
Foundation Park: Recorded PUEs and Executed Northern Drainage Easement.

From : Randy Olney <randyo@chw-inc.com> Tue, Nov 22, 2016 05:01 PM
Subject : Foundation Park: Recorded PUEs and Executed Northern Drainage Easement. 📎 3 attachments
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Daniel Young <DanielY@chw-inc.com>, Brian Block
<bblock@conceptcompanies.net>, Jessica Junkin <JessicaJ@chw-inc.com>,
Aaron Hickman <AaronH@chw-inc.com>

Good Afternoon Justin,

The PUEs for Foundation Park have been officially recorded in OR Book 4477, Page 190. Please find a copy attached.

The northern drainage easement has been executed, and it is in the process of being recorded. Please find a copy of the executed drainage easement attached. I will forward you a copy of the recorded easement once I receive it.

Please let me know if you have any questions.

Sincerely,
RANDALL S. OLNEY, PE | Project Manager
t: (352) 519-5947 | c: (352) 359-2852
e: randyo@chw-inc.com
w: www.chw-inc.com



JACKSONVILLE GAINESVILLE OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
t: (352) 331-1976 | 132 NW 76th Dr., Gainesville, FL 32607
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION



📎 **UFF to City utility easement (recorded).pdf**
377 KB

📎 **Executed Drainage Easment to UFF.PDF**
2 MB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3028473 11 PG(S)

11/22/2016 3:10 PM
BOOK 4477 PAGE 190

J. K. IRBY

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt# 744295

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$0.70

Intang. Tax: \$0.00

This instrument prepared by or under the
direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of
Alachua Code and other good and valuable consideration, has given and granted, and by these
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement
for the purpose of constructing, operating and maintaining municipal public utility facilities including,
but not limited to, electric, water, wastewater, reclaimed water utility facilities and related
appurtenances over, under, upon and through the following described property in Alachua County,
Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to
construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said
facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right
to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it
cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on
GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and
efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tony Burningham
Witness Signature

By: David M. Christie

Print Name: Tony Burningham

Print Name: David M. Christie

Elizabeth Wacker
Witness Signature

Title: Treasurer

Print Name: Elizabeth Wacker

Reviewed
David M. Christie
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tony Burningham
Signature of Notary
Print Name: Tony J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058318
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

EXHIBIT A
PAGE 2 of 8

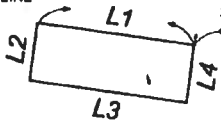
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



SOUTH
R/W LINE



P.O.B.
SUBJECT PARCEL

COUNTY ROAD NO. 2054

N 82°35'58" W 239.57'

SUBJECT PARCEL #1
±488 S.F.

P.O.C.
NE CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

NORTH LINE OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87

TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

1 OF 1	This map prepared by	THOMAS R. BON	1" = 40'	CHW
	Certificate of Authorization No. LB 5875			
	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Professional Surveyor & Mapper PLS License No. 6547	16 0111.01	132 NW 75th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2476 www.chw-inc.com est. 1988 FLORIDA LB 5875



DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

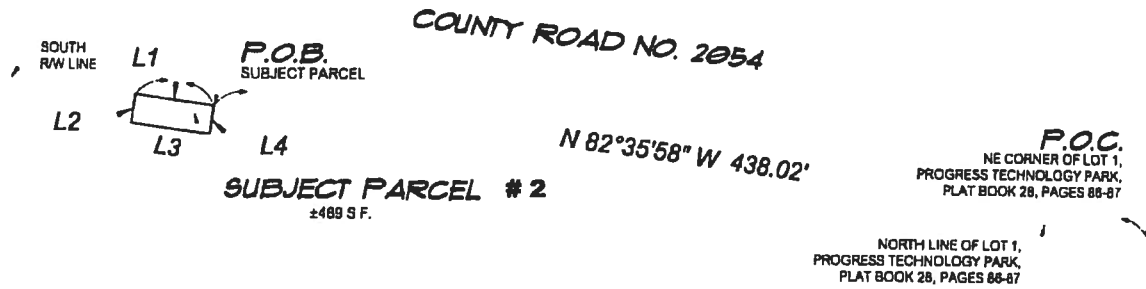
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE
0 20 40 60



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
RW = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

10 of 1

This map prepared by
Certificate of Authorization No. L.S. 5475

THOMAS R. BON

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

Professional Surveyor & Mapper Fla. License No. 6547

DATE
10/05/2016

TRB

16-0111 01

1" = 80'

CHW

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
INC. 1968 FLORIDA
LB-5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 78th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

Page 6 of 8





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

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

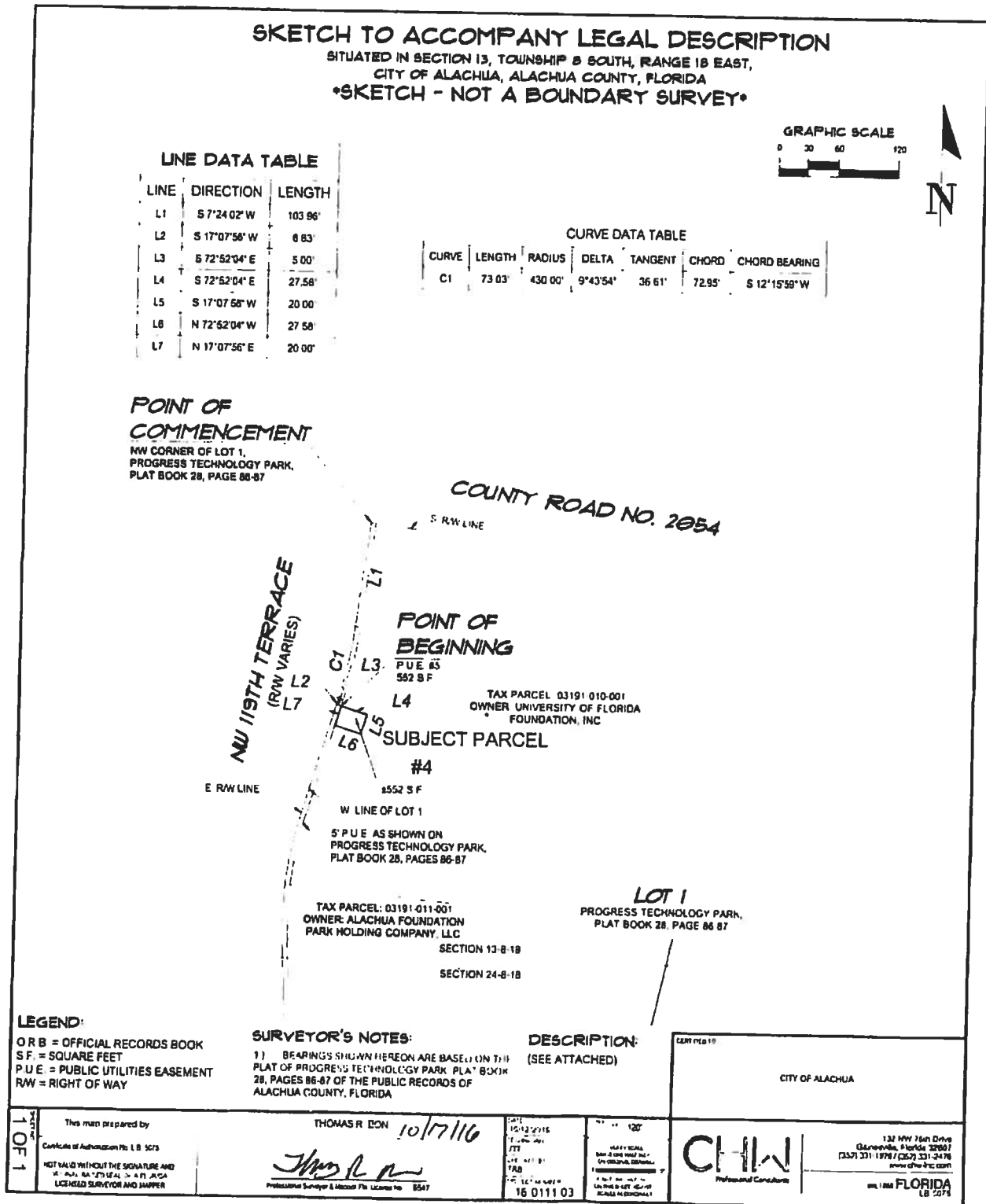
A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

planning.design.surveying.engineering.construction.



Prepared by and return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, Florida 32616

Tax Parcel No.: 03191-010-002

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 15th day of November, 2016, by and between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA**, whose address is 3000 NW 83rd Street, Gainesville, Florida 32606 (the "Grantor"), and **UNIVERSITY OF FLORIDA FOUNDATION, INC.**, a Florida not for profit corporation, whose address is 1938 W. University Avenue, Gainesville, Florida 32603 (the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a non-exclusive drainage easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, below the surface of the ground, facilities and associated equipment for stormwater drainage facilities in order to connect to a stormwater management facility owned by the City of Alachua and located west of Grantor's property, no above ground structures shall be permitted (collectively the "Improvements"), under the following described land situate in Alachua County, Florida, to wit (the "Easement Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said Improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. Grantee shall provide Grantor with a complete set of plans at least fourteen (14) days prior to commencing any construction within the Easement Property which plans are subject to Grantor's prior approval which shall not be unreasonably withheld. In addition, Grantee agrees to provide Grantor with at least five (5) days written notice prior to commencing any construction within the Easement Property other than routine maintenance.

The lands which this Easement is intended to benefit (the dominant estate) is described in EXHIBIT "B" attached hereto. The land which this Easement is intended to burden (the servient estate) is presently owned by Grantor.

The Easement granted herein is an Easement appurtenant to and shall run with the land in favor of Grantee and Grantees' heirs, successors and assigns, and it shall be binding upon Grantor and Grantor's heirs, successors and assigns. The Easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Alachua County, Florida.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

GRANTOR and its successors, heirs and/or assigns retain the right and may continue to use the Easement Property for any lawful purposes that do not directly interfere with Grantee's rights granted hereunder.

MANNER OF PERFORMING WORK Whenever Grantee shall enter upon the Easement Property pursuant to this Easement for the purposes of performing any construction, maintenance, repairs or replacements, such work shall be performed expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, statutes, permits and regulations of governmental authorities having jurisdiction thereof. Upon any event at any time Grantee enters upon the Easement Property to construct, install, maintain or repair any of the Improvements, the area affected thereby shall be promptly returned to the same condition as it existed prior to such work. If Grantee fails for any reason to restore said area in accordance herewith, then Grantor shall have the right to perform any and all work necessary to restore the areas to their prior condition and Grantee shall reimburse the Grantor for all costs associated with such restoration. Such work shall be carried out in such manner so as to (i) minimize interference with the normal business operations conducted on the Grantor's property; (ii) not block vehicular or pedestrian ingress and/or egress to parking, pedestrian walkways and other improvements located on the Grantor's Property; (iii) not render any portion of the Grantor's property necessary for the operation of the business conducted thereon unusable; and (iv) all work performed by Grantee shall be contained within the Easement Property, or within any temporary construction easement as may exist from time to time.

INDEMNITY Grantee shall defend, indemnify, and hold Grantor harmless of and from any and all losses, damages, claims, or expenses, including reasonable attorneys' fees, arising out of any claim asserted by any person for loss of, or damage or injury to, person or property caused by any act, fault or omission of Grantee or its officers, employees, agents, contractors or invitees in connection with its use or activities on or about the Easement Property.

MAINTENANCE OF EASEMENT PROPERTY At all times, Grantee and its successors and assigns forever shall maintain and otherwise keep the Easement Property in a first class condition, free from trash and debris and make any and all repairs to the Improvements as the same may require.

[Signatures on following Pages]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

GRANTOR:

The District Board of Trustees of
Santa Fe College, Florida

Sign [Signature]
Print PATTI V. DIASCIU
Sign [Signature]
Print TINA CROSBY

By: [Signature]
Print: Caridad E. Lee
Title: Board Chair

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Caridad E. Lee, the Board Chair of The District Board of Trustees of Santa Fe College, Florida, on behalf of the Board. He/She is (check one) ☒ personally known to me or ☐ has produced ☐ as identification.

[Signature]
Print Teri L. McClellan
Notary Public, State and County aforesaid
Commission No.: EE 881646
My commission expires: 6/26/2017



Signed and Sealed in Our
Presence as Witnesses:

GRANTEE:

University of Florida Foundation, Inc., a
Florida corporation not for profit

Sign Tony J. Burningham
Print Tony J. Burningham

By: David M. Christie
Print: David M. Christie
Title: Treasurer

Sign Elizabeth Quackenbush
Print Elizabeth Quackenbush

Reviewed

David M. Christie
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 9th day of Nov., 2016 by David M. Christie as Treasurer of the University of Florida Foundation, Inc., a Florida corporation not for profit, on behalf of the Corporation. He is (check one) ☒ personally known to me or ☐ has produced ☐ as identification.



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058318
Expires 9/29/2017

Tony J. Burningham
Print Tony J. Burningham
Notary Public, State and County aforesaid
Commission No.: FF058318
My commission expires: 9/29/2017

EXHIBIT "A"

DATE: September 30, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: 20'-Wide Drainage Easement

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 7°24'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 7°24'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 2, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 2 AND SAID WEST RIGHT OF WAY LINE, NORTH 82°50'31" WEST, A DISTANCE OF 234.98 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON AFOREMENTIONED PLAT OF PROGRESS TECHNOLOGY PARK; THENCE NORTH 34°23'07" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 22.49 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, SOUTH 82°50'31" EAST, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,598 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

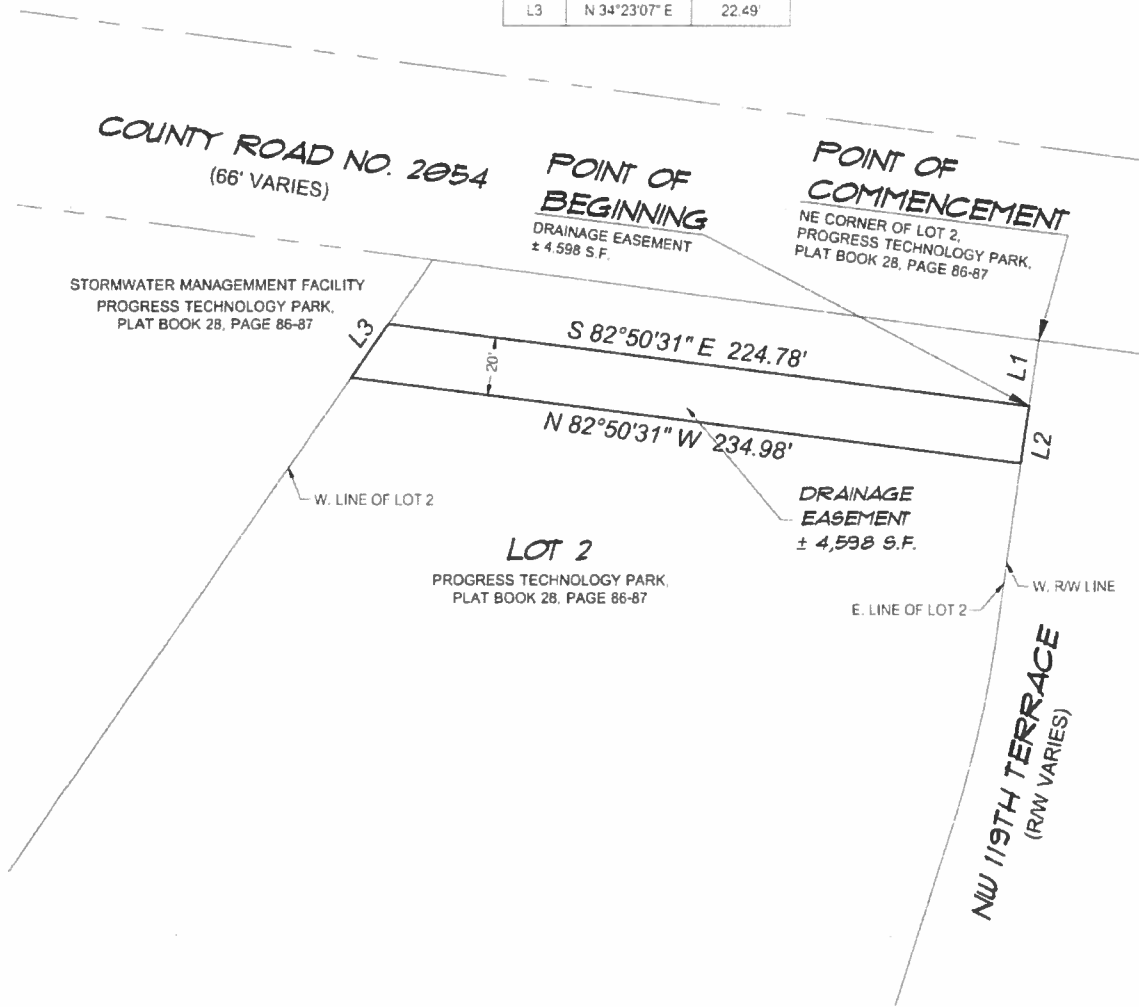
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	22.86'
L2	S 7°24'02" W	20.00'
L3	N 34°23'07" E	22.49'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper No. License No. 6791

DATE

9-30-2018

TECHNICIAN

JTT

CHECKED BY

AHH

PROJECT NUMBER

16-0111.01

1"

CHW
Professional Consultants

1332 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1575 / (352) 331-2476
www.chw-ls.com

est. 1953 FLORIDA
LB 5075

EXHIBIT "B"

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PORTION OF A PARCEL OF LAND BEING FORMERLY KNOWN AS LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE POINT OF BEGINNING.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: October 24th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Foundation Park Phase 2 (Electrical Resubmittal)

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.] Resubmittal [Approved]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30-inches above top of slab. Annotate drawing to reflect C.I. elevation. [Revise and Resubmit.] Resubmittal [Approved]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.] Resubmittal [Approved]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.] Resubmittal [Approved as Noted] Per phone conversation with Randy Olney, 352-519-5947 (October 10, 2016; 4:45pm) line size will be illustrated on detail.

