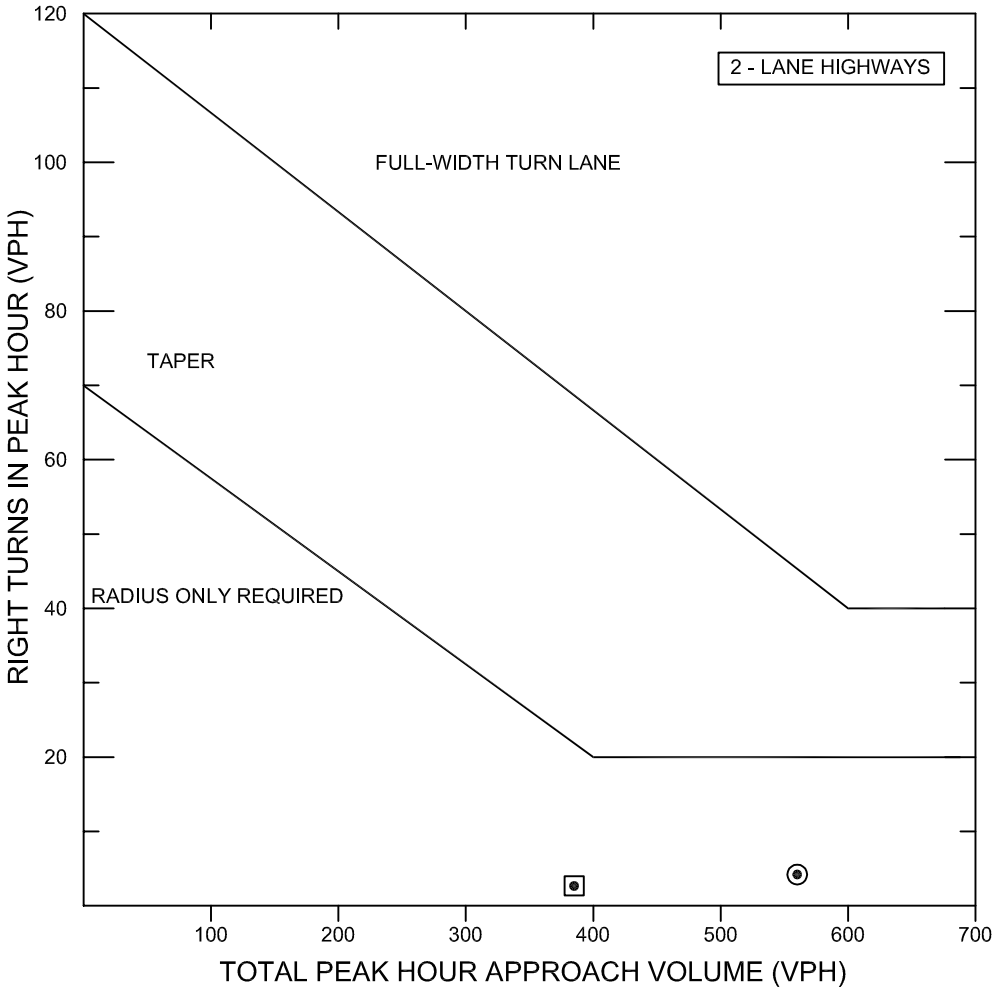
FIGURE 11

RIGHT TURN LANE EVALUATION

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG_11.dwg Date:08-31-21 T:17:47 By:AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	382
V_R	3

⊙ PM PEAK HOUR

V_A	557
V_R	6

NCHRP 420	
> 45 MPH	2-LANE

3 & 6 < 30 REQUIRED

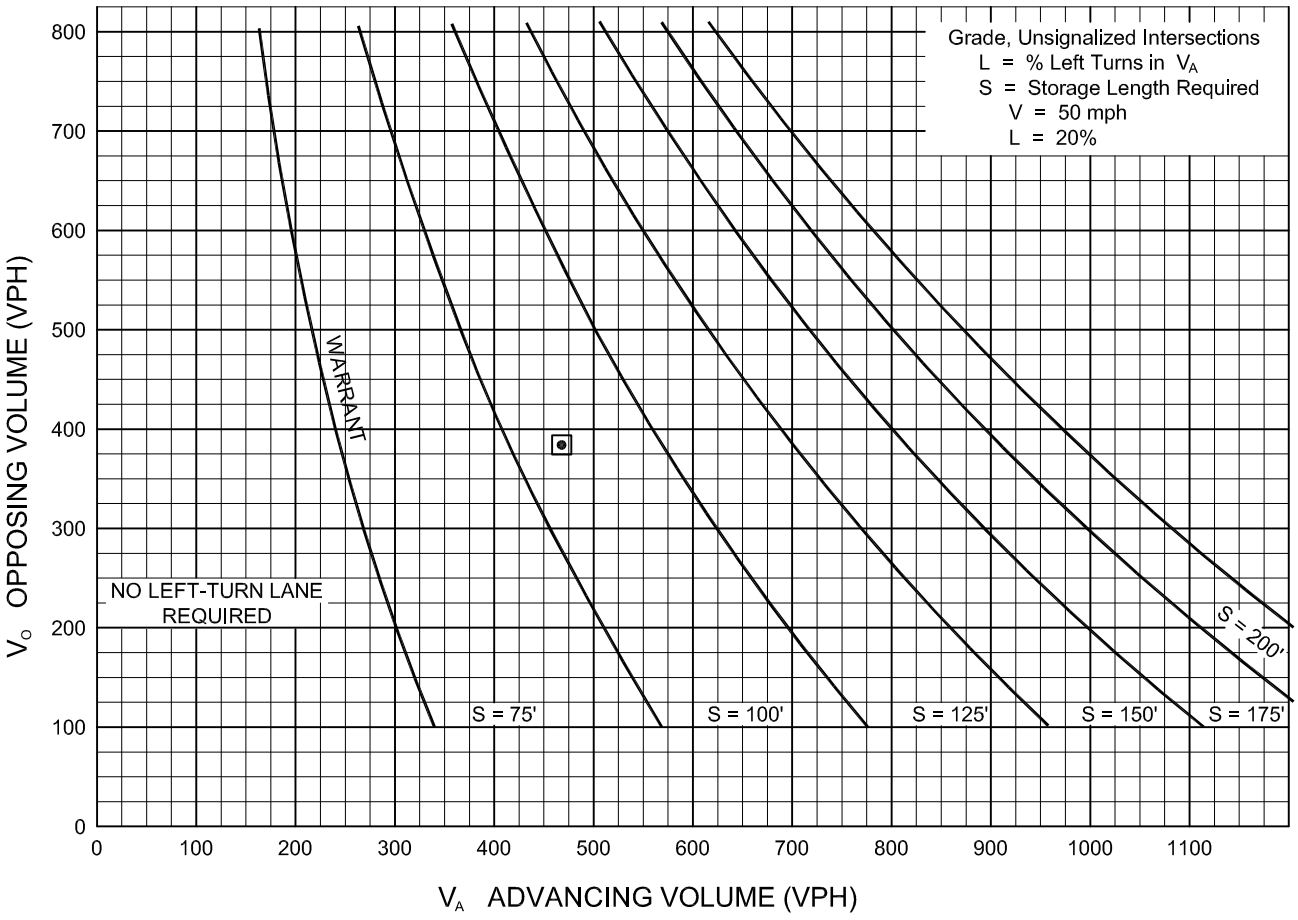
FIGURE 12

RIGHT TURN LANE EVALUATION

L:\2019\19-1554B\CAD\FIG_12.DWG Date: 08-31-21 T:17:50 By: AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊙ AM PEAK HOUR

V_A = 469
V_O = 382
V_L = 89
%LT = $\frac{V_L}{V_A}$ = 19%

FIGURE 13

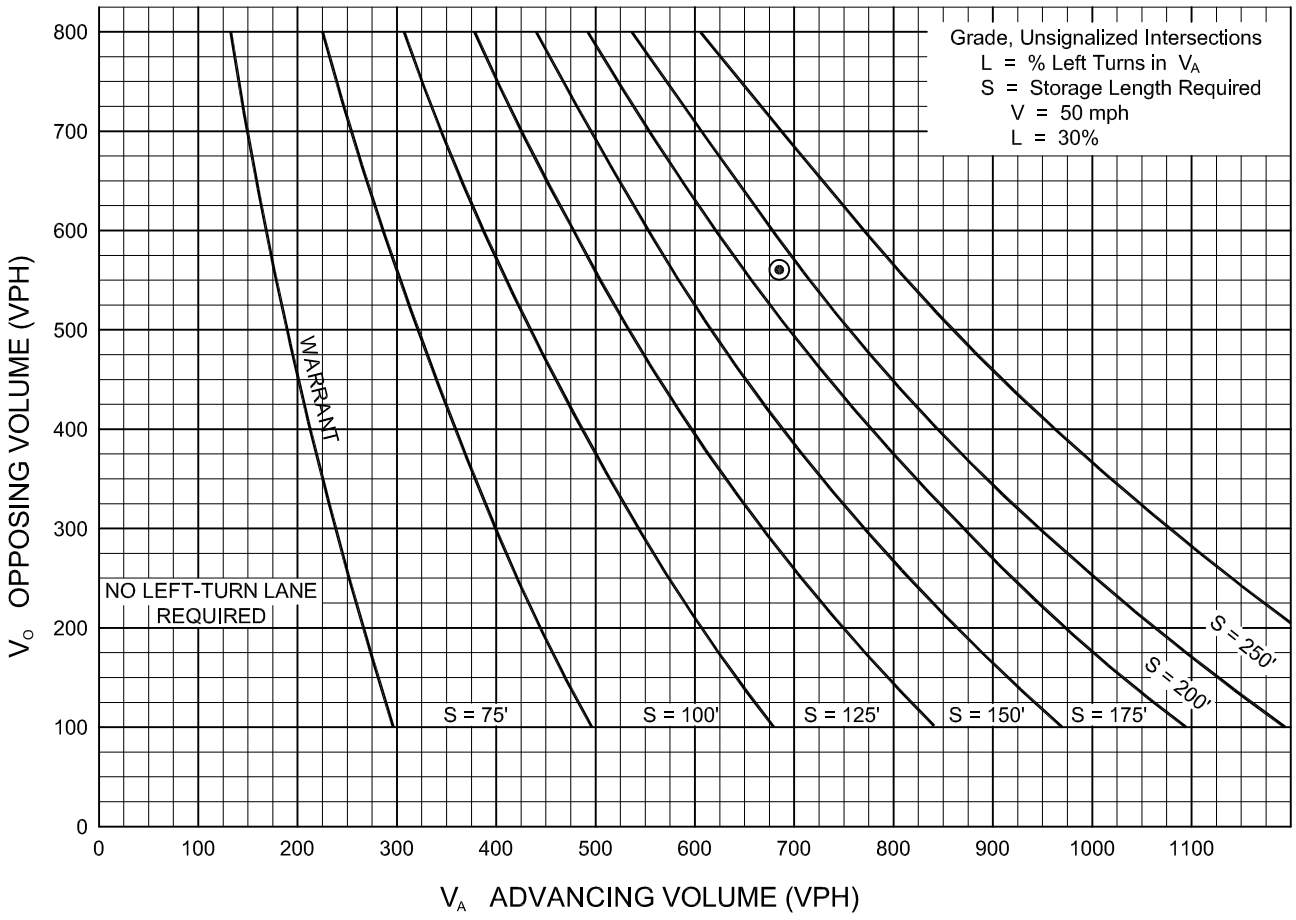
LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

L:\2019\19-1554B\CAD\FIG_13.dwg Date:08-31-21 T:18:06 By:AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊙PM PEAK HOUR

V_A = 680
V_O = 557
V_L = 180
%LT = $\frac{V_L}{V_A}$ = 26%

FIGURE 14

LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

L:\2019\19-1554B\CAD\FIG_14.dwg Date:08-31-21 T:18:21 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 214

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	2094	50%	50%	1047	1047
AM Peak Hour	T = 0.71 (X) + 4.80	157	25%	75%	39	118
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	211	63%	37%	133	78

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 130

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	942	50%	50%	471	471
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	61	23%	77%	14	47
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	75	63%	37%	47	28

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

TRIP GENERATION CALCULATIONS

MID-RISE RESIDENTIAL WITH FIRST FLOOR COMMERCIAL

Land Use Code 231

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 171

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 3.44 (X)	588	50%	50%	294	294
AM Peak Hour	T = 0.30 (X)	51	28%	72%	14	37
PM Peak Hour	T = 0.36 (X)	62	70%	30%	43	19

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 4
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 150,000 gsf -----> 150.0

TIME PERIOD	TRIP GENERATION EQUATION	**TOTAL** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**TOTAL** TRIP ENDS ENTERING	**TOTAL** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	7920	50%	50%	3960	3960
AM Peak Hour	T = 0.50(X) + 151.78	227	62%	38%	141	86
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	733	48%	52%	352	381

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

	PERCENT PASS-BY TRIPS
NEW TRIPS	Ln(T) = -0.29Ln(X)+5.00
	34.7%

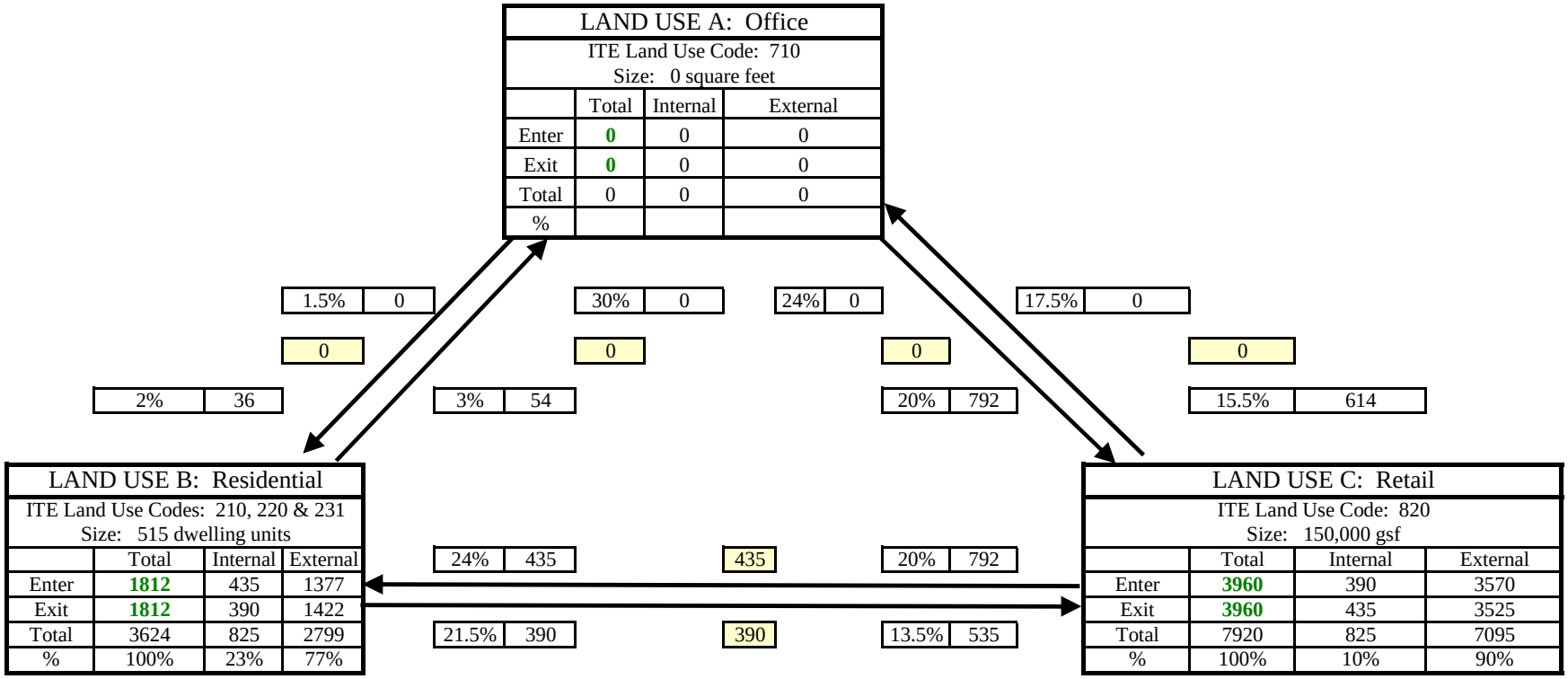
TIME PERIOD	PERCENT NEW TRIPS	**NEW** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**NEW** TRIP ENDS ENTERING	**NEW** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	65.3%	5172	50%	50%	2586	2586
AM Peak Hour	65.3%	148	62%	38%	92	56
PM Peak Hour	65.3%	479	48%	52%	230	249

SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua County TND
Time Period: Daily



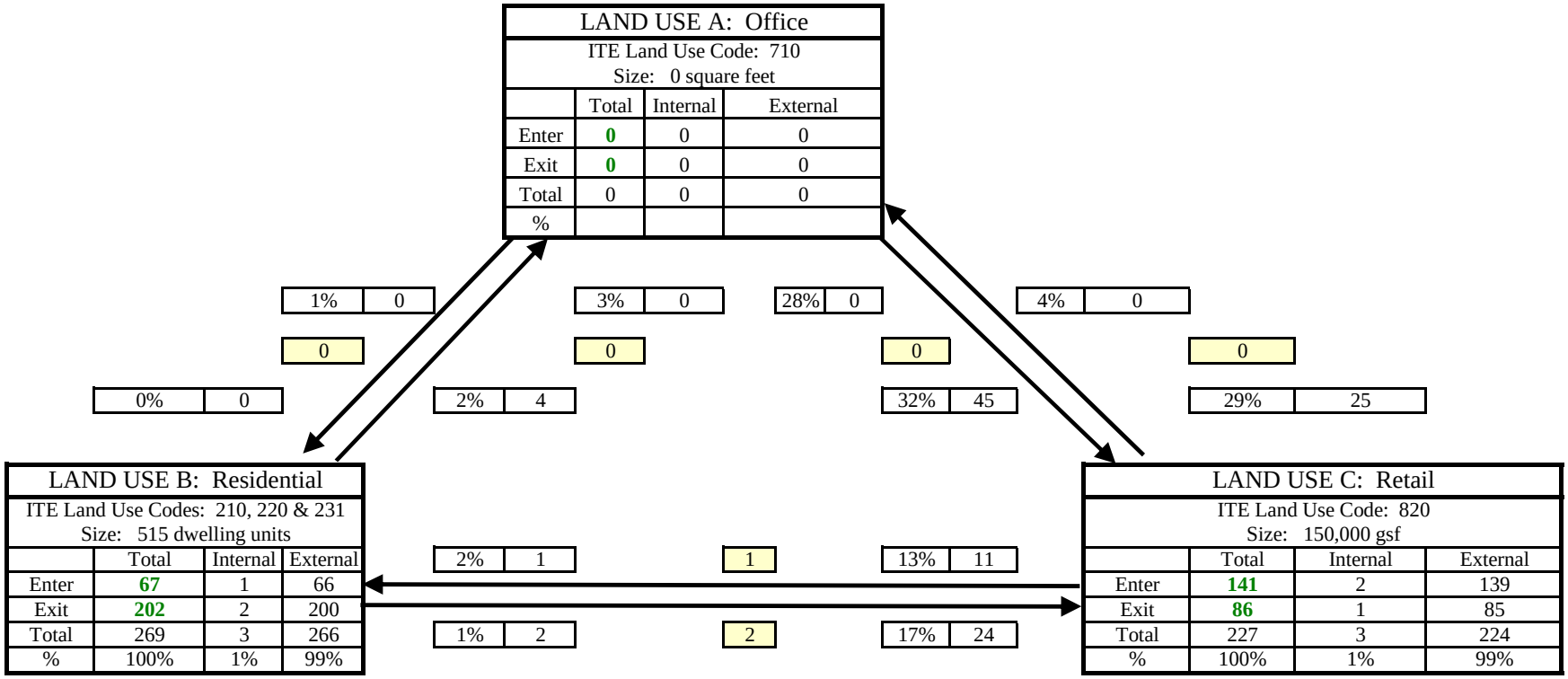
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	1377	3570	4947
Exit	0	1422	3525	4947
Total	0	2799	7095	9894
Single Use Total	0	3624	7920	11544
% Internal		**23%**	**10%**	**14%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: AM Peak Hour



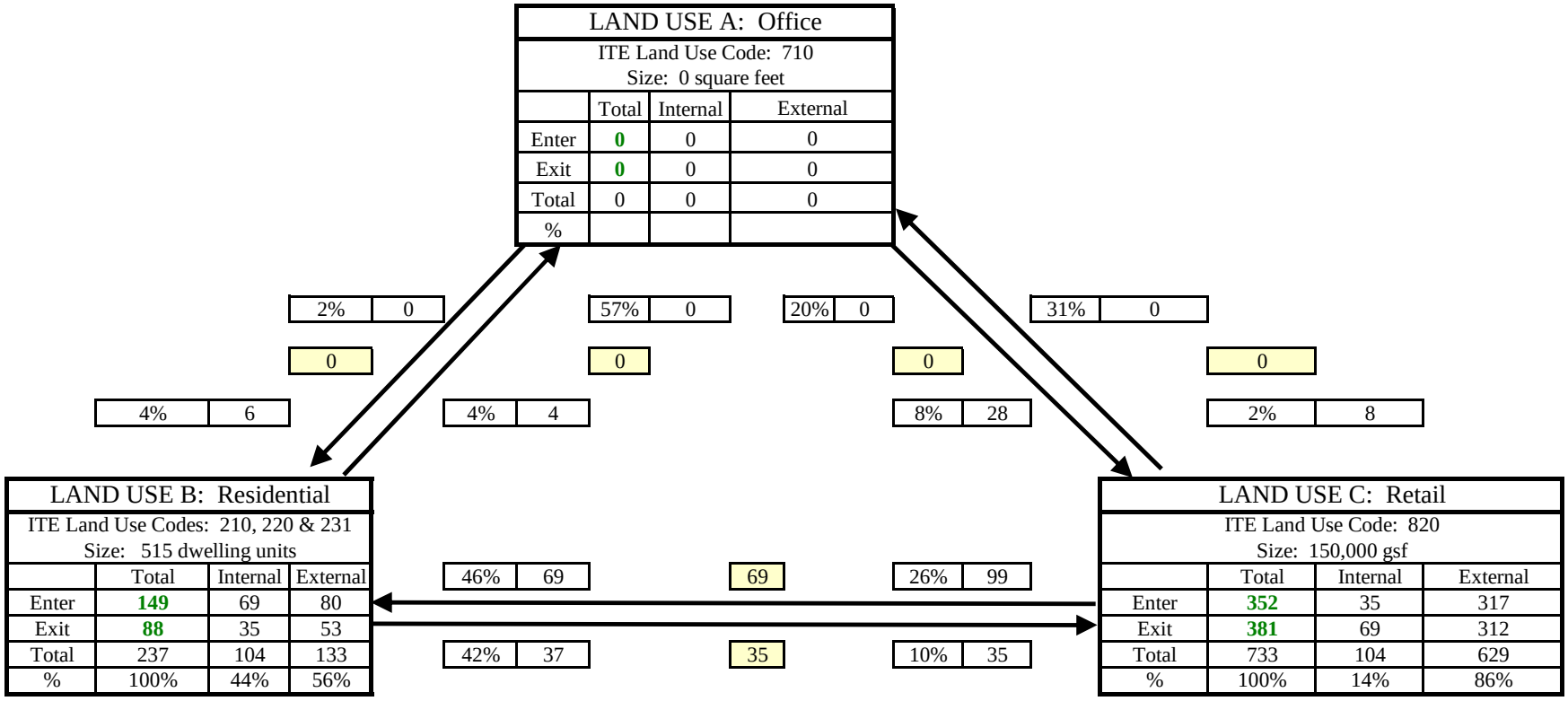
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	66	139	205
Exit	0	200	85	285
Total	0	266	224	490
Single Use Total	0	269	227	496
% Internal		**1%**	**1%**	**1%**