5.	<p><u>Detail 4: Dumpster Enclosure</u>; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.] Resubmittal [Approved]</p>
6.	<p><u>Detail</u>; Provide tapping detail. [Submit.] Resubmittal [Approved]</p>
7.	<p><u>Sheet C3.10</u>; Provide 8 x 4-inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.] Resubmittal [Approved]</p>
8.	<p><u>Electric</u>; No electric plans are provided for review. [Submit.] Resubmittal: No electric plans provided for review. Electrical Submittal: Sheet E101. Loop feed transformers. Provide and install 4-inch PVC conduit from existing transformer to transformer from building "A." Provide and install 4-inch PVC conduit between transformers at proposed building "B" and "C." [Approved as Noted]</p>
9.	<p><u>Item #9</u>; Response identifies "no elements of historical significance on site". Submit documentation confirming finding. [Submit for Receipt Acknowledged] Resubmittal [No Response Required.]</p>
10.	<p>Policy 1.1.D states "...development will allow a net increase of +or - 127,400 SF", which is it + or - (should be +). Same for 4.1.C Change narrative to read "up to 127,400 SF" or "approximately 127,400 SF". Resubmittal [No Response Required.]</p>
11.	<p><u>Sheet E1.2 & 3</u>; General Notes; Note (1) references "highlighted points". Clarify referenced material. [Revise and Resubmit.] Resubmittal [Approved.]</p>
12.	<p><u>Maintenance of Traffic Notes</u>; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: 3. Submit for City's review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ul style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work. Resubmittal [No Response Required.]</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: October 18, 2016

To: Development Review Team (DRT) Members:
Rodolfo Valladares, P.E., Public Services Director

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor
Principal Planner *JE*

Re: Foundation Park, Phase 2: Site Plan
Resubmittal dated **October 17, 2016**

The Planning & Community Development Department has received an application resubmittal for the project referenced above.

This resubmittal is intended to address your memorandum dated October 10, 2016, which reviewed the applicant's response to the comments previously issued to the applicant, as provided in your memorandum of February 9, 2016.

The Planning & Community Development Department requests that Public Services staff **review the revised plans (attached) to determine that the applicant has sufficiently addressed the all comments.**

Please review and submit written comments to the Planning Department no later than:

Monday, October 24, 2016.

Received by:

[Signature]
Please sign and print name

10/18/2016
Date

On behalf of:



October 17, 2016

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

RE: Foundation Park, Phase II – Site Plan

Dear Justin:

Please find four (4) copies of the following items enclosed for review and approval of the above referenced project:

- Sketch and Legal Descriptions for Public Utility Easements;
- Revised Development Plans;
- CD containing all PDFs.

We submit these items along with this letter as a means to address your comments from October 11, 2016.

City of Alachua – Planning & Community Development
Just Tabor, AICP

1. Previous Comment 9.b.: Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.

Issue: (1) A legal description and sketch of the PUE over proposed electric infrastructure was not provided (Reference Sheet C3.11). Provide legal description and sketch of PUE. (2) The transformer proposed to serve the building in Pod A is not fully located within the existing PUE. Relocate transformer to a location within the existing PUE, providing minimum required clearance around the transformer, or provide legal description and sketch for new PUE. (3) Sheet C3.11 notes an existing PUE at the point of connection to the wastewater system for the line serving Pods B and C buildings. Provide a copy of the existing PUE, or provide legal and sketch of the area to accompany a new PUE.

- **Please find the legal description and sketch for the PUE over the proposed electric infrastructure enclosed. The transformer for Pod A has been shift and is now within the proposed PUE. The wastewater PUE was mislabeled as existing. Please find the legal and sketch for the proposed PUE.**

2. Previous Comment 9.d.: Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.

Issue: A draft "Stormwater Discharge Easement Agreement" was submitted on October 10, 2016. As previously noted, the application cannot be scheduled for a public hearing before the PZB until applicant demonstrates land rights exist for proposed stormwater management system on Santa Fe College parcel. A response sufficiently addressing this comment must be received no later than October 24, 2016 for the application to be scheduled for the November PZB Meeting.

- **We acknowledge that the application will not be scheduled for the November PZB meeting if you do not receive the recorded easement by October 24th. We are working with Santa Fe to get the easement recorded as soon as possible.**

3. Previous Comment 11.a.: The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.

Issue: A memorandum from Rodolfo Valladares, P.E., dated October 10, 2016 (attached) addresses the applicant's response to the August 30 memorandum. Please address comments as noted in the October 10 memorandum.

- **We have addressed Rodolfo's comments. Please see our responses to his comments below.**

4. Previous Comment 11.c.: The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

Issue: A letter from A.J. "Jay" Brown, Jr., P.E., dated October 6, 2016 (attached) addresses the applicant's response to the August 31 letter. Please address comments in the October 6 letter. Also note that the City has determined a smooth driving transition is preferred at the proposed ingress/egress to NW 119th Terrace. Revise plans accordingly.

- **We have addressed Jay's comments. Please see our responses to his comments below.**

**City of Alachua – Public Services Director
Rodolfo Valladares, PE**

1. Detail – Fire Hydrant Assembly; Sheet C2.31

Provide annotation identifying size on hydrant and valve.

- **Approved on the previous submittal as noted on in your comments.**

2. Detail – Fire Double Detector Check Valve Backflow Preventer; Sheet C2.31

Complete assembly's centerline shall be 30-inches above top of slab. Annotate drawing to reflect CI elevation.

- **Approved on the previous submittal as noted on in your comments.**

3. Detail – Water Meter; Sheet C2.31

Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent.

- **Approved on the previous submittal as noted on in your comments.**

4. Detail – 5/8-inch Water Meter; Sheet C2.31

Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent.

- **Please find the line sizes illustrated on the details as requested.**

5. Detail 4: Dumpster Enclosure; Sheet A301

Annotate enclosure's height. Identify typical size of dumpsters to be used.

- **Approved on the previous submittal as noted on in your comments.**

6. Detail:

Provide tapping detail.

- **Approved on the previous submittal as noted on in your comments.**

7. Sheet C3.10

Provide 8 x 4-inch wet tab for fire line – 2 x 2-inch wet tap for water meters.

- **Approved on the previous submittal as noted on in your comments.**

8. Electric

No electric plans are provided for review

- **Please find the electric plans included in the revised plan set.**

9. Item #9
Response identifies "no elements of historical significance on site". Submit documentation confirming finding.
- **Approved on the previous submittal as noted on in your comments.**
10. Policy 1.1 D states "...development will allow a net increase of +or- 127,400 SF", which is it + or – (should be +). Change narrative to read "up to 127,400 SF" or "approximately 127,400 SF".
- **Approved on the previous submittal as noted on in your comments.**
11. Sheet E1, 2 & 3; General Notes
Note (1) references "highlighted points". Clarify referenced material.
- **Approved on the previous submittal as noted on in your comments.**
12. Maintenance of Traffic Notes; Sheet C0.10
Incorporate the following narrative within the MOT notes following note 2:
3. Submit for City's review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable:
- a. Pedestrian and public vehicular traffic routing.
 - b. Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of the barricades.
 - c. Access to building immediately adjacent to worksite.
 - d. Driveways blocked by construction operations.
4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable.
5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
- **Approved on the previous submittal as noted on in your comments.**

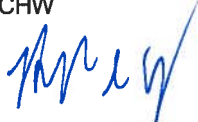
JBrown Professional Group Comments

1. General
Most all of the original comments were addressed satisfactorily.
- **Acknowledged**
2. Sht. C1.10
Be sure valley gutter is desired along NW 119th Terrace at the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.
I would still suggest that the City of Alachua determine if they want valley gutter at these driveway connections. I understand without a slope of 0.50% some water may be trapped in the gutter at the connection to the pavement, yet this is a tradeoff compared to the long term valley gutter maintenance and concerns of a smooth driving transition at the driveway. This is a comment related to preference only for the City. The engineering design is appropriate.
- **Per the City's request, the valley gutter has been removed.**
3. Sht. C2.11
Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
Not having existing topographic or design information is not a good enough answer when you are designing a new parking lot on top of an existing storm sewer stub. It should be evaluated in the field to see if the stub exists. At a minimum, please note for the contractor to verify if the stub exists and a proper brick and mortar plug to be provided to prevent future erosion problems. The better choice would be to have that storm pipe removed.

- The recommended note has been added to the plans. Please note, the developer for this project was the developer and contractor for the existing building. The developer will also be the contractor for this project as well.
4. Sht. C2.11
Identify catch vs. spillout curb and gutter near S-10.
This was still not labeled.
- The spillout curb is labeled, but we acknowledge it is hard to read. The revise plan sheet more clearly indicates the spillout curb.
5. Sht. C3.10
I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
A 4" water main tap and valve connection is shown. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making a 6" tap. If the idea is that this entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design is not prepared to provide verification that a 4" tap and valve is the appropriate size.
- AEI, the project MEP confirmed they only need a 4" fire service.
6. Sht. C3.11
Consider a 6" fire line connection if the fire line and sprinkler system is not designed yet.
A 4" water main tap and valve connection is shown. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making a 6" tap. If the idea is that this entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design is not prepared to provide verification that a 4" tap and valve is the appropriate size.
- AEI, the project MEP confirmed they only need a 4" fire service.
7. Sht. L-304
Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
This is still not shown connecting. There are irrigation meters shown in the individual building water meter banks, but the Irrigation Plans or Utility Plans to do not show connecting to those meters or to the new 8" water line along CR 2054.
- The irrigation plans have been revised to show the irrigation line connection to the irrigation meter.
8. Sht. L-403
Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
This is still not shown connecting. There are irrigation meters shown in the individual building water meter banks, but the Irrigation Plans or Utility Plans to do not show connecting to those meters or to the new 8" water line along CR 2054.
- The irrigation plans have been revised to show the irrigation line connection to the irrigation meter.

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 randvo@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Randy S. Olney, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 11, 2016

Mr. Randall S. Olney, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Foundation Park, Phase 2 – Site Plan; Plans Dated 10/10/2016

Dear Mr. Olney:

On October 10, 2016, the City of Alachua received your revised application for the project referenced above.

Based upon a review of the materials submitted, the City has determined that the following items are still outstanding and need to be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board.

Please submit four (4) complete applications packages addressing these issues along with a digital copy of all materials in PDF format on a CD by **4:00 PM on October 17, 2016** (*except as otherwise noted below*).

You must provide 13 *double-sided, three-hole punched sets* of the application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses all comments above, a public hearing before the PZB may be scheduled for the PZB's November Meeting.

Please address the following remaining insufficiencies:

Application Submittal Requirements

Four (4) copies of the plans and new supporting application materials were submitted. City submittal policies require four (4) copies of all application materials to be supplied for application resubmittals. **Please ensure future resubmittals include four (4) copies of all application materials.** Application submittal requirements may be referenced at the City's web site at the following address: <http://www.cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements>

September 12, 2016 DRT Insufficiencies

1. *Previous Comment 9.b.*: Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.

Issue: (1) A legal description and sketch of the PUE over proposed electric infrastructure was not provided (Reference Sheet C3.11). Provide legal description and sketch of PUE. (2) The transformer proposed to serve the building in Pod A is not fully located within the existing PUE. Relocate transformer to a location within the existing PUE, providing minimum required clearance around the transformer, or provide legal description and sketch for new PUE. (3) Sheet C3.11 notes an existing PUE at the point of connection to the wastewater system for the line serving Pods B and C buildings. Provide a copy of the existing PUE, or provide legal and sketch of the area to accompany a new PUE.

2. **Previous Comment 9.d:** Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.

Issue: A draft "Stormwater Discharge Easement Agreement" was submitted on October 10, 2016. As previously noted, the application cannot be scheduled for a public hearing before the PZB until applicant demonstrates land rights exist for proposed stormwater management system on Santa Fe College parcel. A response sufficiently addressing this comment must be received no later than October 24, 2016 for the application to be scheduled for the November PZB Meeting.

3. **Previous Comment 11.a:** The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.

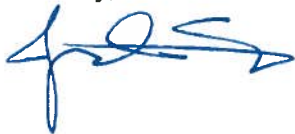
Issue: A memorandum from Rodolfo Valladares, P.E., dated October 10, 2016 (attached) addresses the applicant's response to the August 30 memorandum. Please address comments as noted in the October 10 memorandum.

4. **Previous Comment 11.c:** The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

Issue: A letter from A.J. "Jay" Brown, Jr., P.E., dated October 6, 2016 (attached) addresses the applicant's response to the August 31 letter. Please address comments in the October 6 letter. Also note that the City has determined a smooth driving transition is preferred at the proposed ingress/egress to NW 119th Terrace. Revise plans accordingly.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments:

Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated October 10, 2016
Letter from A.J. "Jay" Brown, Jr., P.E., dated October 6, 2016

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Adam Hall, AICP, Planner (without attachments)
Project File

October 10, 2016

Justin Tabor, AICP
City of Alachua
Post Office Box 9
Alachua, FL 32616

RECEIVED

OCT 10 2016

4/5

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

Please find four (4) copies of the following items enclosed for review and approval of the above referenced project:

- Tree Mitigation Payment Memo;
- Revised Flood Plain Memo;
- Draft Drainage Easement;
- Revised Comprehensive Plan Consistency Analysis;
- Legal Descriptions and Sketches for Proposed PUEs;
- Legal Descriptions;
- Signed and Sealed Revised Development Plans; and
- CD containing all PDFs.

September 12, 2016 DRT Insufficiencies

1. Section 6.1, Off-Street Parking and Loading Standards

- c. Section 6.1.10(A)(1) requires pedestrian crosswalks in parking lots of 100 or more spaces to be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Revise pedestrian crosswalks to comply with one of the three defined criteria.

Issue: Striping of pedestrian crosswalks was revised to address the comment; however, the width of pedestrian crosswalks was changed from 10 feet to 6 feet/8 feet. Section 6.1.10(A)(1) requires crosswalks in parking lots of 100 or more spaces to be a minimum 10 feet in width. Revise crosswalks to meet the minimum required 10 foot width.

- **The width of the pedestrian crosswalks has been revised to 10 feet. Please see the revised plans.**

2. Vehicular Circulation

- a. Applicant has proposed a gated connection to CR 2054. No provision has been made for vehicles to exit the site if access cannot be obtained. Provide turn around on site at connection point to CR 2054. Reference Comprehensive Plan FLUE Policy 1.5.d.7.

Issue: Applicant has revised civil plans to relocate the gated access to the service yard. Architectural Plans (Sheet A102) not revised to reflect accordingly. Revise as needed for consistency throughout plan set.

- **The gated access on Architectural Plan, sheet A102, has been revised to match the Civil plans.**

3. Section 6.2.1, Tree Protection Standards

a. *Tree Mitigation:*

- ii. Per Section 6.2.1(D)(7), tree banking/off-site mitigation is only permitted when tree replacement cannot be accommodated through on-site mitigation.

Applicant must provide support and demonstrate why on-site mitigation is not possible. If applicant sufficiently demonstrates that on-site mitigation is not possible, applicant must address the following:

- (c) Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.

Issue: A minimum of 50% of trees within Pods B and C proposed to meet mitigation requirements must be shade (i.e., canopy) trees. Less than 50% of the trees proposed are canopy trees. Revise tree species proposed to meet mitigation requirements to meet minimum percentage of required canopy trees.

- **Tree species have been revised so that 50% of the total mitigation trees proposed within Pods B and C are shade trees.**

7. Section 6.9, Environmental Protection Standards

- b. Subject property is located within a modified flood plain area.

- i. Section 6.9.4(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

Issue: Applicant has submitted a memorandum from Randy Olney, P.E., concerning the requirements of Section 6.9.4(C)(7)(c). The subsection of Section 6.9.4(C)(7) pertaining to this comment is subsection (a), which states, "[n]o encroachments, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles." Applicant must submit materials to address compliance with Section 6.9.4(C)(7)(a).

- **The flood plain memorandum has been revised accordingly. Please find the revised memorandum attached.**

9. General Comments

- b. Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.