BUCKHOLZ TRAFFIC

TABLE 7
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	80	317	397
Exit	0	53	312	365
Total	0	133	629	762
Single Use Total	0	237	733	970
% Internal		**44%**	**14%**	**21%**

BUCKHOLZ TRAFFIC

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

JCKHOLZ TRAFFI(

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

CKHOLZ TRAFFI

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

CKHOLZ TRAFFI

TABLE 11
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441/NW 43RD STREET

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.70 EBLT	0.41 EBLT	NBLT: 27.9 sec/veh LOS C	NB/SB: A/B EB: C	13.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.72 SBT	0.29 EBLT	NBLT: 35.4 sec/veh LOS D	NB/SB: A/B EB: B	13.0 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.87 SBT	0.39 EBLT	NBLT: 36.8 sec/veh LOS D	NB/SB: A/B EB: C	14.9 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.74 NBT	0.53 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.1 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.87 SBT	0.41 EBLT	NBLT: 37.6 sec/veh LOS D	NB/SB: A/B EB: C	15.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.80 NBT	0.54 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.5 sec/veh LOS B

TABLE 12

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NORTH SITE DRIVE

FULL MEDIAN OPENING	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Left Turn	**F**	**71.0 sec/veh**	0.62	3.2
Eastbound Right Turn	C	20.0 sec/veh	0.24	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Left Turn	**F**	51.8 sec/veh	0.53	2.7
Eastbound Right Turn	C	16.6 sec/veh	0.29	1.2

DIRECTIONAL MEDIAN	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Right Turn	D	26.8 sec/veh	0.49	2.6
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Right Turn	C	20.7 sec/veh	0.48	2.5

TABLE 13

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

NW 43RD STREET/MARATHON DRIVEWAY

	2021 EXISTING WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.0 sec/veh	0.01	1
Westbound Approach	B	12.5 sec/veh	0.10	1
	2021 EXISTING WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.3 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.13	1

	2031 NO BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.15	1
	2031 NO BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	C	17.3 sec/veh	0.19	1

TABLE 14

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

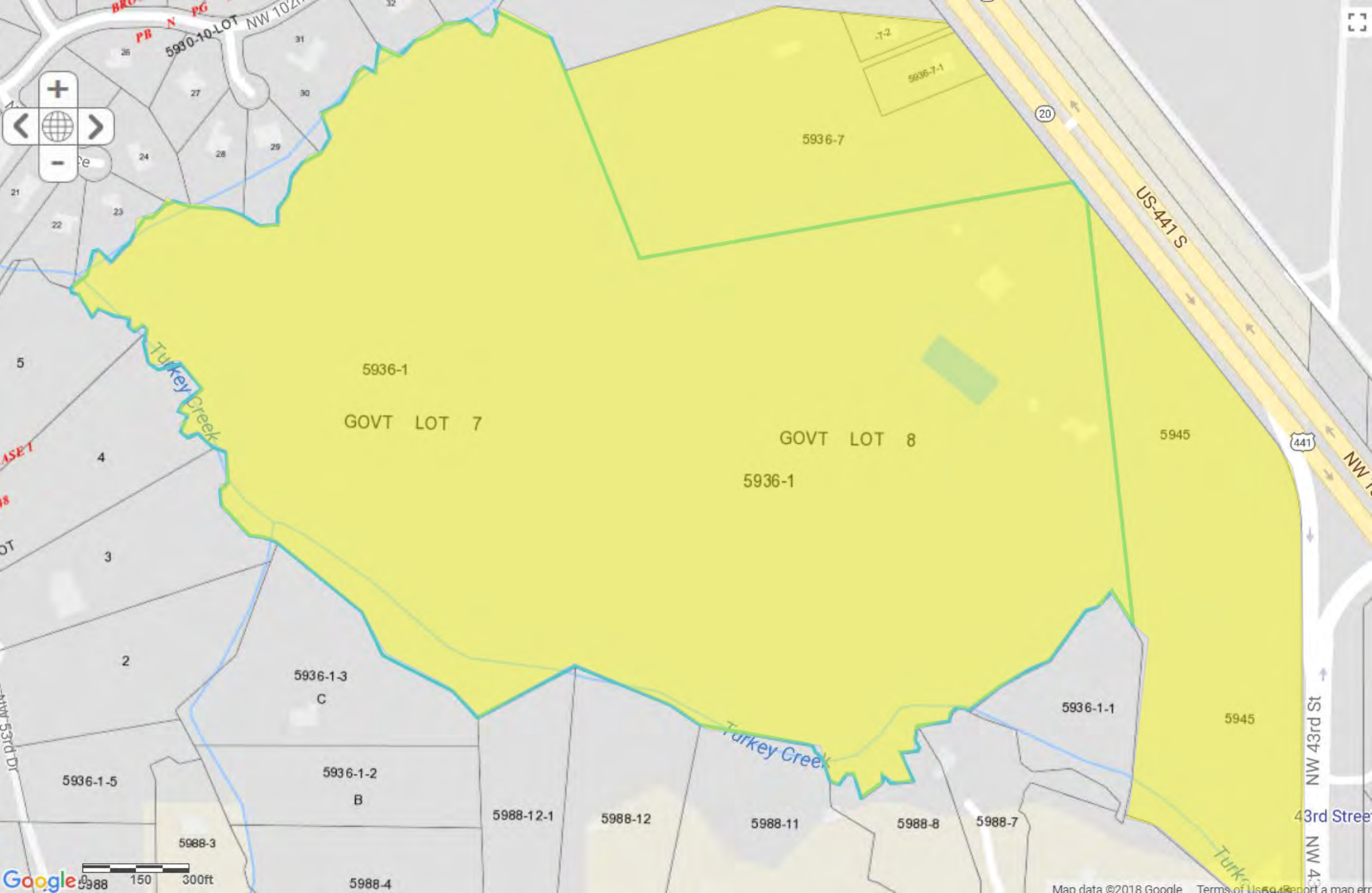
NW 43RD STREET/SOUTH SITE DRIVE/MARATHON DRIVEWAY

	2031 BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	8.3 sec/veh	0.08	1
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	C	22.7 sec/veh	0.26	1.0
Eastbound Left/Thru	C	22.4 sec/veh	0.03	1
Eastbound Right Turn	B	10.3 sec/veh	0.17	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	9.4 sec/veh	0.19	1
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	**F**	**75.5 sec/veh**	0.62	3.2
Eastbound Left/Thru	**E**	45.4 sec/veh	0.05	1
Eastbound Right Turn	B	11.7 sec/veh	0.26	1.0

APPENDIX A

SITE PLAN





5930-10-LOT
NW 102
5936-7
5936-7-1
US-441 S
20
441
5936-1
GOVT LOT 7
GOVT LOT 8
5936-1
5945
Turkey Creek
5
4
3
2
5936-1-3
C
5936-1-2
B
5936-1-5
5988-3
5988-4
5988-12-1
5988-12
5988-11
5988-8
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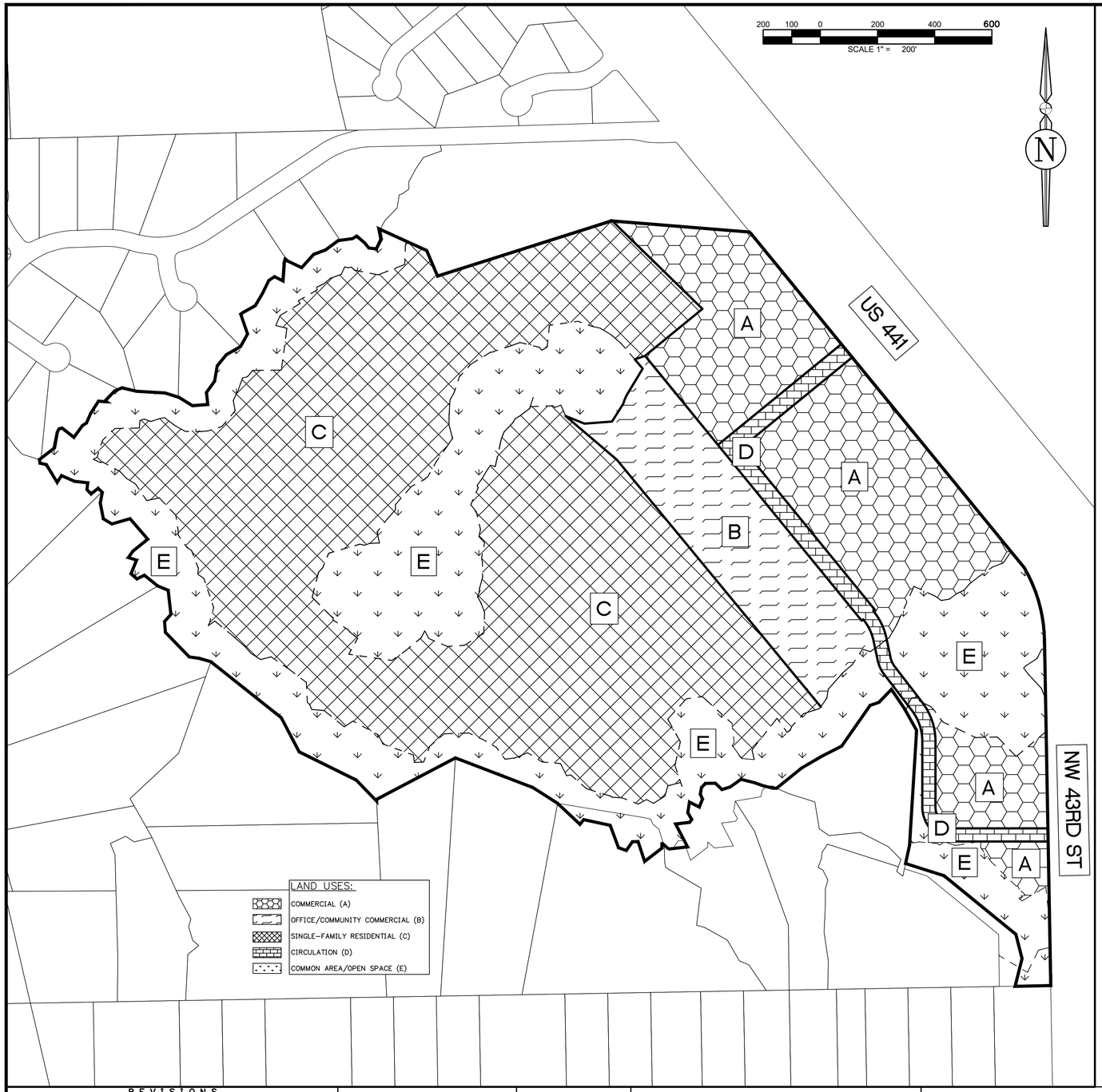
5936-1-1
5945
NW 43rd St
43rd Street
NW 53rd Dr
0
150
300ft
Google
Map data ©2018 Google