Issue: Legal descriptions and sketches for new PUEs must be provided at this time for review. The application cannot be scheduled for a public hearing before the PZB until PUEs are prepared for all new public utility infrastructure proposed by the Site Plan.

- **Please find the legal descriptions and sketches for the proposed PUEs attached.**

- c. Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.

Issue: (1) Legal description on Sheet C0.00 does not include Alachua Foundation Park Holding Company, LLC property (Tax Parcel Number 03191-011-001.) Revise legal description to include all lands included within plans. (2) No legal description on 8.5" x 11" paper submitted to address revisions to legal description included within supporting application materials (i.e., attachments to Site Plan Application). Provide revised legal description on 8.5" x 11" paper within supporting application materials.

- **The legal description on Sheet C0.00 has been revised. Please also find an 8.5"x11" paper legal descriptions attached.**

- d. Modifications to stormwater management system are proposed on Tax Parcel 03191- 010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.

Issue: Drainage easement over Santa Fe College parcel must be provided at this time. The application cannot be scheduled for a public hearing before the PZB until applicant demonstrates land rights exist for proposed stormwater management system on Santa Fe College parcel.

- **Draft drainage easement has been included in this submittal.**

10. Comprehensive Plan Consistency Analysis

- a. Response to Policy 1.5.d.2: Incorrect buffer type identified (Type C, 10' is correct buffer).

Issue: Revised Comprehensive Plan Consistency Analysis has not been submitted. Submit revised Comprehensive Plan Consistency Analysis for review.

- **Please find the revised Comprehensive Plan Consistency Analysis attached.**

11. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

Issue: Revised application materials have been provided to those persons identified above. Any comments received concerning the revised materials shall be provided separately.

- **Acknowledged, we will address these comments once we receive them.**

Additional Comments Concerning Plans/Materials Submitted on September 27, 2016

1.1 Section 6.4, Exterior Lighting Standards

- a. Section 6.4.4 (E) states the ratio of maximum to minimum lighting measured at ground level shall not exceed 10:1. Maximum to minimum ratio within Pod C, "Front Entry 2C", Sheet E-3, is 10.6:1. Revise accordingly.
 - **Sheet E-3 has been revised.**
- b. Sheet C0.00: Note 1, Development Data – square footage of existing building and Pod A building identified as 44,751 square feet; square footage of Pods B and C buildings identified as 42,466 square feet. Pod A building square footage identified in this note affects parking calculations (which are based on square footage of 42,466 for all buildings). Verify correct square footage is identified for all pods/existing building, and revise parking calculations if necessary.
 - **The architect confirmed that all proposed buildings are 42,460 square feet. The Development Data on sheet C0.00 has been revised accordingly.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 519-5940 or at randy@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Randall S. Olney, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: October 10th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RJV*
Public Services Director

RE: Foundation Park Phase 2 (Resubmittal)

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.] Resubmittal [Approved]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30-inches above top of slab. Annotate drawing to reflect CL elevation. [Revise and Resubmit.] Resubmittal [Approved]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.] Resubmittal [Approved]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.] Resubmittal [Approved as Noted] Per phone conversation with Randy Olney, 352-519-5947 (October 10, 2016; 4:45pm) line size will be illustrated on detail.

5.	<p><u>Detail 4: Dumpster Enclosure</u>; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.] Resubmittal [Approved]</p>
6.	<p><u>Detail</u>; Provide tapping detail. [Submit.] Resubmittal [Approved]</p>
7.	<p><u>Sheet C3.10</u>; Provide 8 x 4-inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.] Resubmittal [Approved]</p>
8.	<p><u>Electric</u>; No electric plans are provided for review. [Submit.] Resubmittal: No electric plans provided for review.</p>
9.	<p><u>Item #9</u>; Response identifies "no elements of historical significance on site". Submit documentation confirming finding. [Submit for Receipt Acknowledged] Resubmittal [No Response Required.]</p>
10.	<p>Policy 1.1.D states "...development will allow a net increase of +or - 127,400 SF", which is it + or - (should be +). Same for 4.1.C Change narrative to read "up to 127,400 SF" or "approximately 127,400 SF". Resubmittal [No Response Required.]</p>
11.	<p><u>Sheet E1, 2 & 3</u>; General Notes; Note (1) references "highlighted points". Clarify referenced material. [Revise and Resubmit.] Resubmittal [Approved.]</p>
12.	<p><u>Maintenance of Traffic Notes</u>; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: 3. Submit for City's review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ul style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work. Resubmittal [No Response Required.]</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

October 6, 2016

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

RECEIVED

OCT 10 2016

42

Re: Foundation Park – Phase 2
Civil Engineering Review (2nd Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/27/16. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review was limited to checking the original review comments I provided the City on 8-31-16. I have reprinted only the original comments I have additional comments on, and provided the new 2nd round comment in bold-italic.

General

1. Most all of the original comments were addressed satisfactorily.

Sht. C1.10

1. Be sure valley gutter is desired along NW 119th Terrace @ the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.

I would still suggest that the City of Alachua determine if they want valley gutter at these driveway connections. I understand without a slope of 0.50% some water may be trapped in the gutter at the connection to the pavement, yet this is a tradeoff compared to the long term valley gutter maintenance and concerns of a smooth driving transition at the driveway. This is a comment related to preference only for the City. The engineering design is appropriate.

Sht. C2.11

1. Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
Not having existing topographic or design information is not a good enough answer when you are designing a new parking lot on top of an existing storm sewer stub. It should be evaluated in the field to see if the stub exists. At a minimum, please note for the contractor to verify if the stub exists and a proper brick & mortar plug to be provided to

prevent future erosion problems. The better choice would be to have that storm pipe removed.

2. Identify catch vs. spillout curb and gutter near S-10.
This was still not labeled.

Sht. C3.10

1. I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
A 4" water main tap and valve connection is shown. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making a 6" tap. If the idea is that this entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design is not prepared to provide verification that a 4" tap and valve is the appropriate size.

Sht. C3.11

1. Consider a 6" fire line connection if the fire line & sprinkler system is not designed yet.
A 4" water main tap and valve connection is shown. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making a 6" tap. If the idea is that this entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design is not prepared to provide verification that a 4" tap and valve is the appropriate size.

Sht. L-304

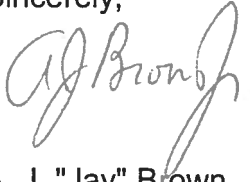
1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
This is still not shown connecting. There are irrigation meters shown in the individual building water meter banks, but the Irrigation Plans or Utility Plans to do not show connecting to those meters or to the new 8" water line along CR 2054.

Sht. L-403

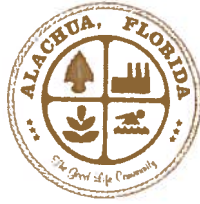
1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
This is still not shown connecting. There are irrigation meters shown in the individual building water meter banks, but the Irrigation Plans or Utility Plans to do not show connecting to those meters or to the new 8" water line along CR 2054.

Please feel free to call me if there are any questions remaining regarding my comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in dark ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 29, 2016

Mr. Randall S. Olney, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Response to Development Review Team (DRT) Comments:
Foundation Park, Phase 2 – Site Plan

Dear Mr. Olney:

On September 27, 2016, the City of Alachua received your revised application for the project referenced above.

Based upon a review of the materials submitted, the City has determined that the following items are still outstanding and need to be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board.

Please submit four (4) complete applications packages addressing these issues along with a digital copy of all materials in PDF format on a CD by **4:00 PM on October 10, 2016**.

You must provide 13 *double-sided, three-hole punched sets* of the application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses all comments above, a public hearing before the PZB may be scheduled for the PZB's November Meeting.

Please address the following remaining insufficiencies:

Application Submittal Requirements

Four (4) copies of the plans and new supporting application materials were submitted. City submittal policies require four (4) copies of all application materials to be supplied for application resubmittals. Please ensure future resubmittals include four (4) copies of all application materials.

September 12, 2016 DRT Insufficiencies

1. Section 6.1, Off-Street Parking and Loading Standards

- c. Section 6.1.10(A)(1) requires pedestrian crosswalks in parking lots of 100 or more spaces to be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Revise pedestrian crosswalks to comply with one of the three defined criteria.

Issue: Striping of pedestrian crosswalks was revised to address the comment; however, the width of pedestrian crosswalks was changed from 10 feet to 6 feet/8 feet. Section

6.1.10(A)(1) requires crosswalks in parking lots of 100 or more spaces to be a minimum 10 feet in width. Revise crosswalks to meet the minimum required 10 foot width.

2. Vehicular Circulation

- a. Applicant has proposed a gated connection to CR 2054. No provision has been made for vehicles to exit the site if access cannot be obtained. Provide turn around on site at connection point to CR 2054. Reference Comprehensive Plan FLUE Policy 1.5.d.7.

Issue: Applicant has revised civil plans to relocate the gated access to the service yard. Architectural Plans (Sheet A102) not revised to reflect accordingly. Revise as needed for consistency throughout plan set.

3. Section 6.2.1, Tree Protection Standards

a. Tree Mitigation:

- ii. Per Section 6.2.1(D)(7), tree banking/off-site mitigation is only permitted when tree replacement cannot be accommodated through on-site mitigation. Applicant must provide support and demonstrate why on-site mitigation is not possible. If applicant sufficiently demonstrates that on-site mitigation is not possible, applicant must address the following:

- (c) Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.

Issue: A minimum of 50% of trees within Pods B and C proposed to meet mitigation requirements must be shade (i.e., canopy) trees. Less than 50% of the trees proposed are canopy trees. Revise tree species proposed to meet mitigation requirements to meet minimum percentage of required canopy trees.

7. Section 6.9, Environmental Protection Standards

- b. Subject property is located within a modified flood plain area.
 - i. Section 6.9.4(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

Issue: Applicant has submitted a memorandum from Randy Olney, P.E., concerning the requirements of Section 6.9.4(C)(7)(c). The subsection of Section 6.9.4(C)(7) pertaining to this comment is subsection (a), which states, "[n]o encroachments, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles." Applicant must submit materials to address compliance with Section 6.9.4(C)(7)(a).

9. General Comments

- b. Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.

Issue: Legal descriptions and sketches for new PUEs must be provided at this time for review. The application cannot be scheduled for a public hearing before the PZB until PUEs are prepared for all new public utility infrastructure proposed by the Site Plan.

- c. Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.

Issue: (1) Legal description on Sheet C0.00 does not include Alachua Foundation Park Holding Company, LLC property (Tax Parcel Number 03191-011-001.) Revise legal description to include all lands included within plans. (2) No legal description on 8.5" x 11" paper submitted to address revisions to legal description included within supporting application materials (i.e., attachments to Site Plan Application). Provide revised legal description on 8.5" x 11" paper within supporting application materials.

- d. Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.

Issue: Drainage easement over Santa Fe College parcel must be provided at this time. The application cannot be scheduled for a public hearing before the PZB until applicant demonstrates land rights exist for proposed stormwater management system on Santa Fe College parcel.

10. Comprehensive Plan Consistency Analysis

- a. Response to Policy 1.5.d.2.: Incorrect buffer type identified (Type C, 10' is correct buffer).

Issue: Revised Comprehensive Plan Consistency Analysis has not been submitted. Submit revised Comprehensive Plan Consistency Analysis for review.

11. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

Issue: Revised application materials have been provided to those persons identified above. Any comments received concerning the revised materials shall be provided separately.

Additional Comments Concerning Plans/Materials Submitted on September 27, 2016

1.1. Section 6.4, Exterior Lighting Standards

- a. Section 6.4.4(E) states the ratio of maximum to minimum lighting measured at ground level shall not exceed 10:1. Maximum to minimum ratio within Pod C, "Front Entry 2C", Sheet E-3, is 10.6:1. Revise accordingly.
- b. Sheet C0.00: Note 1, Development Data – square footage of existing building and Pod A building identified as 44,751 square feet; square footage of Pods B and C buildings identified as 42,466 square feet. Pod A building square footage identified in this note affects parking calculations (which are based on a square footage of 42,466 for all buildings). Verify correct square footage is identified for all pods/existing building, and revise parking calculations if necessary.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: September 28, 2016

To: Development Review Team (DRT) Members:
Rodolfo Valladares, P.E., Public Services Director

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor
Principal Planner *JE*

Re: Foundation Park, Phase 2: Site Plan
Resubmittal dated **September 27, 2016**

The Planning & Community Development Department has received an application resubmittal for the project referenced above.

This resubmittal is intended to address comments provided to the applicant in your memorandum dated February 9, 2016 (attached.)

The Planning & Community Development Department requests that Public Services staff **review the revised plans (attached) to determine that the applicant has sufficiently addressed the comments in the August 30, 2016, memorandum.**

Please review and submit written comments to the Planning Department no later than:

Thursday, October 6, 2016.

Received by:

[Signature]
Please sign and print name

09/28/2016
Date

On behalf of:

September 27, 2016

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

RECEIVED

SEP 27 2016

Per _____

RE: Foundation Park, Phase II – Site Plan

Dear Justin:

Please find four (4) copies of the following items enclosed for review and approval of the above referenced project:

- No permit required documentation from the SRWMD;
- Tree Mitigation Payment Memo;
- Signed and Sealed Certified Flood Statement Memo;
- Signed and Sealed Revised Fire Flow Memo;
- Signed and Sealed Development Plans; and
- CD containing PDFs of all attachments;

We submit these items along with this letter as a means to address your comments from September 12, 2016.

City of Alachua – Planning & Community Development
Justin Tabor, AICP

1. Section 6.1, Off-Street Parking and Loading Standards

- a) Applicant has calculated minimum required parking based upon all area of the buildings as laboratory space, for which the minimum parking standard is 1 space per 350 square feet of floor area (also the standard for offices and areas supporting offices/laboratories.) Provide floorplans of each building to support such use. Any other area subject to parking standard of 1 space per 1,000 square feet of floor area.
 - **Please refer to architectural floor plans on sheets A101, A102 and A103 to verify intended use.**
- b) Applicant must address compliance with Section 6.1.8(B)(3), which requires primary drive aisles in parking lots of 300 or more spaces to be configured to appear as an extension of the public street network. Reference this section for specific design requirements.
 - **After our discussion, this requirement was deemed not applicable for this development.**
- c) Section 6.1.10(A)(1) requires pedestrian crosswalks in parking lots of 100 or more spaces to be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Revise pedestrian crosswalks to comply with one of the three defined criteria.
 - **The pedestrian striping for the crosswalks has been revised per our discussion at the DRT meeting. Please see the Master Site Plan, C1.00, and the Detailed Horizontal Control and Site Plan, C1.10 – C1.13.**
- d) Section 6.1.10(A)(2) requires within parking lots of 300 or more spaces an improved pedestrian pathway with a minimum width of 3 feet in a continuous landscaped parking island every fourth row (not aisle – row) of parking. Revise plans to provide improved pedestrian pathways in parking lot as required per referenced section.
 - **The requested 3' sidewalks have been added to the landscape islands at the required intervals per Section 6.1.10(A)(2). Please see the Master Site Plan, C1.00, and the Detailed Horizontal Control and Site Plan, C1.10 – C1.13.**

- e) Dimension width of drive aisle north of the service yard between the existing/proposed buildings in Pod A to demonstrate compliance with Table 6.1-3, Off-Street Parking Aisle Dimensions.
 - **The drive aisle has been dimensioned. Please refer to sheet C1.12.**
- f) C0.00, Note 3: Provide analysis of compliance with off-street parking standards for proposed improvements within Pods A + B and within Pods A + B + C.
 - **A table demonstrating the sequence of parking development with each pod has been added to sheet C0.00.**

2. Vehicular Circulation

- a) Applicant has proposed a gated connection to CR 2054. No provision has been made for vehicles to exit the site if access cannot be obtained. Provide turn around on site at connection point to CR 2054. Reference Comprehensive Plan FLUE Policy 1.5.d.7.
 - **The gate has been relocated to provide sufficient space for a delivery truck to completely pull out of the CR 2054 right of way, and signs added to indicate "Delivery Entrance Only." Please refer to sheet C1.10.**
- b) No traffic control devices (i.e., stop signs/bars) to address conflicting flow of vehicular traffic provided at the following locations:
 - i. Egress to CR 2054;
 - **A stop bar and stop sign has been added to this egress point. Please refer to sheet C1.10**
 - ii. South of service yard between Pod B building and Pod C building; and
 - **A stop bar and stop sign has been added. Please refer to sheet C1.10**
 - iii. North of service yard between existing building and proposed Pod A building.
 - **A stop bar and stop sign has been added. Please refer to sheet C1.12**

3. Section 6.2.1, Tree Protection Standards

a) Tree Mitigation:

- i. No tree mitigation provided for trees proposed for removal in Pod 2B. Address required mitigation for regulated and heritage trees in Pod 2B.
 - **A mitigation table has been added to Sheet L-300.**
- ii. Per Section 6.2.1(D)(7), tree banking/off-site mitigation is only permitted when tree replacement cannot be accommodated through on-site mitigation. Applicant must provide support and demonstrate why on-site mitigation is not possible. If applicant sufficiently demonstrates that on-site mitigation is not possible, applicant must address the following:
 - a. Mitigation formula shall be in accordance with 6.2.1(D)(7)(c): cost of replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration (10% of the preceding.)
 - **Please refer to the attached "Tree Mitigation Memo" for more information regarding mitigation for this project.**
 - b. Mitigation costs shall be supported by proposals for such work (minimum three proposals) for replacement tree, installation, and one year maintenance or signed and sealed by a registered landscape architect.
 - **Please refer to the attached "Tree Mitigation Memo" for more information regarding mitigation for this project.**
 - c. Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.
 - **Please refer to the attached "Tree Mitigation Memo" for more information regarding mitigation for this project.**
 - d. Fee for off-site tree mitigation requires City Commission approval by resolution. Any action by the PZB may be conditional upon City Commission approval of tree banking. Should the City Commission deny off-site mitigation/tree banking request, applicant

shall be required to revise plans to provide on-site mitigation. Action may require submittal of a new Site Plan Application, new fee, review of revised plans, and re-approval of revised Site Plan by the PZB.

- **Noted.**

- e. Per Section 6.2.1(G)(1), site plans constitute the issuance of a tree removal permit consistent with the approved plan. Any required mitigation payment shall be required to be paid to the City prior to the issuance of any building permit. Note under tree mitigation tables state payment shall occur before issuance of a tree removal permit. Revise accordingly.
 - **The mitigation note has been modified on Sheets L-300 and L-400 to state that the required mitigation payment shall be required to be paid to the City prior to the issuance of any building permit.**

- b) Proposed ingress/egress to NW 119th Terrace will require the removal of existing trees; however, trees are not shown on Sheet C0.30 – Demolition and Tree Protection Plan. Additionally, trees north of the existing parking lot will be required to be removed with proposed improvements in Pod 2A, but are not shown for removal on Sheet C0.30. Identify trees proposed for removal, including size, and provide for protection of trees to remain.

- **Sheet C0.30 has been updated accordingly.**

4. Landscape Plans: Sheets L-100 – L-403

- a) Detail of existing site landscaping, including but not limited to the species of each existing tree, must be provided to demonstrate compliance with landscaping standards provided in Sections 6.2.2 and 6.2.3, including but not limited to: site landscaping; parking lot perimeter landscaping; and arterial screening. A full compliance review cannot be performed until such detail is provided within the plans.
 - **Please refer to Sheets L-101 through L-103 for existing trees proposed as part of the previously approved Phase 1 (provided for reference only, as requested). All required calculations showing that the entirety of the site is code-compliant with the construction of each pod have been provided for each individual pod.**
- b) Section 6.2.2(D)(1), Site Landscaping:
 - i. Address compliance of Pods 2B and 2C with site landscaping requirements for the primary/street-facing side and front side (side between proposed buildings in Pods 2B and 2C and CR 2054): requires three canopy trees per acre to be planted on the primary or street facing side; and requires 50% of understory trees in front of the structure. Revise labels of the primary and rear sides on Sheets L-300 and L-400 accordingly.
 - **In the previous submittal, calculations for Pods B and C canopy and understory trees required along the primary/street-facing side of the site were calculated considering U.S. 441 as the primary/street-facing side of the site (as calculated in Phase 1 and Pod A). In the Landscape Architect's discussion with the City of Alachua's Principal Planner, we discussed that the site has the unique characteristic of having two primary or street-facing sides: County Road 2054 (for Pods B and C) and U.S. Highway 441 (for Pod A and Phase1). Based on these discussions with City staff, the canopy and understory primary/street-facing calculations are provided for Pods B and C considering County Road 2054 as the primary/street-facing side of the site. However, as recommended during these discussions, we have calculated the primary/street-facing side requirements using only the area of Pods B and C combined (6.85 acres) instead of the entire site acreage (14.5 acres), since the requirement will have already been met for the entire site acreage with Phase 1 and Pod A calculations utilizing U.S. 441 as the primary/street-facing side. Additional canopy and understory trees have been added along County Road 2054 frontage in order to meet this requirement. Please refer to Sheets L-300 and L-400 for revised calculations.**
 - ii. 14 canopy trees required to be planted in front of each building to meet building façade tree requirement. Only 13 canopy trees provided between building in Pod 2B and CR 2054.
 - **One additional tree has been added.**
- c) Detail of existing site landscaping, including but not limited to the species of each existing tree
 - i. Shrubs not depicted in landscape islands, as required, in Pod 2A and parts of Pod 2C. Rate of 10 shrubs per tree.

- Shrubs have been distributed in the parking lot in order to better meet the intent of the code.
 - ii. 36 trees proposed in Pod 2A, however, only 351 shrubs provided. Minimum 360 required.
 - **Nine (9) additional shrubs have been provided**
 - d) Trees on the pod line between Pods 2A and 2C are shown as proposed within both pods (reference Sheets L-201 and L-401.) Revise to indicate within which pod the trees shall be included and planted, and verify landscaping calculations on Sheets L-200 and L-400 are revised as may be needed.
 - **These trees are proposed in Pod A and will be removed and replaced as part of Pod C construction. A note has been added on Sheet L-401 to provide clarification.**
 - e) Sheet L200: Note box in the center of sheet states calculations include Pod 2B. No plantings proposed in Pod 2B as part of Pod 2A improvements. Please revise statement accordingly.
 - **The language has been modified.**
 - f) L-400: Verify site landscaping calculations (lower right corner of sheet) are correct (landscaped area within Pod 2C is greater than in Pod 2B.)
 - **Noted.**
5. Section 6.2.3, Screening Standards
- a) Waste receptacle screening detail provided on Sheet A301 appears to be detail from previously permitted building. Revise detail as needed.
 - **The detail has been revised. Please refer to sheet A202.**
6. Section 6.4, Exterior Lighting Standards
- a) Sheet E-1: Light fixtures located in Pod C appear to affect photometrics of Pod A (reference northeast corner of Pod A parking area). Revise photometric calculations; confirm uniformity ratios are within required max/min (per Section 6.4.4(E), 10:1).
 - **Photometrics for each Pod include only existing Phase 1 lighting and proposed new lighting for that Pod. Note added to plan sheets.**
 - b) Section 6.4.4(D)(2): Provide maximum initial lamp lumens of all light fixtures; maximum permitted is 24,000 lumens.
 - **Initial luminaire lumens added to Fixture Schedules.**
7. Section 6.9, Environmental Protection Standards
- a) Applicant has proposed the construction of a temporary SMF in Pod A, north of the parking area proposed for Pod A. Provide documentation that demonstrates the proposed temporary SMF has been reviewed by SRWMD. If permitting is required by SRWMD, provide a copy of SRWMD permit. If no permitting is required, provide documentation from SRWMD evidencing as such.
 - **SRWMD has determined that no permit is required for this development as the entire site is a part of a master system already permitted. Correspondence from SRWMD has been included in the submittal to document this determination.**
 - b) Subject property is located within a modified flood plain area.
 - i. Provide a drawing which depicts modified flood plain area and the base flood elevation of the modified flood plain. Drawing must be signed and sealed by a licensed professional engineer.
 - **The modified flood plain area and base flood elevations have been added to the Existing Conditions Map, sheet C0.01. The entire Foundation Park development is above the modified flood elevation.**
 - ii. Section 6.9.4(C)(3) requires the minimum finished floor elevations for each building are at least 1 foot above the base flood elevation. Confirm all FFEs are at least 1 foot above the base flood elevation of the modified flood plain. Note the plat of Progress Technology Park requires a minimum FFE on Lot 1 of 76.5.
 - **All proposed finish floor elevations are greater than one foot above the base flood elevation.**

- iii. Section 6.9.7(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.
 - **Please find a certified flood elevation memo enclosed.**
8. Architectural Plans – A:200 and A:301
- a) Plans appear to be from previous site plan application.
 - i. Revise to provide architectural plans of each proposed building (or typical detail, if applicable).
 - **The elevations have been updated to reflect the appropriate view of each respective building. Note that Pods A and B are identical but rotated 180°.**
 - ii. Revise detail of proposed waste receptacle screening within north service yard and service yard walls as necessary.
 - **The elevation details have been revised on sheet A202.**
9. General Comments
- a) Needed fire flow: No data provided to show flow/pressure of potable water system at the subject property. Demonstrate the necessary pressure exists to meet required demand. Any required testing shall be coordinated with the Public Services Department, and results subject to review/acceptance by Public Services and Alachua County Fire/Rescue.
 - **Please find the revised fire flow memo with hydrant flow data enclosed.**
 - b) Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.
 - **Per your emails with Aaron Hickman, he is providing you with the PUEs to replace the ones on the current plat. Aaron will provide you with the PUEs for Pods A, B, and C prior to construction plan approval.**
 - c) Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.
 - **Please find the revised legal description on the Cover Sheet, C0.00.**
 - d) Modifications to stormwater management system are proposed on Tax Parcel 03191- 010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.
 - **We are in the process of obtaining an easement for the stormwater pipe modifications through the Santa Fe College property. We will provide you with the easement once it is obtained.**
 - e) Setbacks along NW 119th Terrace and CR 2054 labelled as side setbacks. Please revise label to “front setback” or “setback”.
 - **All setbacks have been labeled as “setbacks.”**
 - f) Sheet C0.00:
 - i. The existing building is included within Pod A under Note 1, Development Data, but labelled as “existing pod” and not included elsewhere (such as vehicular/bicycle parking and loading calculations) within Pod A. Please clarify as needed throughout plans.
 - **The existing building/development has been separated out from the other Pods throughout the cover sheet and plans for clarification.**
 - ii. Note 2, Minimum building setback for the ILW zoning district, per Table 5.2-2, are as follows: front -20 feet; side – 15 feet; rear – 15 feet.

- **These values have been corrected on sheet C0.00. The provided setbacks exceed the required values.**
- iii. Note 2: Maximum FAR is 0.50, and established by Policy 1.5.d, FLUE. Please clarify maximum permitted FAR per Policy 1.5.d and proposed FAR as presently provided on plans.
 - **The value indicated has been referenced as "proposed FAR." Please refer to sheet C0.00.**
 - iv. Note 3, Parking calculations: Off-street parking provided in Pod C is 108 spaces.
 - **The parking shown for Pod C has been updated. The total parking provided meets the required parking for the development. Please refer to sheet C0.00.**
 - v. Note 3, Parking calculations: Off-street loading should be calculated per 6.1.5(C)(1)/Table 6.1-2 (two loading spaces required.)
 - **The off-street loading calculation has been revised. Off-street loading spaces meet the required number of spaces for each sequence of the project. Please refer to sheet C0.00.**
 - vi. Note 3, Parking calculations: Clarify off-street loading spaces provided in each pod/for all pods collectively.
 - **The number of off-street loading spaces is shown both by pod and for each sequence of development. Please refer to sheet C0.00.**
 - vii. Note 7: Paragraphs below zoning designation are applicable to different project. Revise note as needed.
 - **The zoning discussion has been updated. Please refer to sheet C0.00.**
- g) Sheet C2.13: A stabilized access from NW 119th Terrace to the existing SMF exists proximate to structures S-6 and S-7. Show stabilized surface on plans and provide for its replacement if stormwater improvements impact the access.
 - **The stabilized maintenance path and repair/replacement detail is now shown on sheet C2.13.**
 - h) Proposed ingress/egress from CR 2054 is contingent upon City Commission's approval of partial plat annulment of Lot 1, Progress Technology Park. Direct driveway access to CR 2054 presently prohibited by a note on the plat of Progress Technology Park (except for emergency vehicles.)
 - **Acknowledged.**
 - i) Verify terminology for each pod is consistent throughout the plan set. For example, civil drawings reference Pods A, B, and C; landscape plans reference Pods 1, 2A, 2B, and 2C.
 - **The existing development will be referred to as "existing," and "Pod A," "Pod B," and "Pod C" are the terms for each successive proposed building. This terminology has been standardized throughout the plan set.**
 - j) Site Plan review schedule contingent upon satisfactorily addressing the sufficiency comments for the annulment of Lot 1 of Progress Technology Park, as provided to Aaron Hickman, PLS, in a letter dated August 31, 2016, and the City Commission's action on said annulment (tentatively scheduled for October 10, 2016 City Commission Meeting.)
 - **Acknowledged.**
10. Comprehensive Plan Consistency Analysis
 - a) Response to Policy 1.5.d.2.: Incorrect buffer type identified (Type C, 10' is correct buffer).
 - **Acknowledged, the buffer is now labeled as "10' buffer" on the applicable plan sheets.**
11. Public Services/Fire Rescue/Outside Engineering Review Comments

- a) The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
 - **Acknowledged. Response to Rodolfo Valladares, PE comments are enclosed in this letter.**
- b) The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016.
 - **Acknowledged. Response to Brian Green comments are enclosed in this letter.**
- c) The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.
 - **Acknowledged. Response to Jay Brown, Jr, PE comments are enclosed in this letter.**

**Alachua County Fire Rescue
Brian Green**

1. I have a concern about the notation stating that the backflow preventer will be inside the building. It is a common requirement of the water purveyor for the backflow to be at or near the point of service. I need this location to be confirmed by the water department.
 - **The fire service will be designed by others and is shown for coordination purposes only at this time. However, the existing building was designed and constructed with a backflow preventer inside the mechanical room similar to what is shown for Pods A, B and C.**
2. The FDC location will be reviewed at time of building and fire sprinkler plan review.
 - **Acknowledged.**

**City of Alachua Planning & Community Development
Rodolfo Valladares, P.E.**

1. Detail: Water Meter; Sheet C2.31
 - a) Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. **[Revise and Resubmit]**
 - **This has been noted on the detail sheet C2.31.**
2. Detail: 5/8-inch Water Meter; Sheet C2.31
 - a) Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. **[Revise and Resubmit]**
 - **This has been noted on the detail sheet C2.31.**
3. Detail 4: Dumpster Enclosure; Sheet A301
 - a) Annotate enclosure's height. Identify typical size of dumpsters to be used. **[Revise and Resubmit]**
 - **The updated detail on sheet A202 indicates the height of the enclosure. Actual dumpsters to be used by occupants to be determined, however the indicated height of enclosure meets the requirement of 6.2.3 (B) (1) of the City of Alachua Land Development Regulations.**
4. Detail: Provide tapping detail.
 - a) **[Submit]**
 - **A tapping detail has been added to sheet C2.31.**
5. Sheet C3.10;
 - a) Provide 8 x 4-inch wet tab for fire line – 2 x 2-inch wet tap for water meters. **[Submit]**
 - **Wet taps have been modified as noted to match the existing water main. Please refer to sheet C3.10.**

6. Electric;
 - a) No electric plans are provided for review. **[Submit]**
 - **Conduit and transformer locations are shown on the Civil plans for coordination purposes only.**
7. Item #9;
 - a) Response identifies "no elements of historical significance on site". Submit documentation confirming finding. **[Submit for Receipt Acknowledged]**
 - **Per the DRT meeting, documentation is no longer required.**
8. Policy 1.1.D states "...development will allow a net increase of + or – 127,400 SF", which is it + or – (should be +). Same for 4.1.C;
 - a) Change narrative to read "up to 127,400 SF" or approximately 127,400 SF".
 - **The intent of "±" in the narrative was to mean "approximately".**
9. Sheet E1, 2 & 3; General Notes;
 - a) Note (1) references "highlighted points". Clarify referenced material. **[Revise and Resubmit]**
 - **The minimum and maximum points for each area are bolded on the plan sheets. Refer to sheet E-1, for example, in the loading dock area the "6.0" and "4.3" points are bolded to indicate maximum and minimum values for that area.**
10. Maintenance of Traffic Notes; Sheet C0.10;
 - a) Incorporate the following narrative within the MOT notes following note 2.
 - i. Submit for City's review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable:
 - a. Pedestrian and public vehicular traffic routing.
 - b. Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours, and duration of closure, vehicular, and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades.
 - c. Access to building immediately adjacent to worksite.
 - d. Driveways blocked by construction operations.
 - **The note provided has been added to the MOT notes on sheet C0.10**
 - ii. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable.
 - **This note has been added to the MOT notes on sheet C0.10.**
 - iii. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
 - **This note has been added to the MOT notes on sheet C0.10.**

JBrown Professional Group Inc.
A.J. "Jay" Brown, Jr., P.E.

General

1. The design drawings are very complete and thorough. Most of my comments are minor in nature and can easily be addressed.