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 515 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY-FOOT (20') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES. TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES: COMMON AREA/OPEN SPACE (E), STORMWATER MANAGEMENT FACILITIES (SMF) AND OTHER INFRASTRUCTURE MAY EXIST IN ANY LAND USE DESIGNATION	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	UPPER STORY DWELLINGS, ALLOWED PUBLIC AND PRIVATE PARKS, PUBLIC AND INSTITUTIONAL, AGRICULTURE, AND BUSINESS USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	300,000 SF 171 D.U.	±20.4	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA = NONE MIN. LOT WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
B 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC		130 D.U.	±8.7		
SINGLE-FAMILY RESIDENTIAL (C) 4 DU/AC	ALLOWED RESIDENTIAL USES WITHIN PD-R ZONING DISTRICT PER LDR TABLE 4.1-1 INCLUDING DWELLING, LIVE/WORK; SINGLE-FAMILY DETACHED; SINGLE-FAMILY ATTACHED; TOWNHOUSE; TWO-TO-FOUR-FAMILY	214 D.U.	±53.4	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,000 SF MIN. LOT WIDTH = 20' FRONT = 10' SIDE = 0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	55% MAXIMUM
CIRCULATION (D) N/A	ROADWAYS, PARKING, DRIVEWAYS, BICYCLE AND PEDESTRIAN PATHWAYS, AND SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.1	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7	N/A
COMMON AREA/OPEN SPACE (E) N/A	PUBLIC OR PRIVATE PARKS, RECREATIONAL TRAIL, RESOURCE-BASED RECREATION, NON-INTENSIVE COMMUNICATION/PUBLIC INFRASTRUCTURE, AND PRESERVED ENVIRONMENTALLY SENSITIVE LANDS, POTENTIAL WILDLIFE HABITAT, STORMWATER MANAGEMENT FACILITIES, AND STREAM CORRIDORS	N/A	±35.1	N/A	10% MINIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 515 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,253,131.3 SF (120.6 AC)	100%
COMMERCIAL (A)	886,812.0 SF (20.4 AC)	16.9%
OFFICE/CC (B)	380,609.1 SF (8.7 AC)	7.2%
SINGLE-FAMILY RESIDENTIAL (C)	2,325,873.9 SF (53.4 AC)	44.3%
CIRCULATION (D)	132,724.2 SF (3.1 AC)	2.5%
COMMON AREA/OPEN SPACE (E)	1,527,387.9 SF (35.1 AC)	29.1%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	224	55	0	0	0	0	0	2	110	0	0	41	0	3	0	435
07:00	0	231	80	0	0	0	0	0	2	89	0	4	42	0	1	0	449
07:15	0	314	92	0	0	0	0	0	6	114	0	5	41	0	0	0	572
07:30	0	278	98	0	0	0	0	0	0	107	0	0	66	0	3	0	552
Hr Total	0	1047	325	0	0	0	0	0	10	420	0	9	190	0	7	0	2008
07:45	0	247	77	0	0	0	0	0	2	161	0	1	73	0	1	0	562
08:00	0	182	100	1	0	0	0	0	3	152	0	1	80	0	2	0	521
08:15	0	195	91	1	0	0	0	0	5	119	0	7	62	0	2	0	482
08:30	0	177	98	0	0	0	0	0	5	102	0	1	60	0	3	0	446
Hr Total	0	801	366	2	0	0	0	0	15	534	0	10	275	0	8	0	2011
TOTAL	0	1848	691	2	0	0	0	0	25	954	0	19	465	0	15	0	4019

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	902	366	2	0	0	0	0	10	539	0	9	281	0	8	0	
Percent	0%	71%	29%	0%	0%	0%	0%	0%	2%	97%	0%	2%	97%	0%	3%	0%	
Pk total	1270				0				558				289				
Highest	07:30				06:45				07:45				08:00				
Volume	0	278	98	0	0	0	0	0	2	161	0	1	80	0	2	0	
Hi total	376				0				164				82				
PHF	.84				.0				.85				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	213	47	0	0	0	0	0	1	98	0	0	41	0	3	0	403
07:00	0	216	77	0	0	0	0	0	1	72	0	4	40	0	1	0	411
07:15	0	296	87	0	0	0	0	0	4	102	0	1	38	0	0	0	528
07:30	0	263	95	0	0	0	0	0	0	97	0	0	66	0	1	0	522
Hr Total	0	988	306	0	0	0	0	0	6	369	0	5	185	0	5	0	1864
07:45	0	228	72	0	0	0	0	0	2	142	0	1	70	0	1	0	516
08:00	0	156	98	1	0	0	0	0	0	129	0	1	75	0	2	0	462
08:15	0	178	83	1	0	0	0	0	3	97	0	3	57	0	2	0	424
08:30	0	157	93	0	0	0	0	0	4	85	0	0	53	0	3	0	395
Hr Total	0	719	346	2	0	0	0	0	9	453	0	5	255	0	8	0	1797
TOTAL	0	1707	652	2	0	0	0	0	15	822	0	10	440	0	13	0	3661

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	825	348	2	0	0	0	0	5	465	0	5	268	0	6	0	
Percent	0%	70%	30%	0%	0%	0%	0%	0%	1%	98%	0%	1%	98%	0%	2%	0%	
Pk total	1175				0				475				274				
Highest	07:30				06:45				07:45				08:00				
Volume	0	263	95	0	0	0	0	0	2	142	0	1	75	0	2	0	
Hi total	358				0				145				77				
PHF	.82				.0				.82				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	11	8	0	0	0	0	0	1	12	0	0	0	0	0	0	32
07:00	0	15	3	0	0	0	0	0	1	17	0	0	2	0	0	0	38
07:15	0	18	5	0	0	0	0	0	2	12	0	4	3	0	0	0	44
07:30	0	15	3	0	0	0	0	0	0	10	0	0	0	0	2	0	30
Hr Total	0	59	19	0	0	0	0	0	4	51	0	4	5	0	2	0	144
07:45	0	19	5	0	0	0	0	0	0	19	0	0	3	0	0	0	46
08:00	0	26	2	0	0	0	0	0	3	23	0	0	5	0	0	0	59
08:15	0	17	8	0	0	0	0	0	2	22	0	4	5	0	0	0	58
08:30	0	20	5	0	0	0	0	0	1	17	0	1	7	0	0	0	51
Hr Total	0	82	20	0	0	0	0	0	6	81	0	5	20	0	0	0	214
TOTAL	0	141	39	0	0	0	0	0	10	132	0	9	25	0	2	0	358

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	77	18	0	0	0	0	0	5	74	0	4	13	0	2	0	
Percent	0%	81%	19%	0%	0%	0%	0%	0%	6%	89%	0%	5%	87%	0%	13%	0%	
Pk total	95				0				83				15				
Highest	08:00				06:45				08:15				08:00				
Volume	0	26	2	0	0	0	0	0	2	22	0	4	5	0	0	0	
Hi total	28				0				28				5				
PHF	.85				.0				.74				.75				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22223333

DATE: 08/31/21 | NW 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/31/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83121AM2

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	6	0	0	0	0	0	11
07:00	3	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	9
07:15	4	0	0	0	6	0	3	0	0	0	12	0	0	0	0	0	25
07:30	2	0	0	0	10	0	4	0	0	0	11	0	0	0	0	0	27
Hr Total	11	0	0	0	20	0	10	0	0	0	31	0	0	0	0	0	72
07:45	4	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	21
08:00	2	0	0	0	6	0	2	0	0	0	10	0	0	0	0	0	20
08:15	6	0	0	0	10	0	8	0	0	0	13	0	0	0	0	0	37
08:30	4	0	0	0	11	0	6	0	0	0	12	0	1	0	0	0	34
Hr Total	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	112
TOTAL	27	0	0	0	52	0	30	0	0	0	74	0	1	0	0	0	184

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	
Percent	100%	0%	0%	0%	62%	0%	38%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	16				52				43				1				
Highest	08:15				08:15				08:15				08:30				
Volume	6	0	0	0	10	0	8	0	0	0	13	0	1	0	0	0	
Hi total	6				18				13				1				
PHF	.67				.72				.83				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

AUTOMOBILES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	5	0	0	0	0	0	10
07:00	3	0	0	0	2	0	1	0	0	0	2	0	0	0	0	0	8
07:15	1	0	0	0	5	0	2	0	0	0	9	0	0	0	0	0	17
07:30	2	0	0	0	4	0	2	0	0	0	8	0	0	0	0	0	16
Hr Total	8	0	0	0	13	0	6	0	0	0	24	0	0	0	0	0	51
07:45	3	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	20
08:00	2	0	0	0	3	0	1	0	0	0	9	0	0	0	0	0	15
08:15	3	0	0	0	8	0	7	0	0	0	12	0	0	0	0	0	30
08:30	4	0	0	0	6	0	4	0	0	0	9	0	1	0	0	0	24
Hr Total	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	89
TOTAL	20	0	0	0	35	0	22	0	0	0	62	0	1	0	0	0	140

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	
Percent	100%	0%	0%	0%	58%	0%	42%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	12				38				38				1				
Highest	08:30				08:15				08:15				08:30				
Volume	4	0	0	0	8	0	7	0	0	0	12	0	1	0	0	0	
Hi total	4				15				12				1				
PHF	.75				.63				.79				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:15	3	0	0	0	1	0	1	0	0	0	3	0	0	0	0	0	8
07:30	0	0	0	0	6	0	2	0	0	0	3	0	0	0	0	0	11
Hr Total	3	0	0	0	7	0	4	0	0	0	7	0	0	0	0	0	21
07:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0	7
08:30	0	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	10
Hr Total	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	23
TOTAL	7	0	0	0	17	0	8	0	0	0	12	0	0	0	0	0	44

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	
Percent	100%	0%	0%	0%	71%	0%	29%	0%	0%	0%	100%	0%	0%	0%	0%	0%	
Pk total	4				14				5				0				
Highest	08:15				08:30				08:30				06:45				
Volume	3	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	
Hi total	3				7				3				0				
PHF	.33				.50				.42				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	128	66	0	0	0	0	0	6	199	0	0	78	0	4	0	481
15:45	0	124	65	0	0	0	0	0	6	189	0	2	74	0	6	0	466
16:00	0	134	60	0	0	0	0	0	9	196	0	1	102	0	4	0	506
16:15	0	147	62	0	0	0	0	0	5	210	0	0	92	0	7	0	523
Hr Total	0	533	253	0	0	0	0	0	26	794	0	3	346	0	21	0	1976
16:30	0	148	79	0	0	0	0	0	5	248	0	0	85	0	4	0	569
16:45	0	147	66	0	0	0	0	0	7	271	0	2	96	0	3	0	592
17:00	0	144	125	2	0	0	0	0	11	254	0	1	85	0	6	0	628
17:15	0	151	97	3	0	0	0	0	8	280	0	0	117	0	4	0	660
Hr Total	0	590	367	5	0	0	0	0	31	1053	0	3	383	0	17	0	2449
17:30	0	141	91	0	0	0	0	0	7	289	0	1	89	0	0	0	618
17:45	0	122	81	1	0	0	0	0	3	220	0	1	93	0	6	0	527
Hr Total	0	263	172	1	0	0	0	0	10	509	0	2	182	0	6	0	1145
TOTAL	0	1386	792	6	0	0	0	0	67	2356	0	8	911	0	44	0	5570

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	583	379	5	0	0	0	0	33	1094	0	4	387	0	13	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	967				0				1131				400				
Highest	17:00				15:30				17:30				17:15				
Volume	0	144	125	2	0	0	0	0	7	289	0	1	117	0	4	0	
Hi total	271				0				297				121				
PHF	.89				.0				.95				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667777

DATE: 08/30/21 | US 441 @ NW 43RD STREET | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM1