- **Acknowledged, thank you.**
- 2. I do not see any survey drawings as part of the drawing set. Is there a Boundary & Topographic Survey? If so, I recommend the survey be included as part of the drawing set. It is always desirable to see the existing survey conditions independent of the proposed design conditions
 - **No survey was performed for this project. The plans are based upon AutoCAD files provided by the client and EDA for the previous development performed onsite. Available topographic information has been added to sheet C0.01.**

Sheet C0.01

1. No Topography shown. See item 2 above. Existing topography shown on this sheet is recommended if the survey is not added.
 - **Available topographic information has been added to sheet C0.01.**

Sheet C0.030

1. Suggest a sawcut be used in the northwest corner of the existing parking lot instead of making the pavement connection to a rounded drive. The new pavement connection to the existing pavement will be easier to pave.
 - **The suggested sawcut has been added to sheet C0.30.**
2. Pod B & C Buildings fall within the 100 year FEMA Flood Zone A. Has a flood study been performed for this area? I did not find a denoted flood elevation for this area. The other 2 existing buildings in the vicinity are also within the flood zone although I did not find any previous FEMA LOMR's on record. Please explain the impact the FEMA flood zone has on the Pod B & C buildings for this project.
 - **The base flood elevation was modified to an elevation 71.90 ft (NGVD29 Datum) when the master stormwater pond was permitted for the Santa Fe College construction. The finish floor elevations for proposed Pods A, B, and C will be above more than one foot above the modified flood elevation of 71.90 ft.**

Sheet C1.10

1. Be sure valley gutter is desired along NW 119th Terrace @ the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.
 - **The valley gutter is needed to maintain the existing flow conditions because 119th Terrace is sloped at less than 0.5% in this area.**
2. Dimension bike rack pad next to Pod B building SE entry.
 - **The bike rack pad has been dimensioned on sheet C1.10.**
3. Suggest sawcut / new pavement be "squared off" in SW parking space. See previous comment item 1 on Sheet C0.30.
 - **New pavement is now shown as recommended for constructability.**

Sheet C1.12

1. On the radial 6 space parking bay in the center of the sheet, be sure to denote 9' width is adjacent to curb and not adjacent to drive aisle.
 - **The radial parking is now dimensioned with coordinate control to ensure each space has at least 9' width at the curb.**

Sheet C1.13

1. Dimension main walks 7' wide.
 - **The sidewalk has been dimensioned on sheet C1.13**

Sheet C2.10

1. Provide pipe sizes for existing storm sewer piping and show from S-1 to basin. Can show on Master Plan.

- **The pipe sizes for the existing storm sewer network have been added to sheet C2.00.**
- 2. Make sure slope in sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
 - **Spot elevations added to verify the curb ramps do not exceed 1:12. Please refer to sheet C2.10**
- 3. A few more spot elevations along the pavement in the parking aisle next to the Pod A building would be preferred especially around the handicap parking spaces.
 - **Spot elevations have been added to handicap parking at Pod A on sheet C2.10.**
- 4. Label the "concrete spillways" in the plan view.
 - **The spillways are now labeled in the plan view on sheet C2.10.**

Sheet C2.11

1. A few more spot elevations along the pavement in the parking aisle next to the Pod B building would be preferred especially around the handicap parking spaces.
 - **Additional spot elevations have been added around Pod B on sheet C2.11**
2. Make sure the slope in the sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
 - **Spot elevations added to verify the curb ramps do not exceed 1:12. Please refer to sheet C2.11.**
3. S-10 to S-11 pipe length may be 168' instead of 164'.
 - **The pipe network as drawn in Civil 3D reports 164'.**
4. Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
 - **The existing pipe stub is capped, and labeled accordingly. However, the existing pipe size is not shown on existing plans provided to us.**
5. The cross-slope on the s/w adjacent to the building exceeds 2% in some places. It should be revised to be no steeper than 2%.
 - **The sidewalk cross slopes have been revised so that they do not exceed 2%.**
6. Evaluate the driveway connection to NW 119th Terrace to consider the elimination of the valley gutter.
 - **The valley gutter is needed to maintain the existing flow conditions because 119th Terrace is sloped at less than 0.5% in this area.**
7. Identify catch vs. spillout curb and gutter near S-10.
 - **The spillout curb and gutter is now identified on sheet C2.11.**

Sheet C2.12

1. A few more spot elevations along the pavement in the parking aisle next to the Pod C building and the adjacent sidewalk would be preferred especially around the handicap parking spaces.
 - **Additional spot grades have been added to the parking, handicap parking, and adjacent sidewalk.**
2. Provide spot grading for the bike rack pad.
 - **Spot grades have been added to the bike rack pad.**
3. The storm pipe from S-15 to S-16 may be 134'.
 - **The pipe network as drawn in Civil 3D reports 130'**
4. The storm pipe from S-14 to S-15 may be 98'.

- **The pipe network as drawn in Civil 3D reports 96'**
5. The storm piping from S-10 to S-11 to S-14 to S-15 to S-16 is all 24" RCP @ 0.20%. We were not provided storm sewer pipe size calculations, but should all of these pipe segments be the same size & slope? Revise if appropriate.
 - **S-10 to S-11 was upsized to a 30" RCP. The rest of the network performs as required.**
 6. Primary electric lines are shown terminating under service drive between buildings.
 - **The center conduit has been updated to show terminating in an underground junction box within the north service yard.**
 7. Is that correct or should there be some type of termination treatment?
 - **The center conduit has been updated to show terminating in an underground junction box within the north service yard.**

Sheet C2.13

1. Are there any elevation contours that can be shown on the west side of NW 119th Terrace along the pipe from S-6 to S-7?
 - **Available contour data has been added to sheet C2.13**
2. Is silt fence required continuously along S-6 to S-7? This may be overkill and costly.
 - **Available contour data is limited. Therefore, erosion control is conservatively placed around the construction area.**
3. Does the stormwater basin sump remain generally dry at elevation 61.0? If the water table is above the sump elevation of 61.0, the storm pipe system will be hydraulically surcharged at the water table elevation. Is this basin normally dry, including the sump? How does the existing basin perform?
 - **A 3 year, 10 minute storm event was routed through the existing stormwater pond to set the tailwater elevation for the storm sewer design.**

Sheet C3.10

1. Identify the size of the existing city water main being tied into.
 - **The existing water main size is now labeled.**
2. Identify the type and size of the proposed backflow preventers.
 - **The size and type of the proposed backflow preventers was/is labeled on the inset.**
3. Does the City of Alachua still use 5/8" water meters? Many utilities do not use 5/8" x 3/4" meters.
 - **As far as we are aware, the City of Alachua still uses a 5/8" water meter.**
4. I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
 - **The fire service is designed by others. The civil plans only show the fire line for coordination purposes.**
5. Denote 2" PVC WM for the water meter bank header pipe.
 - **The 2" PVC header pipe for the meter bank is now labeled.**
6. Are the rectangles shown in the service area emergency generators or gas tanks? Please identify.
 - **The rectangles are space allocations for emergency generators. It is expected that one or two generators will be placed per Pod for building services, with the remaining spots remaining for tenants if they require.**
7. Identify the irrigation meter and backflow preventer in the inset detail.

- The proposed irrigation meter and backflow preventers are now shown on sheet C3.10.

Sheet C3.11

1. At the point of the new water main connection the 3" blowoff assembly and the 2nd gate valve are not shown in plan view.
 - The blowoff assembly and second gate valve have been added to sheet C3.11.
2. Identify the type and size of the backflow preventers.
 - The types and sizes of the backflow preventers are labeled on the plan.
3. Question the use of 5/8" water meters in this water meter bank as well.
 - As far as we are aware, the City of Alachua still uses 5/8" water meters.
4. Consider a 6" fire line connection if the fire line & sprinkler system is not designed yet.
 - The fire service is designed by others. The civil plans only show the fire line for coordination purposes.
5. Denote 2" PVC WM for the water meter bank header pipe.
 - The 2" PVC header pipe for the meter bank is now labeled.
6. Identify the rectangles shown in the service area near the transformer.
 - The rectangles are space allocations for emergency generators. It is expected that one or two generators will be placed per pod for building services, with the remaining spots remaining for tenants if they require
7. Primary electric lines are shown terminating under the service drive between buildings. Is that correct or should there be some other termination treatment?
 - The center conduit has been updated to show terminating in an underground junction box within the north service yard
8. The wastewater service pipe serving the proposed Pod C building may be 38' instead of 35'.
 - The wastewater service pipe is 36' as measured in AutoCAD Civil 3D.

Sheet L-304

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
 - The irrigation will tie into the main. The connection has been added to L-304 and C-3.11

Sheet L-403

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.
 - The irrigation will tie into the main. The connection has been added to L-403 and C-3.12

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 randyo@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW


Randy S. Olney, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 12, 2016

Mr. Randall S. Olney, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for: Foundation Park, Phase 2 – Site Plan

Dear Mr. Olney:

The application referenced above was reviewed at our September 12, 2016, Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Tuesday, September 27, 2016**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide *13 double-sided, three-hole punched sets of each application package, 13 sets of plans, and a CD containing a PDF of all application materials no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

As discussed at the DRT Meeting, please address the following insufficiencies:

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Applicant has calculated minimum required parking based upon all area of the buildings as laboratory space, for which the minimum parking standard is 1 space per 350 square feet of floor area (also the standard for offices and areas supporting offices/laboratories.) Provide floorplans of each building to support such use. Any other area subject to parking standard of 1 space per 1,000 square feet of floor area.
- b. Applicant must address compliance with Section 6.1.8(B)(3), which requires primary drive aisles in parking lots of 300 or more spaces to be configured to appear as an extension of the public street network. Reference this section for specific design requirements.
- c. Section 6.1.10(A)(1) requires pedestrian crosswalks in parking lots of 100 or more spaces to be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Revise pedestrian crosswalks to comply with one of the three defined criteria.

- d. Section 6.1.10(A)(2) requires within parking lots of 300 or more spaces an improved pedestrian pathway with a minimum width of 3 feet in a continuous landscaped parking island every fourth row (not aisle – row) of parking. Revise plans to provide improved pedestrian pathways in parking lot as required per referenced section.
- e. Dimension width of drive aisle north of the service yard between the existing/proposed buildings in Pod A to demonstrate compliance with Table 6.1-3, Off-Street Parking Aisle Dimensions.
- f. C0.00, Note 3: Provide analysis of compliance with off-street parking standards for proposed improvements within Pods A + B and within Pods A + B + C.

2. Vehicular Circulation

- a. Applicant has proposed a gated connection to CR 2054. No provision has been made for vehicles to exit the site if access cannot be obtained. Provide turn around on site at connection point to CR 2054. Reference Comprehensive Plan FLUE Policy 1.5.d.7.
- b. No traffic control devices (i.e., stop signs/bars) to address conflicting flow of vehicular traffic provided at the following locations:
 - i. Egress to CR 2054;
 - ii. South of service yard between Pod B building and Pod C building; and
 - iii. North of service yard between existing building and proposed Pod A building.

3. Section 6.2.1, Tree Protection Standards

- a. *Tree Mitigation:*
 - i. No tree mitigation provided for trees proposed for removal in Pod 2B. Address required mitigation for regulated and heritage trees in Pod 2B.
 - ii. Per Section 6.2.1(D)(7), tree banking/off-site mitigation is only permitted when tree replacement cannot be accommodated through on-site mitigation. Applicant must provide support and demonstrate why on-site mitigation is not possible. If applicant sufficiently demonstrates that on-site mitigation is not possible, applicant must address the following:
 - (a) Mitigation formula shall be in accordance with 6.2.1(D)(7)(c): cost of replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration (10% of the preceding.)
 - (b) Mitigation costs shall be supported by proposals for such work (minimum three proposals) for replacement tree, installation, and one year maintenance or signed and sealed by a registered landscape architect.
 - (c) Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.
 - (d) Fee for off-site tree mitigation requires City Commission approval by resolution. Any action by the PZB may be conditional upon City Commission approval of tree banking. Should the City Commission deny off-site mitigation/tree banking request, applicant shall be required to revise plans to provide on-site mitigation. Action may require submittal

of a new Site Plan Application, new fee, review of revised plans, and re-approval of revised Site Plan by the PZB.

- (e) Per Section 6.2.1(G)(1), site plans constitute the issuance of a tree removal permit consistent with the approved plan. Any required mitigation payment shall be required to be paid to the City prior to the issuance of any building permit. Note under tree mitigation tables state payment shall occur before issuance of a tree removal permit. Revise accordingly.

- b. Proposed ingress/egress to NW 119th Terrace will require the removal of existing trees, however, trees are not shown on Sheet C0.30 – Demolition and Tree Protection Plan. Additionally, trees north of the existing parking lot will be required to be removed with proposed improvements in Pod 2A, but are not shown for removal on Sheet C0.30. Identify trees proposed for removal, including size, and provide for protection of trees to remain.

4. Landscape Plans: Sheets L-100 – L-403

- a. Detail of existing site landscaping, including but not limited to the species of each existing tree, must be provided to demonstrate compliance with landscaping standards provided in Sections 6.2.2 and 6.2.3, including but not limited to: site landscaping; parking lot perimeter landscaping; and arterial screening. A full compliance review cannot be performed until such detail is provided within the plans.
- b. *Section 6.2.2(D)(1), Site Landscaping:*
 - i. Address compliance of Pods 2B and 2C with site landscaping requirements for the primary/street-facing side and front side (side between proposed buildings in Pods 2B and 2C and CR 2054): requires three canopy trees per acre to be planted on the primary or street facing side; and requires 50% of understory trees in front of the structure. Revise labels of the primary and rear sides on Sheets L-300 and L-400 accordingly.
 - ii. 14 canopy trees required to be planted in front of each building to meet building façade tree requirement. Only 13 canopy trees provided between building in Pod 2B and CR 2054.
- c. *Section 6.2.2(D)(2)(a), Parking Lot Interior Landscaping:*
 - i. Shrubs not depicted in landscape islands, as required, in Pod 2A and parts of Pod 2C. Rate of 10 shrubs per tree.
 - ii. 36 trees proposed in Pod 2A, however, only 351 shrubs provided. Minimum 360 required.
- d. Trees on the pod line between Pods 2A and 2C are shown as proposed within both pods (reference Sheets L-201 and L-401.) Revise to indicate within which pod the trees shall be included and planted, and verify landscaping calculations on Sheets L-200 and L-400 are revised as may be needed.
- e. Sheet L200: Note box in the center of sheet states calculations include Pod 2B. No plantings proposed in Pod 2B as part of Pod 2A improvements. Please revise statement accordingly.
- f. L-400: Verify site landscaping calculations (lower right corner of sheet) are correct (landscaped area within Pod 2C is greater than in Pod 2B.)

5. Section 6.2.3, Screening Standards

- a. Waste receptacle screening detail provided on Sheet A301 appears to be detail from previously permitted building. Revise detail as needed.

6. Section 6.4, Exterior Lighting Standards

- a. Sheet E-1: Light fixtures located in Pod C appear to affect photometrics of Pod A (reference northeast corner of Pod A parking area). Revise photometric calculations; confirm uniformity ratios are within required max/min (per Section 6.4.4(E), 10:1).
- b. Section 6.4.4(D)(2): Provide maximum initial lamp lumens of all light fixtures; maximum permitted is 24,000 lumens.

7. Section 6.9, Environmental Protection Standards

- a. Applicant has proposed the construction of a temporary SMF in Pod A, north of the parking area proposed for Pod A. Provide documentation that demonstrates the proposed temporary SMF has been reviewed by SRWMD. If permitting is required by SRWMD, provide a copy of SRWMD permit. If no permitting is required, provide documentation from SRWMD evidencing as such.
- b. Subject property is located within a modified flood plain area.
 - i. Provide a drawing which depicts modified flood plain area and the base flood elevation of the modified flood plain. Drawing must be signed and sealed by a licensed professional engineer.
 - ii. Section 6.9.4(C)(3) requires the minimum finished floor elevations for each building are at least 1 foot above the base flood elevation. Confirm all FFEs are at least 1 foot above the base flood elevation of the modified flood plain. Note the plat of Progress Technology Park requires a minimum FFE on Lot 1 of 76.5.
 - iii. Section 6.9.7(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

8. Architectural Plans – A:200 and A:301

- a. Plans appear to be from previous site plan application.
 - i. Revise to provide architectural plans of each proposed building (or typical detail, if applicable.)
 - ii. Revise detail of proposed waste receptacle screening within north service yard and service yard walls as necessary.

9. General Comments

- a. Needed fire flow: No data provided to show flow/pressure of potable water system at the subject property. Demonstrate the necessary pressure exists to meet required demand. Any required testing shall be coordinated with the Public Services Department, and results subject to review/acceptance by Public Services and Alachua County Fire/Rescue.

- b. Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.
- c. Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.
- d. Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.
- e. Setbacks along NW 119th Terrace and CR 2054 labelled as side setbacks. Please revise label to "front setback" or "setback."
- f. Sheet C0.00:
 - i. The existing building is included within Pod A under Note 1, Development Data, but labelled as "existing pod" and not included elsewhere (such as vehicular/bicycle parking and loading calculations) within Pod A. Please clarify as needed throughout plans.
 - ii. Note 2, Minimum building setback for the ILW zoning district, per Table 5.2-2, are as follows: front -20 feet; side - 15 feet; rear - 15 feet.
 - iii. Note 2: Maximum FAR is 0.50, and established by Policy 1.5.d, FLUE. Please clarify maximum permitted FAR per Policy 1.5.d and proposed FAR as presently provided on plans.
 - iv. Note 3, Parking calculations: Off-street parking provided in Pod C is 108 spaces.
 - v. Note 3, Parking calculations: Off-street loading should be calculated per 6.1.5(C)(1)/Table 6.1-2 (two loading spaces required.)
 - vi. Note 3, Parking calculations: Clarify off-street loading spaces provided in each pod/for all pods collectively.
 - vii. Note 7: Paragraphs below zoning designation are applicable to different project. Revise note as needed.
- g. Sheet C2.13: A stabilized access from NW 119th Terrace to the existing SMF exists proximate to structures S-6 and S-7. Show stabilized surface on plans and provide for its replacement if stormwater improvements impact the access.
- h. Proposed ingress/egress from CR 2054 is contingent upon City Commission's approval of partial plat annulment of Lot 1, Progress Technology Park. Direct driveway access to CR 2054 presently prohibited by a note on the plat of Progress Technology Park (except for emergency vehicles.)
- i. Verify terminology for each pod is consistent throughout the plan set. For example, civil drawings reference Pods A, B, and C; landscape plans reference Pods 1, 2A, 2B, and 2C.
- j. Site Plan review schedule contingent upon satisfactorily addressing the sufficiency comments for the annulment of Lot 1 of Progress Technology Park, as provided to Aaron Hickman, PLS, in a letter dated August 31, 2016, and the City Commission's action on said annulment (tentatively scheduled for October 10, 2016 City Commission Meeting.)

10. Comprehensive Plan Consistency Analysis

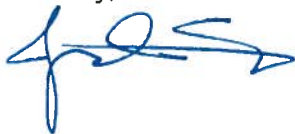
- a. Response to Policy 1.5.d.2.: Incorrect buffer type identified (Type C, 10' is correct buffer).

11. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated August 30, 2016
E-mail from Brian Green, Alachua county Fire Rescue, dated August 30, 2016
Letter from A.J. "Jay" Brown, Jr., P.E., J Brown Professional Group, dated August 31, 2016

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Adam Hall, AICP, Planner (without attachments)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 30th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Foundation Park Phase 2

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30 inches above top of slab. Annotate drawing to reflect CL elevation. [Revise and Resubmit.]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
5.	<u>Detail 4: Dumpster Enclosure</u> ; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.]

NO.	COMMENTS
6.	<u>Detail</u> ; Provide tapping detail. [Submit.]
7.	<u>Sheet C3.10</u> ; Provide 8 x 4 inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.]
8.	<u>Electric</u> ; No electric plans are provided for review. [Submit.]
9	<u>Item #9</u> ; Response identifies “no elements of historical significance on site”. Submit documentation confirming finding. [Submit for Receipt Acknowledged]
10.	Policy 1.1.D states “...development will allow a net increase of +or - 127,400 SF”, which is it + or – (should be +). Same for 4.1.C Change narrative to read “up to 127,400 SF” or “approximately 127,400 SF”.
11.	<u>Sheet E1, 2 & 3</u> ; General Notes; Note (1) references “highlighted points”. Clarify referenced material. [Revise and Resubmit.]
12.	<u>Maintenance of Traffic Notes</u> ; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: <ol style="list-style-type: none"> 3. Submit for City's review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ol style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

RE: Foundation Park Phase 2 Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>

Tue, Aug 30, 2016 05:15 PM

Subject : RE: Foundation Park Phase 2 Site Plan

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : kwinburn <kwinburn@cityofalachua.com>, William P. Whitelock
<wwhitelock@cityofalachua.org>

Justin,

I have reviewed the plan for Foundation Park. I have the following comments:

1. I have a concern about the notation sating that the backflow preventer will be inside the building. It is a common requirement of the water purveyor for the backflow to be at or near the point of service. I need this location to be confirmed by the water department.

2.The FDC location will be reviewed at time of building and fire sprinkler plan review.

Brian Green

Alachua County Fire Rescue

Life Safety / Internal Affairs Branch

352-384-3103 office

352-494-3140 cell

352-384-3157 fax

BGREEN@ALACHUACOUNTY.US



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 31, 2016

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

Re: Foundation Park – Phase 2
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the design drawings for the above referenced project, prepared by CHW, Inc., and dated 8/11/16. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments of the design are provided below.

General

1. The design drawings are very complete and thorough. Most of my comments are minor in nature and can easily be addressed.
2. I do not see any survey drawings as part of the drawing set. Is there a Boundary & Topographic Survey? If so, I recommend the survey be included as part of the drawing set. It is always desirable to see the existing survey conditions independent of the proposed design conditions.

Sht. C0.01

1. No Topography shown. See item 2 above. Existing topography shown on this sheet is recommended if the survey is not added.

Sht. C0.030

1. Suggest a sawcut be used in the northwest corner of the existing parking lot instead of making the pavement connection to a rounded drive. The new pavement connection to the existing pavement will be easier to pave.
2. Pod B & C Buildings fall within the 100 year FEMA Flood Zone A. Has a flood study been performed for this area? I did not find a denoted flood elevation for this area. The other 2 existing buildings in the vicinity are also within the flood zone although I did not find any previous FEMA LOMR's on record. Please explain the impact the FEMA flood zone has on the Pod B & C buildings for this project.

Sht. C1.10

1. Be sure valley gutter is desired along NW 119th Terrace @ the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.
2. Dimension bike rack pad next to Pod B building SE entry
3. Suggest sawcut / new pavement be "squared off" in SW parking space. See previous comment item 1 on Sht. C0.030.

Sht. C1.12

1. On the radial 6 space parking bay in the center of the sheet, be sure to denote 9' width is adjacent to curb and not adjacent to drive aisle.

Sht. C1.13

1. Dimension main walks 7' wide

Sht. C2.10

1. Provide pipe sizes for existing storm sewer piping and show from S-1 to basin. Can show on Master Plan.
2. Make sure slope in sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. A few more spot elevations along the pavement in the parking aisle next to the Pod A building would be preferred especially around the handicap parking spaces.
4. Label the "concrete spillways" in the plan view.

Sht. C2.11

1. A few more spot elevations along the pavement in the parking aisle next to the Pod B building would be preferred especially around the handicap parking spaces.
2. Make sure the slope in the sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. S-10 to S-11 pipe length may be 168' instead of 164'.
4. Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
5. The cross-slope on the s/w adjacent to the building exceeds 2% in some places. It should be revised to be no steeper than 2%.
6. Evaluate the driveway connection to NW 119th Terrace to consider the elimination of the valley gutter.
7. Identify catch vs. spillout curb and gutter near S-10.

Sht. C2.12

1. A few more spot elevations along the pavement in the parking aisle next to the Pod C building and the adjacent sidewalk would be preferred especially around the handicap parking spaces.
2. Provide spot grading for the bike rack pad.
3. The storm pipe from S-15 to S-16 may be 134'.
4. The storm pipe from S-14 to S-15 may be 98'.
5. The storm piping from S-10 to S-11 to S-14 to S-15 to S-16 is all 24" RCP @ 0.20%. We were not provided storm sewer pipe size calculations, but should all of these pipe segments be the same size & slope? Revise if appropriate.
6. Primary electric lines are shown terminating under service drive between buildings. Is that correct or should there be some type of termination treatment?

Sht. C2.13

1. Are there any elevation contours that can be shown on the west side of NW 119th Terrace along the pipe from S-6 to S-7?
2. Is silt fence required continuously along S-6 to S-7? This may be overkill and costly.
3. Does the stormwater basin sump remain generally dry at elevation 61.0? If the water table is above the sump elevation of 61.0, the storm pipe system will be hydraulically surcharged at the water table elevation. Is this basin normally dry, including the sump? How does the existing basin perform?

Sht. C3.10

1. Identify the size of the existing city water main being tied into.
2. Identify the type and size of the proposed backflow preventers.
3. Does the City of Alachua still use 5/8" water meters? Many utilities do not use 5/8" x 3/4" meters.
4. I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
5. Denote 2" PVC WM for the water meter bank header pipe.
6. Are the rectangles shown in the service area emergency generators or gas tanks? Please identify.
7. Identify the irrigation meter and backflow preventer in the inset detail.

Sht. C3.11

1. At the point of the new water main connection the 3" blowoff assembly and the 2nd gate valve are not shown in plan view.
2. Identify the type and size of the backflow preventers.
3. Question the use of 5/8" water meters in this water meter bank as well.
4. Consider a 6" fire line connection if the fire line & sprinkler system is not designed yet.
5. Denote 2" PVC WM for the water meter bank header pipe.
6. Identify the rectangles shown in the service area near the transformer.
7. Primary electric lines are shown terminating under the service drive between buildings. Is that correct or should there be some other termination treatment?
8. The wastewater service pipe serving the proposed Pod C building may be 38' instead of 35'.

Sht. L-304

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.

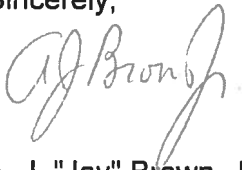
Sht. L-403

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.

I would also point out that I confined my review to only the drawings I was provided. I did not receive a stormwater report and therefore, could not review the stormwater design aspects of the project. I would assume the project will go through review with SRWMD and that would satisfy the City of Alachua stormwater concerns. However, if you would also like us to review the stormwater design on the City's behalf we would need to be provided with the stormwater design report.

I will make myself available to City staff or the CHW project manager if there are any questions related to my comments or a desire to meet and review the comments in person. Please let me know if I can provide any other services related to this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in dark ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Foundation Park, Phase 2 Site Plan

Meeting Date: September 12, 2016 (Applicant Meeting)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Foundation Park, Phase 2

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Randall S. Olney, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: Foundation Park Holding Company, LLC and University of Florida Foundation, Inc.

DRT MEETING DATE: September 12, 2016

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

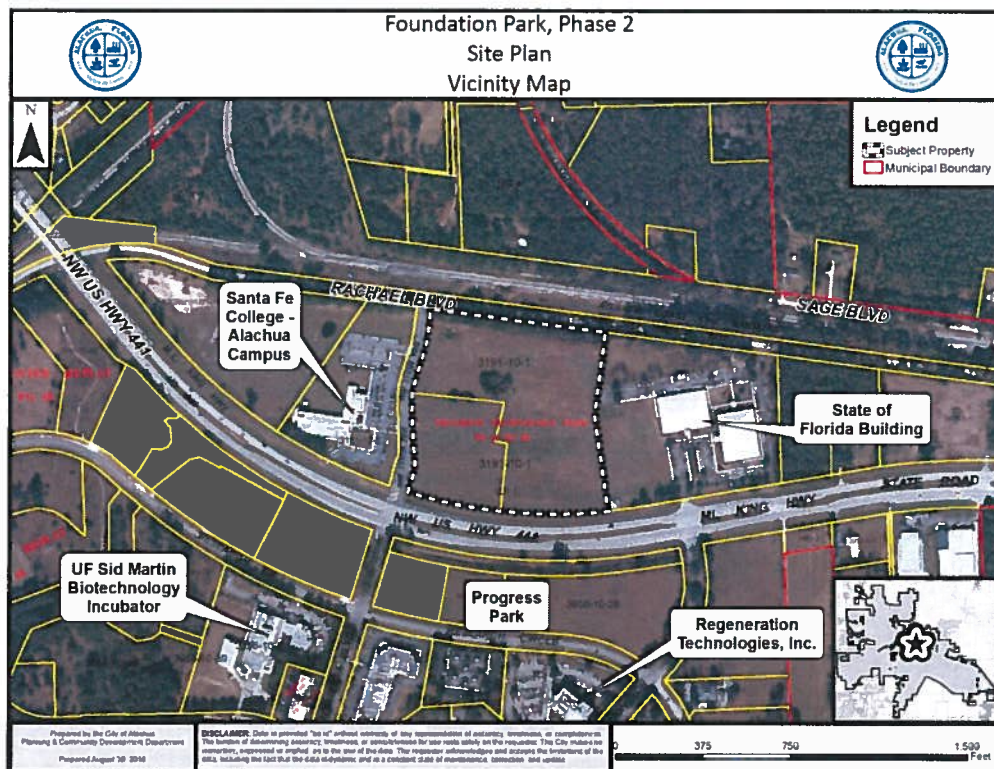
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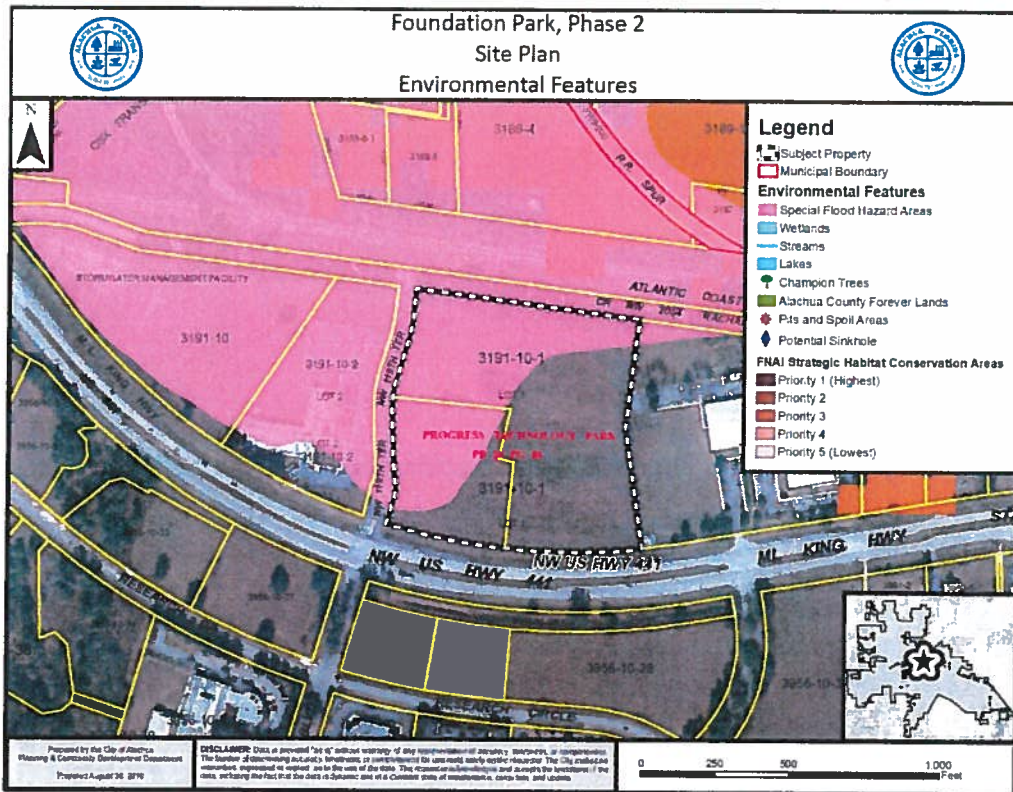
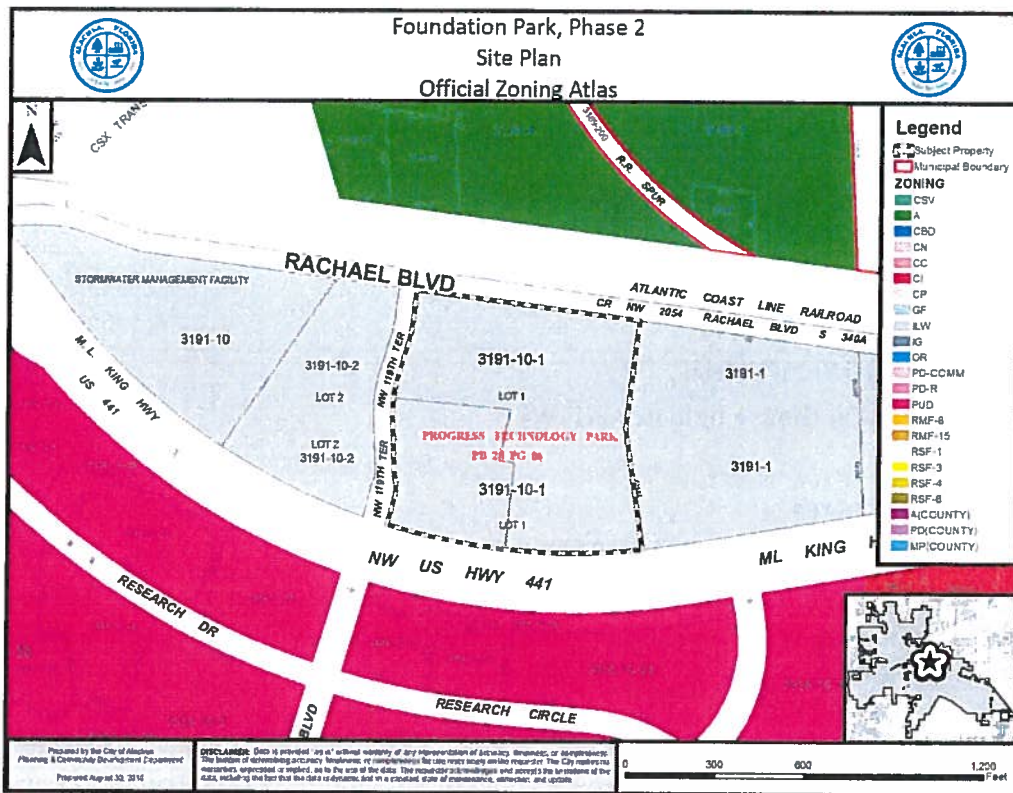
ACREAGE: ±14.53 acres

PARCELS: 03191-010-001 and 03191-011-001

PROJECT SUMMARY: A request a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated parking, stormwater, utilities, and supporting site improvements, located north of NW US Highway 441, east of NW 119th Terrace, and south of NW CR 2054 (also known as Rachael Boulevard)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Tuesday, September 27, 2016





Deficiencies to be Addressed

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Applicant has calculated minimum required parking based upon all area of the buildings as laboratory space, for which the minimum parking standard is 1 space per 350 square feet of floor area (also the standard for offices and areas supporting offices/laboratories.) Provide floorplans of each building to support such use. Any other area subject to parking standard of 1 space per 1,000 square feet of floor area.
- b. Applicant must address compliance with Section 6.1.8(B)(3), which requires primary drive aisles in parking lots of 300 or more spaces to be configured to appear as an extension of the public street network. Reference this section for specific design requirements.
- c. Section 6.1.10(A)(1) requires pedestrian crosswalks in parking lots of 100 or more spaces to be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Revise pedestrian crosswalks to comply with one of the three defined criteria.
- d. Section 6.1.10(A)(2) requires within parking lots of 300 or more spaces an improved pedestrian pathway with a minimum width of 3 feet in a continuous landscaped parking island every fourth row (not aisle – row) of parking. Revise plans to provide improved pedestrian pathways in parking lot as required per referenced section.
- e. Dimension width of drive aisle north of the service yard between the existing/proposed buildings in Pod A to demonstrate compliance with Table 6.1-3, Off-Street Parking Aisle Dimensions.
- f. C0.00, Note 3: Provide analysis of compliance with off-street parking standards for proposed improvements within Pods A + B and within Pods A + B + C.