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	116	63	0	0	0	0	0	4	185	0	0	75	0	4	0	447
15:45	0	110	62	0	0	0	0	0	5	177	0	2	66	0	3	0	425
16:00	0	126	59	0	0	0	0	0	8	177	0	1	98	0	4	0	473
16:15	0	134	55	0	0	0	0	0	4	196	0	0	89	0	7	0	485
Hr Total	0	486	239	0	0	0	0	0	21	735	0	3	328	0	18	0	1830
16:30	0	132	79	0	0	0	0	0	5	238	0	0	82	0	3	0	539
16:45	0	141	63	0	0	0	0	0	7	255	0	2	90	0	3	0	561
17:00	0	137	125	2	0	0	0	0	10	237	0	1	85	0	5	0	602
17:15	0	148	92	3	0	0	0	0	6	268	0	0	111	0	4	0	632
Hr Total	0	558	359	5	0	0	0	0	28	998	0	3	368	0	15	0	2334
17:30	0	137	90	0	0	0	0	0	6	283	0	1	87	0	0	0	604
17:45	0	116	81	1	0	0	0	0	3	208	0	1	92	0	5	0	507
Hr Total	0	253	171	1	0	0	0	0	9	491	0	2	179	0	5	0	1111
TOTAL	0	1297	769	6	0	0	0	0	58	2224	0	8	875	0	38	0	5275

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	563	370	5	0	0	0	0	29	1043	0	4	373	0	12	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	938				0				1076				385				
Highest	17:00				15:30				17:30				17:15				
Volume	0	137	125	2	0	0	0	0	6	283	0	1	111	0	4	0	
Hi total	264				0				290				115				
PHF	.89				.0				.93				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	12	3	0	0	0	0	0	2	14	0	0	3	0	0	0	34
15:45	0	14	3	0	0	0	0	0	1	12	0	0	8	0	3	0	41
16:00	0	8	1	0	0	0	0	0	1	19	0	0	4	0	0	0	33
16:15	0	13	7	0	0	0	0	0	1	14	0	0	3	0	0	0	38
Hr Total	0	47	14	0	0	0	0	0	5	59	0	0	18	0	3	0	146
16:30	0	16	0	0	0	0	0	0	0	10	0	0	3	0	1	0	30
16:45	0	6	3	0	0	0	0	0	0	16	0	0	6	0	0	0	31
17:00	0	7	0	0	0	0	0	0	1	17	0	0	0	0	1	0	26
17:15	0	3	5	0	0	0	0	0	2	12	0	0	6	0	0	0	28
Hr Total	0	32	8	0	0	0	0	0	3	55	0	0	15	0	2	0	115
17:30	0	4	1	0	0	0	0	0	1	6	0	0	2	0	0	0	14
17:45	0	6	0	0	0	0	0	0	0	12	0	0	1	0	1	0	20
Hr Total	0	10	1	0	0	0	0	0	1	18	0	0	3	0	1	0	34
TOTAL	0	89	23	0	0	0	0	0	9	132	0	0	36	0	6	0	295

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	20	9	0	0	0	0	0	4	51	0	0	14	0	1	0	
Percent	0%	69%	31%	0%	0%	0%	0%	0%	7%	93%	0%	0%	93%	0%	7%	0%	
Pk total	29				0				55				15				
Highest	16:45				15:30				17:00				16:45				
Volume	0	6	3	0	0	0	0	0	1	17	0	0	6	0	0	0	
Hi total	9				0				18				6				
PHF	.81				.0				.76				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33332222

DATE: 08/30/21 | 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM2

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	6	0	0	0	11	0	0	0	0	0	19
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	26	0	0	0	43	0	0	0	0	0	92
16:30	3	0	0	0	5	0	1	0	0	0	10	0	0	0	0	0	19
16:45	4	0	0	0	8	0	7	0	0	0	9	0	0	0	0	0	28
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	6	0	0	0	6	0	4	0	0	0	8	0	0	0	0	3	27
Hr Total	17	0	0	0	27	0	19	0	0	0	39	0	0	0	0	5	107
17:30	8	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	25
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	20	0	6	0	0	0	9	0	0	0	0	0	46
TOTAL	34	0	0	0	64	0	51	0	0	0	91	0	0	0	0	5	245

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	22	0	0	0	33	0	21	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	22				54				32				5				
Highest	17:30				16:45				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.69				.90				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

AUTOMOBILES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	5	0	0	0	11	0	0	0	0	0	18
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	25	0	0	0	43	0	0	0	0	0	91
16:30	3	0	0	0	5	0	1	0	0	0	9	0	0	0	0	0	18
16:45	3	0	0	0	7	0	7	0	0	0	9	0	0	0	0	0	26
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	4	0	0	0	6	0	3	0	0	0	8	0	0	0	0	3	24
Hr Total	14	0	0	0	26	0	18	0	0	0	38	0	0	0	0	5	101
17:30	8	0	0	0	10	0	3	0	0	0	3	0	0	0	0	0	24
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	19	0	6	0	0	0	9	0	0	0	0	0	45
TOTAL	31	0	0	0	62	0	49	0	0	0	90	0	0	0	0	5	237

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	19	0	0	0	31	0	20	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	19				51				32				5				
Highest	17:30				17:00				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.59				.85				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Hr Total	3	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	6
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	3	0	0	0	2	0	2	0	0	0	1	0	0	0	0	0	8

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	3	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	
Percent	100%	0%	0%	0%	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	3				3				0				0				
Highest	17:15				16:45				15:30				15:30				
Volume	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hi total	2				1				0				0				
PHF	.38				.75				.0				.0				

TABLE B2

US 441, SIDE STREETS NORTH of NW 43RD STREET
MANUAL TURNING MOVEMENT COUNT

Tuesday, March 19, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
9:30-9:45 AM	0	2	1	0	1	0	0	0	2	1	1	0	2	1	1	0	5	4	3	0
9:45-10:00 AM	2	4	0	0	0	0	0	0	0	1	0	0	1	0	2	0	3	5	2	0
10:00-10:15 AM	2	2	1	0	0	0	0	0	1	1	0	1	0	0	1	1	3	3	2	2
10:15-10:30 AM	1	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2
10:30-10:45 AM	1	2	1	0	0	0	0	0	1	0	0	0	0	1	1	1	2	3	2	1
10:45-11:00 AM	1	2	0	0	0	0	0	0	1	2	0	0	1	0	1	0	3	4	1	0
11:00-11:15 AM	1	1	0	1	0	0	0	0	1	1	0	0	0	1	0	0	2	3	0	1
11:15-11:30 AM	1	1	0	0	0	0	0	0	1	3	0	0	1	0	0	2	3	4	0	2
AM PERIOD:	**9**	**16**	**3**	**2**	**1**	**0**	**0**	**0**	**7**	**9**	**1**	**2**	**5**	**3**	**6**	**4**	**22**	**28**	**10**	**8**
																	73%	74%	26%	27%
																	74%		26%	

Thursday, January 24, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
1:00-1:15 PM	1	0	0	0	1	0	1	0	2	1	0	0	0	0	1	0	4	1	2	0
1:15-1:30 PM	1	0	0	1	0	0	0	0	0	0	0	0	3	1	1	1	4	1	1	2
1:30-1:45 PM	1	2	1	0	0	0	0	0	3	2	1	0	0	1	0	1	4	5	2	1
1:45-2:00 PM	2	2	0	1	0	0	0	0	1	1	0	0	3	1	0	1	6	4	0	2
2:00-2:15 PM	4	3	0	0	0	0	0	0	0	2	0	1	2	1	1	1	6	6	1	2
2:15-2:30 PM	4	3	0	0	0	0	0	0	0	0	0	0	1	3	2	2	5	6	2	2
2:30-2:45 PM	3	1	0	0	0	0	0	0	4	0	0	0	2	1	1	0	9	2	1	0
2:45-3:00 PM	2	3	0	0	0	0	0	0	3	1	1	0	0	3	1	0	5	7	2	0
PM PERIOD:	**18**	**14**	**1**	**2**	**1**	**0**	**1**	**0**	**13**	**7**	**2**	**1**	**11**	**11**	**7**	**6**	**43**	**32**	**11**	**9**
																	83%	74%	26%	17%
																	79%		21%	

APPENDIX C

FDOT TRAFFIC DATA

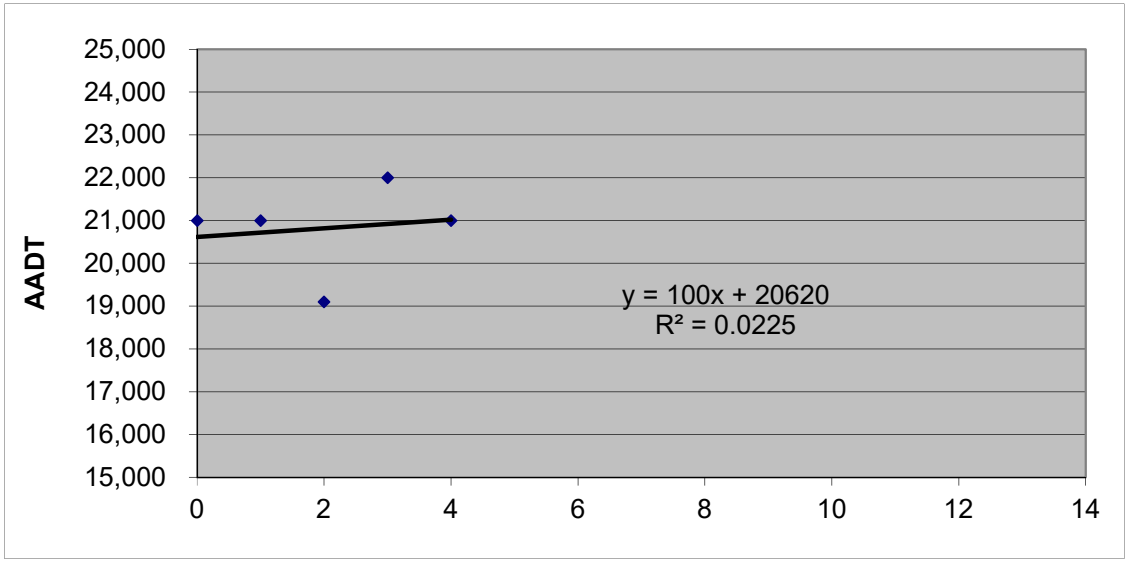


TABLE C1
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), North of SR 121

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	21,000	**20,620**
2016	1	21,000	20,720
2017	2	19,100	20,820
2018	3	22,000	20,920
2019	4	21,000	21,020
2020	5		21,120
2021	6		21,220
2022	7		21,320
2023	8		21,420
2024	9		21,520
2025	10		21,620
2026	11		21,720
2027	12		21,820
2028	13		21,920
2029	14		**22,020**

i = 0.5%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 3117 - SR 20 .3 MI. NW OF SR 121

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20000 C	N 10000	S 10000	9.00	54.10	5.60
2019	21000 C	N 10000	S 11000	9.00	53.10	5.60
2018	22000 C	N 11000	S 11000	9.00	52.70	4.90
2017	19100 C	N 9500	S 9600	9.00	52.70	4.60
2016	21000 C	N 10500	S 10500	9.00	52.80	4.90
2015	21000 C	N 10500	S 10500	9.00	52.70	5.20
2014	19500 C	N 9700	S 9800	9.00	52.60	5.40
2013	19200 C	N 9500	S 9700	9.00	52.70	5.00
2012	18200 C	N 9000	S 9200	9.00	52.50	4.90
2011	18200 C	N 9100	S 9100	9.00	52.90	5.50
2010	17700 C	N 8800	S 8900	9.43	51.94	5.10
2009	18700 C	N 9300	S 9400	9.43	53.42	6.20
2008	19400 C	N 9700	S 9700	9.32	52.55	7.30
2007	18600 C	N 9300	S 9300	9.05	51.52	5.70
2006	19200 C	N 9400	S 9800	9.16	52.08	6.70
2005	19200 C	N 9600	S 9600	9.20	53.00	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 3117
Description: SR 20 .3 MI. NW OF SR 121
Start Date: 02/05/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	20	12	8	64	7	7	10	8	32	96
0100	6	4	8	12	30	13	13	11	4	41	71
0200	8	12	4	7	31	3	7	10	5	25	56
0300	7	4	4	13	28	5	17	17	14	53	81
0400	22	21	24	21	88	14	18	27	47	106	194
0500	25	34	59	46	164	39	59	84	92	274	438
0600	38	70	109	133	350	136	212	278	297	923	1273
0700	96	107	163	170	536	318	402	351	340	1411	1947
0800	173	162	189	114	638	310	294	281	222	1107	1745
0900	150	124	149	126	549	184	174	196	175	729	1278
1000	159	122	136	122	539	162	163	150	169	644	1183
1100	164	140	142	165	611	150	161	163	184	658	1269
1200	174	171	170	160	675	193	178	177	169	717	1392
1300	195	161	187	182	725	178	162	187	171	698	1423
1400	190	185	212	175	762	154	166	196	168	684	1446
1500	221	233	263	273	990	163	194	202	170	729	1719
1600	269	278	307	315	1169	167	180	203	173	723	1892
1700	376	383	369	303	1431	227	220	231	202	880	2311
1800	261	194	188	158	801	185	167	134	118	604	1405
1900	151	148	136	104	539	86	89	66	74	315	854
2000	96	102	99	62	359	55	40	40	38	173	532
2100	77	81	79	69	306	51	41	47	53	192	498
2200	45	47	58	28	178	25	34	32	24	115	293
2300	28	26	18	20	92	25	11	24	15	75	167
24-Hour Totals:					11655					11908	23563

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	745	694	700	1411	715	2016
P.M.	1645	1443	1700	880	1700	2311
Daily	1645	1443	700	1411	1700	2311

Truck Percentage 5.33 5.86 5.60

Classification Summary Database

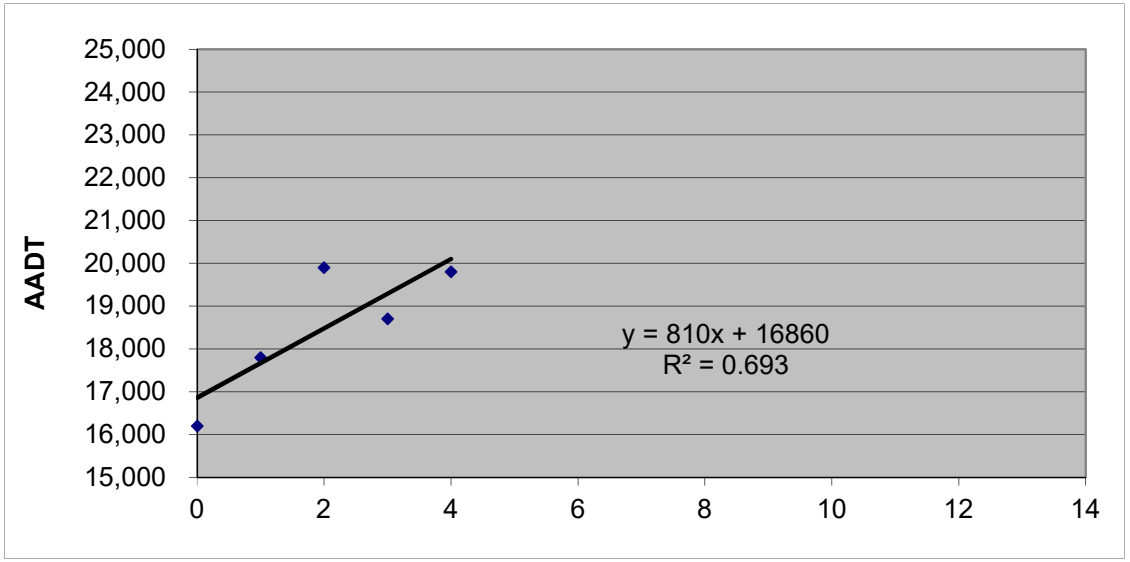
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	49	8187	2798	18	147	127	21	80	206	16	2	1	3	0	0	621	11655
S	69	8187	2954	62	165	142	6	93	183	27	0	11	9	0	0	698	11908

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), East of Alachua

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	16,200	**16,860**
2016	1	17,800	17,670
2017	2	19,900	18,480
2018	3	18,700	19,290
2019	4	19,800	20,100
2020	5		20,910
2021	6		21,720
2022	7		22,530
2023	8		23,340
2024	9		24,150
2025	10		24,960
2026	11		25,770
2027	12		26,580
2028	13		27,390
2029	14		**28,200**

i = 3.7%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0229 - SR 20 AT RR OVERPASS E. OF ALACHUA

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	17700 C	N 8600	S 9100	9.50	58.00	5.60
2019	19800 C	N 10000	S 9800	9.50	58.00	5.60
2018	18700 C	N 9400	S 9300	9.50	57.90	4.90
2017	19900 C	N 9900	S 10000	9.50	53.80	4.60
2016	17800 C	N 9000	S 8800	9.50	53.60	4.90
2015	16200 C	N 8200	S 8000	9.50	57.00	5.20
2014	17600 C	N 8900	S 8700	9.50	57.40	5.40
2013	16000 C	N 8500	S 7500	9.50	57.80	5.00
2012	16200 C	N 8100	S 8100	9.50	58.40	4.90
2011	16000 C	N 8000	S 8000	9.50	58.80	5.50
2010	15800 C	N 8000	S 7800	10.13	59.87	5.10
2009	17400 C	N 8900	S 8500	10.04	57.81	6.20
2008	16900 C	N 8500	S 8400	10.17	57.73	7.30
2007	18400 C	N 9200	S 9200	10.22	58.44	5.70
2006	16800 C	N 8400	S 8400	9.98	59.05	6.70
2005	17500 C	N 8700	S 8800	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/18/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	4	10	7	31	15	11	11	8	45	76
0100	13	6	4	7	30	8	6	13	11	38	68
0200	6	10	8	7	31	16	7	9	16	48	79
0300	9	15	19	23	66	8	10	11	10	39	105
0400	19	19	21	39	98	14	9	9	19	51	149
0500	43	60	97	104	304	21	18	31	29	99	403
0600	114	173	215	226	728	36	39	39	84	198	926
0700	178	209	209	234	830	74	94	95	115	378	1208
0800	212	167	177	169	725	86	71	96	93	346	1071
0900	133	155	140	138	566	81	89	94	117	381	947
1000	133	128	126	129	516	123	133	135	122	513	1029
1100	137	145	148	134	564	146	152	157	174	629	1193
1200	161	174	191	172	698	206	174	164	143	687	1385
1300	154	151	146	141	592	140	146	147	161	594	1186
1400	130	130	147	135	542	170	179	166	169	684	1226
1500	106	144	141	122	513	161	189	204	223	777	1290
1600	140	104	95	141	480	207	237	231	310	985	1465
1700	132	138	112	119	501	285	306	344	263	1198	1699
1800	117	103	80	75	375	203	192	164	114	673	1048
1900	60	58	57	45	220	89	99	99	61	348	568
2000	52	44	52	37	185	74	69	59	47	249	434
2100	38	38	37	39	152	43	50	32	30	155	307
2200	20	22	32	14	88	28	26	32	19	105	193
2300	26	14	15	11	66	22	14	18	19	73	139
24-Hour Totals:					8901					9293	18194

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	864	715	390	715	1254
P.M.	1200	698	1645	1245	1645	1768
Daily	715	864	1645	1245	1645	1768

Generated by SPS 5.0.53P
County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/19/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	9	8	33	13	19	4	10	46	79
0100	3	14	10	9	36	6	9	14	6	35	71
0200	10	3	11	9	33	8	9	12	2	31	64
0300	9	4	16	32	61	8	7	10	10	35	96
0400	15	18	20	27	80	12	17	20	12	61	141
0500	33	61	82	94	270	8	26	22	19	75	345
0600	97	145	190	172	604	24	37	41	59	161	765
0700	183	211	215	189	798	71	72	106	119	368	1166
0800	222	194	175	147	738	85	101	93	96	375	1113
0900	140	143	121	141	545	97	98	105	113	413	958
1000	153	119	141	117	530	121	130	145	129	525	1055
1100	125	143	153	130	551	156	191	176	162	685	1236
1200	165	141	163	153	622	186	166	148	160	660	1282
1300	161	145	127	146	579	146	157	133	151	587	1166
1400	130	157	130	112	529	169	140	184	170	663	1192
1500	144	135	138	116	533	165	167	228	209	769	1302
1600	131	139	123	144	537	208	214	258	278	958	1495
1700	151	118	119	96	484	284	305	354	218	1161	1645
1800	126	82	71	85	364	199	199	138	124	660	1024
1900	75	52	48	53	228	106	94	106	68	374	602
2000	66	43	41	40	190	76	72	61	46	255	445
2100	33	40	38	25	136	45	39	34	25	143	279
2200	22	14	32	22	90	20	10	33	25	88	178
2300	19	21	17	12	69	21	20	21	16	78	147
24-Hour Totals:					8640					9206	17846

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	837	730	411	730	1231
P.M.	1200	622	1645	1221	1645	1753
Daily	715	837	1645	1221	1645	1753

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.05
* 2	01/05/2020 - 01/11/2020	0.96	1.01
* 3	01/12/2020 - 01/18/2020	0.92	0.97
* 4	01/19/2020 - 01/25/2020	0.91	0.96
* 5	01/26/2020 - 02/01/2020	0.90	0.95
* 6	02/02/2020 - 02/08/2020	0.88	0.93
* 7	02/09/2020 - 02/15/2020	0.87	0.92
* 8	02/16/2020 - 02/22/2020	0.90	0.95
* 9	02/23/2020 - 02/29/2020	0.93	0.98
*10	03/01/2020 - 03/07/2020	0.96	1.01
*11	03/08/2020 - 03/14/2020	0.99	1.04
*12	03/15/2020 - 03/21/2020	1.02	1.07
*13	03/22/2020 - 03/28/2020	1.08	1.14
14	03/29/2020 - 04/04/2020	1.15	1.21
15	04/05/2020 - 04/11/2020	1.22	1.28
16	04/12/2020 - 04/18/2020	1.29	1.36
17	04/19/2020 - 04/25/2020	1.24	1.31
18	04/26/2020 - 05/02/2020	1.19	1.25
19	05/03/2020 - 05/09/2020	1.14	1.20
20	05/10/2020 - 05/16/2020	1.09	1.15
21	05/17/2020 - 05/23/2020	1.07	1.13
22	05/24/2020 - 05/30/2020	1.06	1.12
23	05/31/2020 - 06/06/2020	1.04	1.09
24	06/07/2020 - 06/13/2020	1.02	1.07
25	06/14/2020 - 06/20/2020	1.00	1.05
26	06/21/2020 - 06/27/2020	1.01	1.06
27	06/28/2020 - 07/04/2020	1.02	1.07
28	07/05/2020 - 07/11/2020	1.03	1.08
29	07/12/2020 - 07/18/2020	1.04	1.09
30	07/19/2020 - 07/25/2020	1.03	1.08
31	07/26/2020 - 08/01/2020	1.02	1.07
32	08/02/2020 - 08/08/2020	1.02	1.07
33	08/09/2020 - 08/15/2020	1.01	1.06
34	08/16/2020 - 08/22/2020	1.00	1.05
35	08/23/2020 - 08/29/2020	1.00	1.05
36	08/30/2020 - 09/05/2020	0.99	1.04
37	09/06/2020 - 09/12/2020	0.98	1.03
38	09/13/2020 - 09/19/2020	0.98	1.03
39	09/20/2020 - 09/26/2020	0.97	1.02
40	09/27/2020 - 10/03/2020	0.96	1.01
41	10/04/2020 - 10/10/2020	0.96	1.01
42	10/11/2020 - 10/17/2020	0.95	1.00
43	10/18/2020 - 10/24/2020	0.95	1.00
44	10/25/2020 - 10/31/2020	0.96	1.01
45	11/01/2020 - 11/07/2020	0.97	1.02
46	11/08/2020 - 11/14/2020	0.98	1.03
47	11/15/2020 - 11/21/2020	0.98	1.03
48	11/22/2020 - 11/28/2020	0.99	1.04
49	11/29/2020 - 12/05/2020	0.99	1.04
50	12/06/2020 - 12/12/2020	1.00	1.05
51	12/13/2020 - 12/19/2020	1.00	1.05
52	12/20/2020 - 12/26/2020	0.96	1.01
53	12/27/2020 - 12/31/2020	0.92	0.97