2. Vehicular Circulation

- a. Applicant has proposed a gated connection to CR 2054. No provision has been made for vehicles to exit the site if access cannot be obtained. Provide turn around on site at connection point to CR 2054. Reference Comprehensive Plan FLUE Policy 1.5.d.7.
- b. No traffic control devices (i.e., stop signs/bars) to address conflicting flow of vehicular traffic provided at the following locations:
 - i. Egress to CR 2054;
 - ii. South of service yard between Pod B building and Pod C building; and
 - iii. North of service yard between existing building and proposed Pod A building.

3. Section 6.2.1, Tree Protection Standards

a. *Tree Mitigation:*

- i. No tree mitigation provided for trees proposed for removal in Pod 2B. Address required mitigation for regulated and heritage trees in Pod 2B.
- ii. Per Section 6.2.1(D)(7), tree banking/off-site mitigation is only permitted when tree replacement cannot be accommodated through on-site mitigation. Applicant must provide support and demonstrate why on-site mitigation is not possible. If applicant sufficiently demonstrates that on-site mitigation is not possible, applicant must address the following:
 - (a) Mitigation formula shall be in accordance with 6.2.1(D)(7)(c): cost of replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration (10% of the preceding.)
 - (b) Mitigation costs shall be supported by proposals for such work (minimum three proposals) for replacement tree, installation, and one year maintenance or signed and sealed by a registered landscape architect.
 - (c) Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.
 - (d) Fee for off-site tree mitigation requires City Commission approval by resolution. Any action by the PZB may be conditional upon City Commission approval of tree banking. Should the City Commission deny off-site mitigation/tree banking request, applicant shall be required to revise plans to provide on-site mitigation. Action may require submittal of a new Site Plan Application, new fee, review of revised plans, and re-approval of revised Site Plan by the PZB.
 - (e) Per Section 6.2.1(G)(1), site plans constitute the issuance of a tree removal permit consistent with the approved plan. Any required mitigation payment shall be required to be paid to the City prior to the issuance of any building permit. Note under tree mitigation tables state payment shall occur before issuance of a tree removal permit. Revise accordingly.

- b. Proposed ingress/egress to NW 119th Terrace will require the removal of existing trees, however, trees are not shown on Sheet C0.30 – Demolition and Tree Protection Plan. Additionally, trees north of the existing parking lot will be required to be removed with proposed improvements in Pod 2A, but are not shown for removal on Sheet C0.30. Identify trees proposed for removal, including size, and provide for protection of trees to remain.

4. Landscape Plans: Sheets L-100 – L-403

- a. Detail of existing site landscaping, including but not limited to the species of each existing tree, must be provided to demonstrate compliance with landscaping standards provided in Sections 6.2.2 and 6.2.3, including but not limited to: site landscaping; parking lot perimeter landscaping; and arterial screening. A full compliance review cannot be performed until such detail is provided within the plans.
- b. *Section 6.2.2(D)(1), Site Landscaping:*
 - i. Address compliance of Pods 2B and 2C with site landscaping requirements for the primary/street-facing side and front side (side between proposed buildings in Pods 2B and 2C and CR 2054): requires three canopy trees per acre to be planted on the primary or street facing side; and requires 50% of understory trees in front of the structure. Revise labels of the primary and rear sides on Sheets L-300 and L-400 accordingly.
 - ii. 14 canopy trees required to be planted in front of each building to meet building façade tree requirement. Only 13 canopy trees provided between building in Pod 2B and CR 2054.
- c. *Section 6.2.2(D)(2)(a), Parking Lot Interior Landscaping:*
 - i. Shrubs not depicted in landscape islands, as required, in Pod 2A and parts of Pod 2C. Rate of 10 shrubs per tree.
 - ii. 36 trees proposed in Pod 2A, however, only 351 shrubs provided. Minimum 360 required.
- d. Trees on the pod line between Pods 2A and 2C are shown as proposed within both pods (reference Sheets L-201 and L-401.) Revise to indicate within which pod the trees shall be included and planted, and verify landscaping calculations on Sheets L-200 and L-400 are revised as may be needed.
- e. Sheet L200: Note box in the center of sheet states calculations include Pod 2B. No plantings proposed in Pod 2B as part of Pod 2A improvements. Please revise statement accordingly.
- f. L-400: Verify site landscaping calculations (lower right corner of sheet) are correct (landscaped area within Pod 2C is greater than in Pod 2B.)

5. Section 6.2.3, Screening Standards

- a. Waste receptacle screening detail provided on Sheet A301 appears to be detail from previously permitted building. Revise detail as needed.

6. Section 6.4, Exterior Lighting Standards

- a. Sheet E-1: Light fixtures located in Pod C appear to affect photometrics of Pod A (reference northeast corner of Pod A parking area). Revise photometric calculations; confirm uniformity ratios are within required max/min (per Section 6.4.4(E), 10:1).
- b. Section 6.4.4(D)(2): Provide maximum initial lamp lumens of all light fixtures; maximum permitted is 24,000 lumens.

7. Section 6.9, Environmental Protection Standards

- a. Applicant has proposed the construction of a temporary SMF in Pod A, north of the parking area proposed for Pod A. Provide documentation that demonstrates the proposed temporary SMF has been reviewed by SRWMD. If permitting is required by SRWMD, provide a copy of SRWMD permit. If no permitting is required, provide documentation from SRWMD evidencing as such.
- b. Subject property is located within a modified flood plain area.
 - i. Provide a drawing which depicts modified flood plain area and the base flood elevation of the modified flood plain. Drawing must be signed and sealed by a licensed professional engineer.
 - ii. Section 6.9.4(C)(3) requires the minimum finished floor elevations for each building are at least 1 foot above the base flood elevation. Confirm all FFEs are at least 1 foot above the base flood elevation of the modified flood plain. Note the plat of Progress Technology Park requires a minimum FFE on Lot 1 of 76.5.
 - iii. Section 6.9.7(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

8. Architectural Plans – A:200 and A:301

- a. Plans appear to be from previous site plan application.
 - i. Revise to provide architectural plans of each proposed building (or typical detail, if applicable.)
 - ii. Revise detail of proposed waste receptacle screening within north service yard and service yard walls as necessary.

9. General Comments

- a. Needed fire flow: No data provided to show flow/pressure of potable water system at the subject property. Demonstrate the necessary pressure exists to meet required demand. Any required testing shall be coordinated with the Public Services Department, and results subject to review/acceptance by Public Services and Alachua County Fire/Rescue.

- b. Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.
- c. Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.
- d. Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002. Provide authorization from property owner of property (Santa Fe College) for proposed work on this property.
- e. Setbacks along NW 119th Terrace and CR 2054 labelled as side setbacks. Please revise label to "front setback" or "setback."
- f. Sheet C0.00:
 - i. The existing building is included within Pod A under Note 1, Development Data, but labelled as "existing pod" and not included elsewhere (such as vehicular/bicycle parking and loading calculations) within Pod A. Please clarify as needed throughout plans.
 - ii. Note 2, Minimum building setback for the ILW zoning district, per Table 5.2-2, are as follows: front -20 feet; side - 15 feet; rear - 15 feet.
 - iii. Note 2: Maximum FAR is 0.50, and established by Policy 1.5.d, FLUE. Please clarify maximum permitted FAR per Policy 1.5.d and proposed FAR as presently provided on plans.
 - iv. Note 3, Parking calculations: Off-street parking provided in Pod C is 108 spaces.
 - v. Note 3, Parking calculations: Off-street loading should be calculated per 6.1.5(C)(1)/Table 6.1-2 (two loading spaces required.)
 - vi. Note 3, Parking calculations: Clarify off-street loading spaces provided in each pod/for all pods collectively.
 - vii. Note 7: Paragraphs below zoning designation are applicable to different project. Revise note as needed.
- g. Sheet C2.13: A stabilized access from NW 119th Terrace to the existing SMF exists proximate to structures S-6 and S-7. Show stabilized surface on plans and provide for its replacement if stormwater improvements impact the access.
- h. Proposed ingress/egress from CR 2054 is contingent upon City Commission's approval of partial plat annulment of Lot 1, Progress Technology Park. Direct driveway access to CR 2054 presently prohibited by a note on the plat of Progress Technology Park (except for emergency vehicles.)

- i. Verify terminology for each pod is consistent throughout the plan set. For example, civil drawings reference Pods A, B, and C; landscape plans reference Pods 1, 2A, 2B, and 2C.
- j. Site Plan review schedule contingent upon satisfactorily addressing the sufficiency comments for the annulment of Lot 1 of Progress Technology Park, as provided to Aaron Hickman, PLS, in a letter dated August 31, 2016, and the City Commission's action on said annulment (tentatively scheduled for October 10, 2016 City Commission Meeting.)

10. Comprehensive Plan Consistency Analysis

- a. Response to Policy 1.5.d.2.: Incorrect buffer type identified (Type C, 10' is correct buffer).

11. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF SEPTEMBER 27, 2016.**



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 30th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Foundation Park Phase 2

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30 inches above top of slab. Annotate drawing to reflect CL elevation. [Revise and Resubmit.]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
5.	<u>Detail 4: Dumpster Enclosure</u> ; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.]

NO.	COMMENTS
6.	<u>Detail</u> ; Provide tapping detail. [Submit.]
7.	<u>Sheet C3.10</u> ; Provide 8 x 4 inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.]
8.	<u>Electric</u> ; No electric plans are provided for review. [Submit.]
9.	<u>Item #9</u> ; Response identifies “no elements of historical significance on site”. Submit documentation confirming finding. [Submit for Receipt Acknowledged]
10.	Policy 1.1.D states “...development will allow a net increase of + or - 127,400 SF”, which is it + or – (should be +). Same for 4.1.C Change narrative to read “up to 127,400 SF” or “approximately 127,400 SF”.
11.	<u>Sheet E1, 2 & 3</u> ; General Notes; Note (1) references “highlighted points”. Clarify referenced material. [Revise and Resubmit.]
12.	<u>Maintenance of Traffic Notes</u> ; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: <ol style="list-style-type: none"> 3. Submit for City’s review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ol style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

RE: Foundation Park Phase 2 Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>

Tue, Aug 30, 2016 05:15 PM

Subject : RE: Foundation Park Phase 2 Site Plan

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : kwinburn <kwinburn@cityofalachua.com>, William P. Whitelock
<wwhitelock@cityofalachua.org>

Justin,

I have reviewed the plan for Foundation Park. I have the following comments:

1. I have a concern about the notation stating that the backflow preventer will be inside the building. It is a common requirement of the water purveyor for the backflow to be at or near the point of service. I need this location to be confirmed by the water department.

2.The FDC location will be reviewed at time of building and fire sprinkler plan review.

Brian Green

Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 31, 2016

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

Re: Foundation Park – Phase 2
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the design drawings for the above referenced project, prepared by CHW, Inc., and dated 8/11/16. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments of the design are provided below.

General

1. The design drawings are very complete and thorough. Most of my comments are minor in nature and can easily be addressed.
2. I do not see any survey drawings as part of the drawing set. Is there a Boundary & Topographic Survey? If so, I recommend the survey be included as part of the drawing set. It is always desirable to see the existing survey conditions independent of the proposed design conditions.

Sht. C0.01

1. No Topography shown. See item 2 above. Existing topography shown on this sheet is recommended if the survey is not added.

Sht. C0.030

1. Suggest a sawcut be used in the northwest corner of the existing parking lot instead of making the pavement connection to a rounded drive. The new pavement connection to the existing pavement will be easier to pave.
2. Pod B & C Buildings fall within the 100 year FEMA Flood Zone A. Has a flood study been performed for this area? I did not find a denoted flood elevation for this area. The other 2 existing buildings in the vicinity are also within the flood zone although I did not find any previous FEMA LOMR's on record. Please explain the impact the FEMA flood zone has on the Pod B & C buildings for this project.

Sht. C1.10

1. Be sure valley gutter is desired along NW 119th Terrace @ the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.
2. Dimension bike rack pad next to Pod B building SE entry
3. Suggest sawcut / new pavement be "squared off" in SW parking space. See previous comment item 1 on Sht. C0.030.

Sht. C1.12

1. On the radial 6 space parking bay in the center of the sheet, be sure to denote 9' width is adjacent to curb and not adjacent to drive aisle.

Sht. C1.13

1. Dimension main walks 7' wide

Sht. C2.10

1. Provide pipe sizes for existing storm sewer piping and show from S-1 to basin. Can show on Master Plan.
2. Make sure slope in sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. A few more spot elevations along the pavement in the parking aisle next to the Pod A building would be preferred especially around the handicap parking spaces.
4. Label the "concrete spillways" in the plan view.

Sht. C2.11

1. A few more spot elevations along the pavement in the parking aisle next to the Pod B building would be preferred especially around the handicap parking spaces.
2. Make sure the slope in the sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. S-10 to S-11 pipe length may be 168' instead of 164'.
4. Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
5. The cross-slope on the s/w adjacent to the building exceeds 2% in some places. It should be revised to be no steeper than 2%.
6. Evaluate the driveway connection to NW 119th Terrace to consider the elimination of the valley gutter.
7. Identify catch vs. spillout curb and gutter near S-10.

Sht. C2.12

1. A few more spot elevations along the pavement in the parking aisle next to the Pod C building and the adjacent sidewalk would be preferred especially around the handicap parking spaces.
2. Provide spot grading for the bike rack pad.
3. The storm pipe from S-15 to S-16 may be 134'.
4. The storm pipe from S-14 to S-15 may be 98'.
5. The storm piping from S-10 to S-11 to S-14 to S-15 to S-16 is all 24" RCP @ 0.20%. We were not provided storm sewer pipe size calculations, but should all of these pipe segments be the same size & slope? Revise if appropriate.
6. Primary electric lines are shown terminating under service drive between buildings. Is that correct or should there be some type of termination treatment?

Sht. C2.13

1. Are there any elevation contours that can be shown on the west side of NW 119th Terrace along the pipe from S-6 to S-7?
2. Is silt fence required continuously along S-6 to S-7? This may be overkill and costly.
3. Does the stormwater basin sump remain generally dry at elevation 61.0? If the water table is above the sump elevation of 61.0, the storm pipe system will be hydraulically surcharged at the water table elevation. Is this basin normally dry, including the sump? How does the existing basin perform?

Sht. C3.10

1. Identify the size of the existing city water main being tied into.
2. Identify the type and size of the proposed backflow preventers.
3. Does the City of Alachua still use 5/8" water meters? Many utilities do not use 5/8" x 3/4" meters.
4. I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
5. Denote 2" PVC WM for the water meter bank header pipe.
6. Are the rectangles shown in the service area emergency generators or gas tanks? Please identify.
7. Identify the irrigation meter and backflow preventer in the inset detail.

Sht. C3.11

1. At the point of the new water main connection the 3" blowoff assembly and the 2nd gate valve are not shown in plan view.
2. Identify the type and size of the backflow preventers.
3. Question the use of 5/8" water meters in this water meter bank as well.
4. Consider a 6" fire line connection if the fire line & sprinkler system is not designed yet.
5. Denote 2" PVC WM for the water meter bank header pipe.
6. Identify the rectangles shown in the service area near the transformer.
7. Primary electric lines are shown terminating under the service drive between buildings. Is that correct or should there be some other termination treatment?
8. The wastewater service pipe serving the proposed Pod C building may be 38' instead of 35'.