* PEAK SEASON

APPENDIX D

SIGNAL TIMINGS



City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 @ NW 43rd St (Alachua)		Mod. Date	9/12/2016	Initial Operation Date
Intersection ID		System ID 190	Mod. No.	0	___/___/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	NBL	SBT				NBT		EBT		
Initial	7	20				20		7		
Passage	3.0	5.0				5.0		3.0		
Max1	15.0	65.0				65.0		40.0		
Max2	15.0	65.0				65.0				
Yellow	5.9	5.9				5.9		4.0		
All Red	2.0	2.0				2.0		2.0		
Walk		MIN				MIN				
Ped Clear										
Recall										
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1										
Pattern 2										
Pattern 3										
Pattern 4										
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

No day plan and patterns on controller

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

APPENDIX E

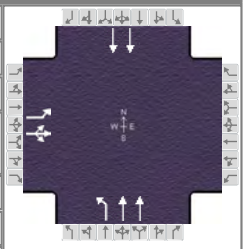
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

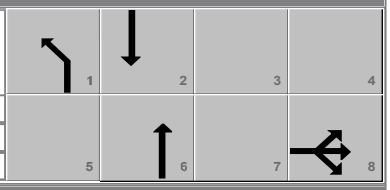
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2021_AM_US441_NW43.xus		
Project Description	2021 AM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	278	0	8				19	534			893	

Signal Information			
Cycle, s	51.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	1.7	20.0	7.5	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		13.5			9.6	37.5		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		6.5			2.9	6.6		14.2
Green Extension Time (g_e), s		1.1			0.0	1.1		1.9
Phase Call Probability		0.99			0.25	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	163	142					20	568			950	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	4.5	4.2					0.9	4.6			12.2	
Cycle Queue Clearance Time (g_c), s	4.5	4.2					0.9	4.6			12.2	
Green Ratio (*g/C*)	0.15	0.15					0.03	0.58			0.39	
Capacity (*c*), veh/h	255	251					38	1873			1319	
Volume-to-Capacity Ratio (*X*)	0.639	0.565					0.534	0.303			0.720	
Back of Queue (*Q*), ft/ln (95 th percentile)	86.2	98					20.2	37.2			156.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	3.3					0.6	1.3			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.29	0.00					0.04	0.00			0.00	
Uniform Delay (d_1), s/veh	20.5	23.7					24.2	5.4			13.1	
Incremental Delay (d_2), s/veh	2.7	2.0					11.2	0.0			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.2	25.7					35.4	5.5			13.4	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	24.3	C		0.0			6.5	A		13.4	B	
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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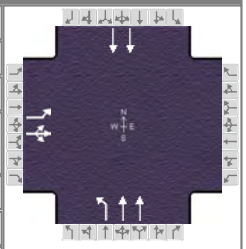
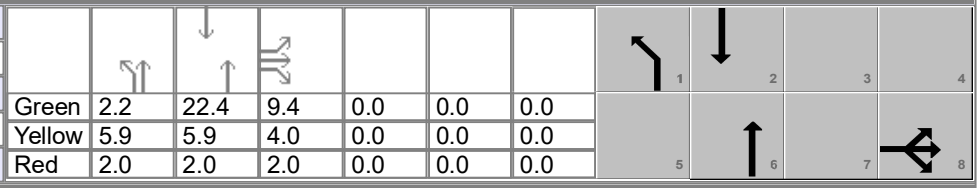
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_NB_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				23	657			1098	

Signal Information			
Cycle, s	55.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off



Green	2.2	22.4	9.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.4			10.1	40.4		30.3
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.0			3.2	8.5		19.8
Green Extension Time (g_e), s		1.3			0.0	1.3		2.5
Phase Call Probability		1.00			0.32	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					24	699			1168	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.0	5.7					1.2	6.5			17.8	
Cycle Queue Clearance Time (g_c), s	6.0	5.7					1.2	6.5			17.8	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.58			0.40	
Capacity (*c*), veh/h	293	288					44	1878			1351	
Volume-to-Capacity Ratio (*X*)	0.683	0.605					0.555	0.372			0.865	
Back of Queue (*Q*), ft/ln (95 th percentile)	116.6	136.4					25.6	61.2			234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	4.5					0.7	2.2			8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.8	25.8					26.3	6.2			15.3	
Incremental Delay (d_2), s/veh	2.8	2.0					10.4	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.6	27.8					36.8	6.3			16.0	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			7.3	A		16.0	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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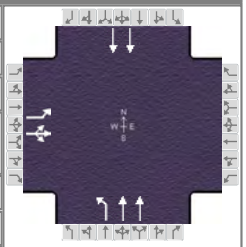
HCS7 Signalized Intersection Results Summary

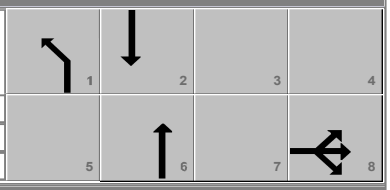
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_B_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				26	713			1150	

Signal Information			
Cycle, s	58.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	2.5	24.2	9.7	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.7			10.4	42.6		32.1
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.3			3.4	9.3		21.5
Green Extension Time (g_e), s		1.3			0.0	1.5		2.7
Phase Call Probability		1.00			0.36	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					28	759			1223	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.3	5.9					1.4	7.3			19.5	
Cycle Queue Clearance Time (g_c), s	6.3	5.9					1.4	7.3			19.5	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.60			0.42	
Capacity (*c*), veh/h	289	285					48	1919			1400	
Volume-to-Capacity Ratio (*X*)	0.692	0.613					0.573	0.395			0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	123.5	144.2					29.5	69.7			253.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	4.8					0.8	2.5			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	22.9	27.0					27.4	6.2			15.6	
Incremental Delay (d_2), s/veh	3.0	2.1					10.3	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	25.9	29.1					37.6	6.3			16.3	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	27.4	C		0.0			7.4	A		16.3	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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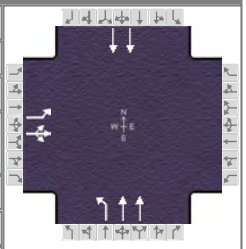
PM PEAK HOUR

HCS7 Signalized Intersection Results Summary

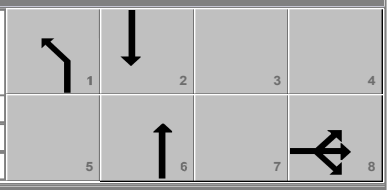
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2021_PM_US441_NW43.xus		
Project Description	2021 PM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	383	0	13				37	1083			577	

Signal Information			
Cycle, s	54.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.1	20.0	10.0	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		16.0			11.0	38.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.5			3.3	13.7		9.3
Green Extension Time (g_e), s		1.5			0.0	2.4		1.1
Phase Call Probability		1.00			0.45	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	222	195					39	1140			607	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	6.5	6.1					1.3	11.7			7.3	
Cycle Queue Clearance Time (g_c), s	6.5	6.1					1.3	11.7			7.3	
Green Ratio (*g/C*)	0.18	0.18					0.06	0.57			0.36	
Capacity (*c*), veh/h	319	316					94	1964			1286	
Volume-to-Capacity Ratio (*X*)	0.695	0.617					0.415	0.580			0.472	
Back of Queue (*Q*), ft/ln (95 th percentile)	124.5	133.5					24.6	114.7			100.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	5.0					0.9	4.4			3.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.0	25.2					25.0	7.7			13.4	
Incremental Delay (d_2), s/veh	2.7	2.0					2.9	0.1			0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.8	27.2					27.9	7.8			13.5	
Level of Service (LOS)	C	C					C	A			B	
Approach Delay, s/veh / LOS	25.4	C		0.0			8.5	A		13.5	B	
Intersection Delay, s/veh / LOS	13.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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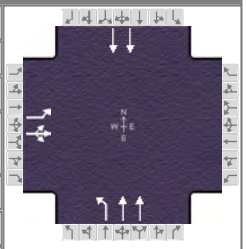
HCS7 Signalized Intersection Results Summary

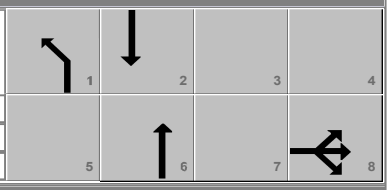
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_NB_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				46	1332			710	

Signal Information			
Cycle, s	57.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.8	20.0	12.3	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.3			11.7	39.6		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.4			3.6	19.7		12.2
Green Extension Time (g_e), s		1.9			0.1	3.3		1.4
Phase Call Probability		1.00			0.54	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					48	1402			747	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.4	8.0					1.6	17.7			10.2	
Cycle Queue Clearance Time (g_c), s	8.4	8.0					1.6	17.7			10.2	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.35	
Capacity (*c*), veh/h	373	369					108	1903			1221	
Volume-to-Capacity Ratio (*X*)	0.732	0.650					0.450	0.737			0.612	
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	179.5					32	194.9			148.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	6.7					1.2	7.5			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	21.3	26.4					26.1	9.9			15.7	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	28.3					29.0	10.1			15.9	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			10.8	B		15.9	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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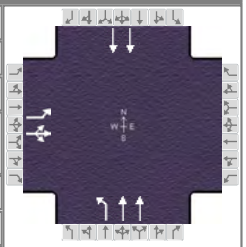
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_B_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				52	1447			784	

Signal Information			
Cycle, s	58.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4		
Green	4.1	20.0	12.4	0.0	0.0	0.0						
Yellow	5.9	5.9	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.4			12.0	39.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.5			3.9	22.5		13.7
Green Extension Time (g_e), s		1.9			0.1	3.7		1.6
Phase Call Probability		1.00			0.59	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					55	1523			825	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.5	8.0					1.9	20.5			11.7	
Cycle Queue Clearance Time (g_c), s	8.5	8.0					1.9	20.5			11.7	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.34	
Capacity (*c*), veh/h	372	368					116	1910			1212	
Volume-to-Capacity Ratio (*X*)	0.733	0.651					0.471	0.797			0.681	
Back of Queue (*Q*), ft/ln (95 th percentile)	161.5	181.1					36.1	219.6			172	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	6.8					1.3	8.4			6.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00					0.07	0.00			0.00	
Uniform Delay (d_1), s/veh	21.4	26.6					26.0	10.5			16.4	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.3			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.2	28.5					29.0	10.8			16.7	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.2	C		0.0			11.5	B		16.7	B	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

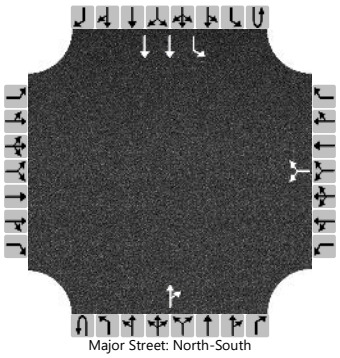
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	AM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						32		20			266	43		16	356	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							55							17		
Capacity, c (veh/h)							538							1228		
v/c Ratio							0.10							0.01		
95% Queue Length, Q_{95} (veh)							0.3							0.0		
Control Delay (s/veh)							12.5							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.5								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

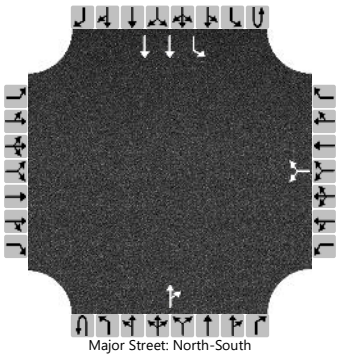
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						39		25			327	53		20	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68							21		
Capacity, c (veh/h)							459							1151		
v/c Ratio							0.15							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							14.2							8.2		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

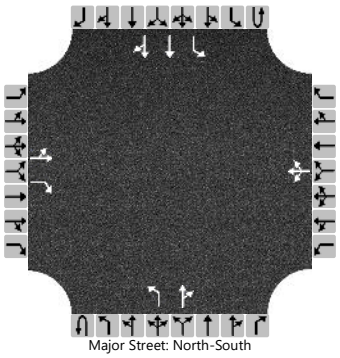
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	5	133		39	4	25	0	89	327	53		20	359	3
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		141			72			95				21		
Capacity, c (veh/h)		212		816			275			1170				1151		
v/c Ratio		0.03		0.17			0.26			0.08				0.02		
95% Queue Length, Q_{95} (veh)		0.1		0.6			1.0			0.3				0.1		
Control Delay (s/veh)		22.4		10.3			22.7			8.3				8.2		
Level of Service (LOS)		C		B			C			A				A		
Approach Delay (s/veh)	10.8				22.7				1.6				0.4			
Approach LOS	B				C											

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

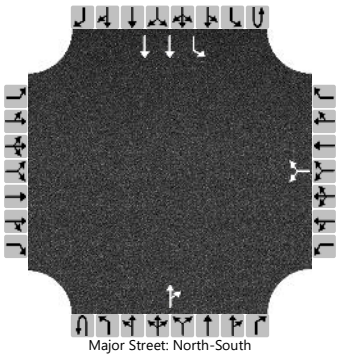
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	PM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						33		21			375	32		22	390	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							57							23		
Capacity, c (veh/h)							446							1127		
v/c Ratio							0.13							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							14.2							8.3		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

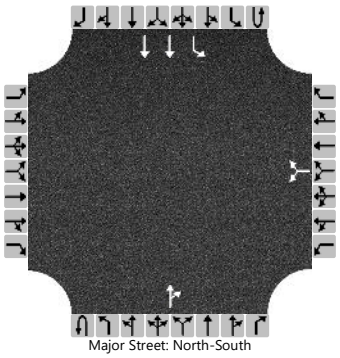
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						41		26			461	39		27	480	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							28		
Capacity, c (veh/h)							363							1037		
v/c Ratio							0.19							0.03		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							17.3							8.6		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.3								0.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

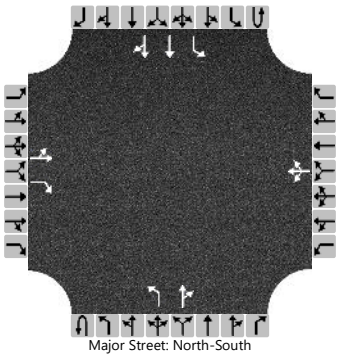
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	4	176		41	4	26	0	180	461	39		27	524	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4		185			75			189				28		
Capacity, c (veh/h)		93		718			120			1009				1037		
v/c Ratio		0.05		0.26			0.62			0.19				0.03		
95% Queue Length, Q_{95} (veh)		0.1		1.0			3.2			0.7				0.1		
Control Delay (s/veh)		45.4		11.7			75.5			9.4				8.6		
Level of Service (LOS)		E		B			F			A				A		
Approach Delay (s/veh)	12.5				75.5				2.5				0.4			
Approach LOS	B				F											

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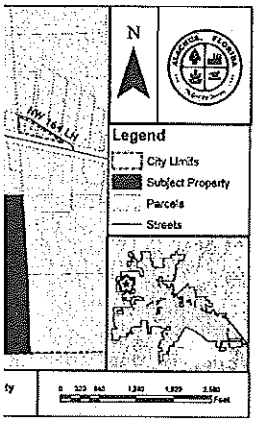
ACHUA

F PUBLIC
EFORE THE
ND ZONING
HE CITY OF
FLORIDA

e Planning & Zoning Board
d a public hearing on March
ng will be held in the James
ers in City Hall, located at
achua, Florida, to consider
y Sweger, AICP, LEED AP,
t for JTFA, LLC and Kevin
owners, for consideration
nt to the Official Zoning
acre subject property from
tural (Alachua County) to
ntial (PD-R) (±155.5 acres)
C) (±7 acres); located south
Street; Tax Parcel Numbers
2, 03046-003-003, 03046-
2-050-004, 03042-050-005.
1, 03875-010-002, and a
isting FLUM: Agriculture.
ity Residential, Moderate
unity Commercial. Existing



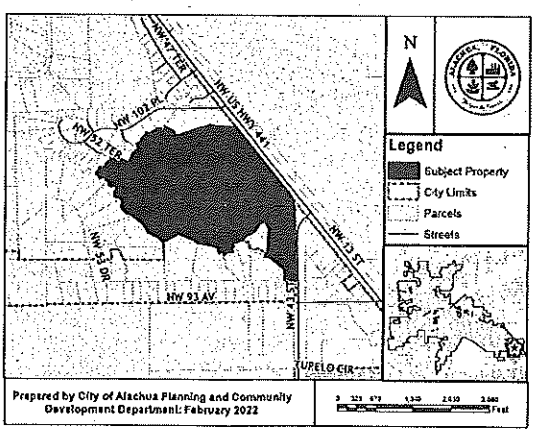
rested parties may appear
the application. Copies of
or public inspection at the
Development Department,
Alachua, Florida, on any
e hours of 7:30 a.m. to 6:00
e application may be sent
of Alachua, Planning and
Box 9, Alachua, FL 32616.
Section 286.0105, Florida
l any decision made at the
record of the proceedings,
may need to ensure that a
gs is made, which includes
n which the appeal is to be
Americans with Disabilities
bility requiring reasonable
articipate in this meeting
86) 418-6100 x 101 at least
ing.

day - February 24, 2022)

City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±121.1 acre subject property from Agriculture (±81.15 acres) and Commercial (±39.95 acres) to Conservation (±35.63 acres), Moderate Density Residential (±41.33 acres), High Density Residential (±17.8 acres), and Commercial (±14.33 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential, High Density Residential and Commercial ; Existing Zoning: Agricultural (A), Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

City of
ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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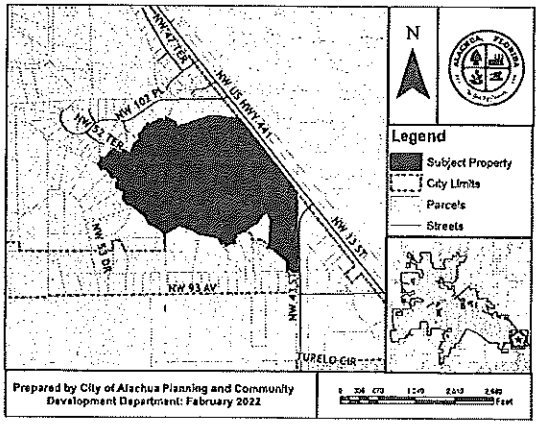

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(Published: Alachua County Today - February 24, 2022)

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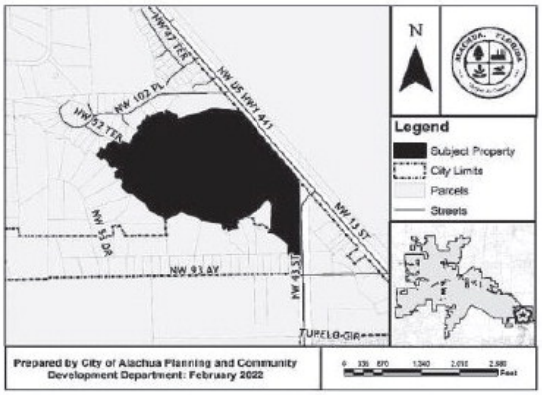

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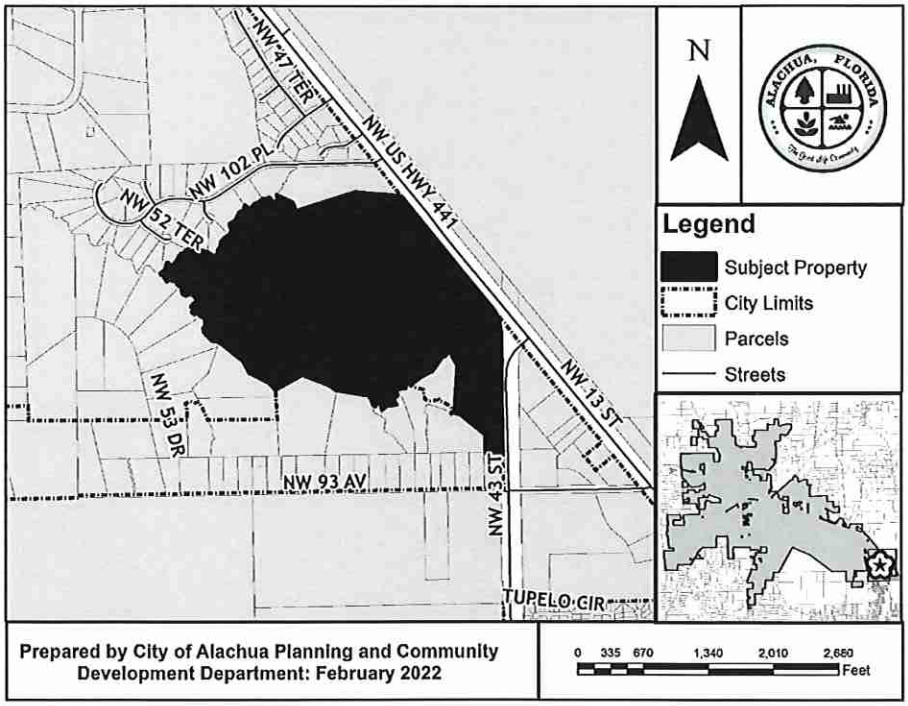
City of Alachua
THE GOOD LIFE COMMUNITY

Mailed 2/17/22
KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±121.1 acre subject property from Agricultural (A) (±81.15 acres) and Commercial intensive (CI) (±39.95 acres) to Planned Development- Residential (PD-R) (±79.52 acres), and Planned Development – Commercial (PD-COMM) (±41.55 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential (±6.79 acres), High Density Residential and Commercial (±10.50 acres); Existing Zoning: Agricultural (A), Commercial Intensive (CI).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T
4416 NW 93RD AVE
GAINESVILLE, FL 32653

POPE H D & TEIKO
4622 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

FISHER CRAIG H & ROBIN HOPKINS
5219 NW 102ND PL
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

CUMBAA DAVID L & VETA CLEMENTS
4916 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

FOX & GRIGGS W/H
10028 NW 52ND TER
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R
10008 NW 50TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

BROCK J OWEN JR & JANDA
10022 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)