Sht. L-304

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.

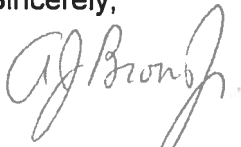
Sht. L-403

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.

I would also point out that I confined my review to only the drawings I was provided. I did not receive a stormwater report and therefore, could not review the stormwater design aspects of the project. I would assume the project will go through review with SRWMD and that would satisfy the City of Alachua stormwater concerns. However, if you would also like us to review the stormwater design on the City's behalf we would need to be provided with the stormwater design report.

I will make myself available to City staff or the CHW project manager if there are any questions related to my comments or a desire to meet and review the comments in person. Please let me know if I can provide any other services related to this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in black ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Development Review Team (DRT) Meeting

Project Name: Foundation Park, Phase 2, Site Plan

Meeting Date: September 6, 2016 (Staff DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Foundation Park, Phase 2

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Randall S. Onley, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: Foundation Park Holding Company, LLC and University of Florida Foundation, Inc.

DRT MEETING DATE: September 6, 2016

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

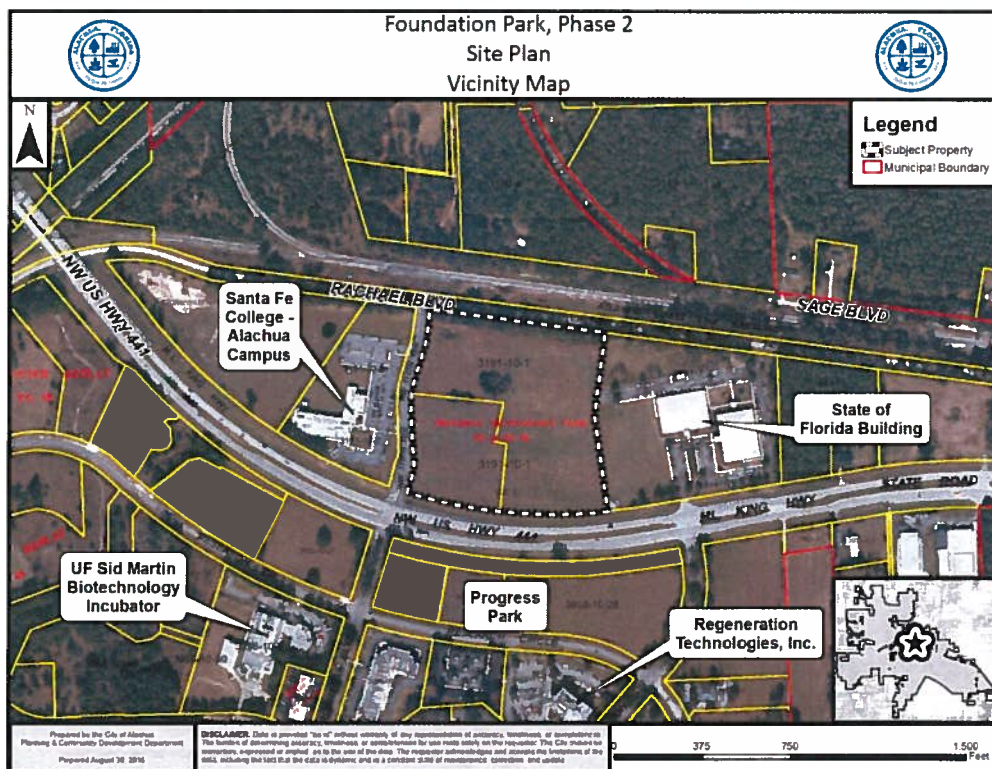
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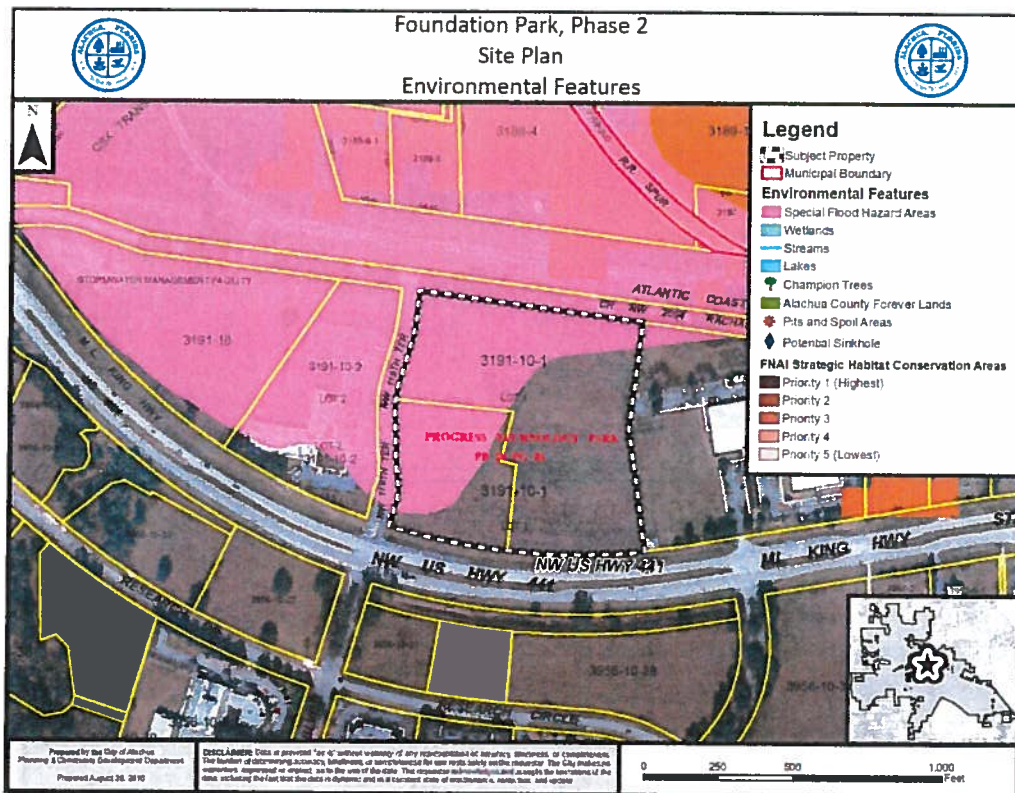
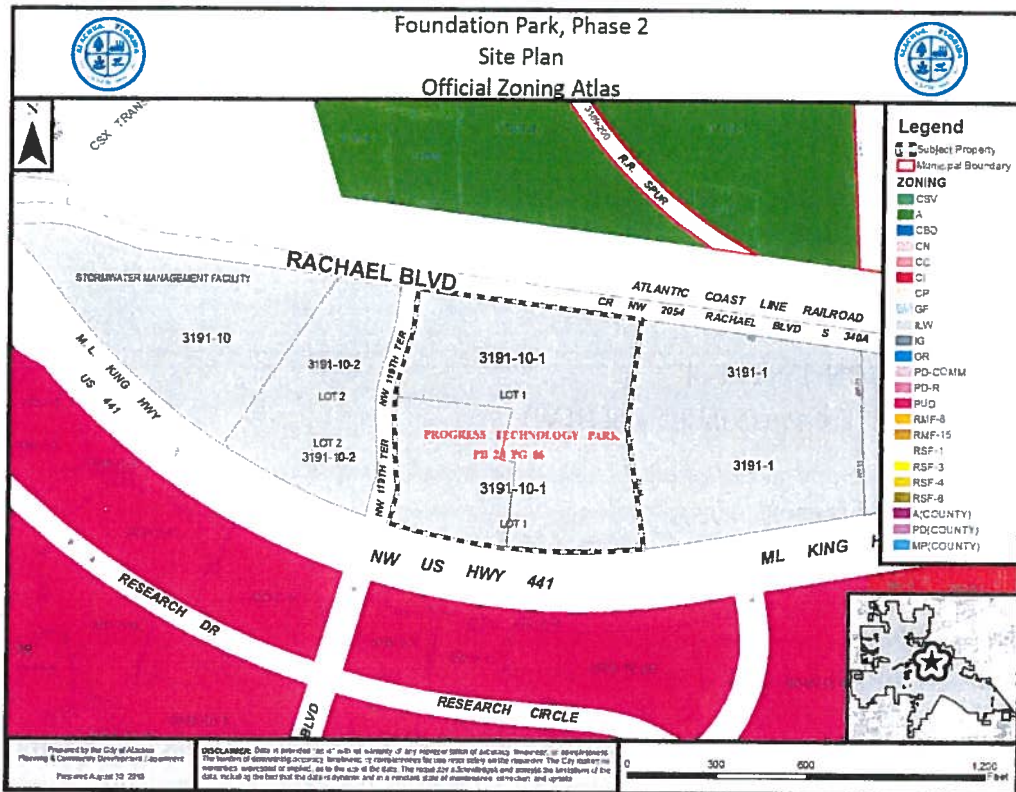
ACREAGE: ±14.53 acres

PARCELS: 03191-010-001 and 03191-011-001

PROJECT SUMMARY: A request a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated parking, stormwater, utilities, and supporting site improvements, located north of NW US Highway 441, east of NW 119th Terrace, and south of NW CR 2054 (also known as Rachael Boulevard)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Tuesday, September 27, 2016





Deficiencies to be Addressed

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Applicant has calculated minimum required parking based upon all area of the buildings as laboratory space, for which the minimum parking standard is 1 space per 350 square feet of floor area (also the standard for offices and areas supporting offices/laboratories.) Provide floorplans of each building to support such use. Any other area subject to parking standard of 1 space per 1,000 square feet of floor area.
- b. Applicant must address compliance with Section 6.1.8(B)(3), which requires primary drive aisles in parking lots of 300 or more spaces to be configured to appear as an extension of the public street network. Reference this section for specific design requirements.
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- e. Dimension width of drive aisle north of the service yard between the existing/proposed buildings in Pod A to demonstrate compliance with Table 6.1-3, Off-Street Parking Aisle Dimensions.
- f. C0.00, Note 3: Provide analysis of compliance with off-street parking standards for proposed improvements within Pods A + B and within Pods A + B + C.

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 - i. Egress to CR 2054;
 - ii. South of service yard between Pod B building and Pod C building; and
 - iii. North of service yard between existing building and proposed Pod A building.

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a. *Tree Mitigation:*

- i. No tree mitigation provided for trees proposed for removal in Pod 2B. Address required mitigation for regulated and heritage trees in Pod 2B.
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 - (c) Required mitigation must comply with 6.2.1(D)(4): Must be from recommended tree list; must be a similar species to those removed; and at least 50% must be shade trees. Mitigation calculation on plans assumes each replacement tree to be an understory tree. Minimum 50% of replacement trees must be shade (i.e., canopy) trees.
 - (d) Fee for off-site tree mitigation requires City Commission approval by resolution. Any action by the PZB may be conditional upon City Commission approval of tree banking. Should the City Commission deny off-site mitigation/tree banking request, applicant shall be required to revise plans to provide on-site mitigation. Action may require submittal of a new Site Plan Application, new fee, review of revised plans, and re-approval of revised Site Plan by the PZB.
 - (e) Per Section 6.2.1(G)(1), site plans constitute the issuance of a tree removal permit consistent with the approved plan. Any required mitigation payment shall be required to be paid to the City prior to the issuance of any building permit. Note under tree mitigation tables state payment shall occur before issuance of a tree removal permit. Revise accordingly.

- b. Proposed ingress/egress to NW 119th Terrace will require the removal of existing trees, however, trees are not shown on Sheet C0.30 – Demolition and Tree Protection Plan. Additionally, trees north of the existing parking lot will be required to be removed with proposed improvements in Pod 2A, but are not shown for removal on Sheet C0.30. Identify trees proposed for removal, including size, and provide for protection of trees to remain.

4. Landscape Plans: Sheets L-100 – L-403

- a. Detail of existing site landscaping, including but not limited to the species of each existing tree, must be provided to demonstrate compliance with landscaping standards provided in Sections 6.2.2 and 6.2.3, including but not limited to: site landscaping; parking lot perimeter landscaping; and arterial screening. A full compliance review cannot be performed until such detail is provided within the plans.
- b. *Section 6.2.2(D)(1), Site Landscaping:*
 - i. Address compliance of Pods 2B and 2C with site landscaping requirements for the primary/street-facing side and front side (side between proposed buildings in Pods 2B and 2C and CR 2054): requires three canopy trees per acre to be planted on the primary or street facing side; and requires 50% of understory trees in front of the structure. Revise labels of the primary and rear sides on Sheets L-300 and L-400 accordingly.
 - ii. 14 canopy trees required to be planted in front of each building to meet building façade tree requirement. Only 13 canopy trees provided between building in Pod 2B and CR 2054.
- c. *Section 6.2.2(D)(2)(a), Parking Lot Interior Landscaping:*
 - i. Shrubs not depicted in landscape islands, as required, in Pod 2A and parts of Pod 2C. Rate of 10 shrubs per tree.
 - ii. 36 trees proposed in Pod 2A, however, only 351 shrubs provided. Minimum 360 required.
- d. Trees on the pod line between Pods 2A and 2C are shown as proposed within both pods (reference Sheets L-201 and L-401.) Revise to indicate within which pod the trees shall be included and planted, and verify landscaping calculations on Sheets L-200 and L-400 are revised as may be needed.
- e. Sheet L200: Note box in the center of sheet states calculations include Pod 2B. No plantings proposed in Pod 2B as part of Pod 2A improvements. Please revise statement accordingly.
- f. L-400: Verify site landscaping calculations (lower right corner of sheet) are correct (landscaped area within Pod 2C is greater than in Pod 2B.)

5. Section 6.2.3, Screening Standards

- a. Waste receptacle screening detail provided on Sheet A301 appears to be detail from previously permitted building. Revise detail as needed.

6. Section 6.4, Exterior Lighting Standards

- a. Sheet E-1: Light fixtures located in Pod C appear to affect photometrics of Pod A (reference northeast corner of Pod A parking area). Revise photometric calculations; confirm uniformity ratios are within required max/min (per Section 6.4.4(E), 10:1).
- b. Section 6.4.4(D)(2): Provide maximum initial lamp lumens of all light fixtures; maximum permitted is 24,000 lumens.

7. Section 6.9, Environmental Protection Standards

- a. Applicant has proposed the construction of a temporary SMF in Pod A, north of the parking area proposed for Pod A. Provide documentation that demonstrates the proposed temporary SMF has been reviewed by SRWMD. If permitting is required by SRWMD, provide a copy of SRWMD permit. If no permitting is required, provide documentation from SRWMD evidencing as such.
- b. Subject property is located within a modified flood plain area.
 - i. Provide a drawing which depicts modified flood plain area and the base flood elevation of the modified flood plain. Drawing must be signed and sealed by a licensed professional engineer.
 - ii. Section 6.9.4(C)(3) requires the minimum finished floor elevations for each building are at least 1 foot above the base flood elevation. Confirm all FFEs are at least 1 foot above the base flood elevation of the modified flood plain. Note the plat of Progress Technology Park requires a minimum FFE on Lot 1 of 76.5.
 - iii. Section 6.9.7(C)(7) requires certification from a registered professional engineer that the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

8. Architectural Plans – A:200 and A:301

- a. Plans appear to be from previous site plan application.
 - i. Revise to provide architectural plans of each proposed building (or typical detail, if applicable.)
 - ii. Revise detail of proposed waste receptacle screening within north service yard and service yard walls as necessary.

9. General Comments

- a. Needed fire flow: No data provided to show flow/pressure of potable water system at the subject property. Demonstrate the necessary pressure exists to meet required demand. Any required testing shall be coordinated with the Public Services Department, and results subject to review/acceptance by Public Services and Alachua County Fire/Rescue.

- b. Provide draft public utility easements (PUEs), metes and bounds legal descriptions of such easements, and accompanying sketch, for all areas with utility infrastructure to be maintained by the City. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.
- c. Legal description provided is of Lot 1 of Progress Technology Park. The applicant has concurrently proposed a partial plat annulment of Lot 1 of Progress Technology Park. Metes and bounds description of the property is required. Revise the legal description on the Site Plan and in the supporting application materials accordingly.
- d. Modifications to stormwater management system are proposed on Tax Parcel 03191-010-002
- e. Setbacks along NW 119th Terrace and CR 2054 labelled as side setbacks. Please revise label to "front setback" or "setback."
- f. Sheet C0.00:
 - i. The existing building is included within Pod A under Note 1, Development Data, but labelled as "existing pod" and not included elsewhere (such as vehicular/bicycle parking and loading calculations) within Pod A. Please clarify as needed throughout plans.
 - ii. Note 2, Minimum building setback for the ILW zoning district, per Table 5.2-2, are as follows: front -20 feet; side - 15 feet; rear - 15 feet.
 - iii. Note 2: Maximum FAR is 0.50, and established by Policy 1.5.d, FLUE. Please clarify maximum permitted FAR per Policy 1.5.d and proposed FAR as presently provided on plans.
 - iv. Note 3, Parking calculations: Off-street parking provided in Pod C is 108 spaces.
 - v. Note 3, Parking calculations: Off-street loading should be calculated per 6.1.5(C)(1)/Table 6.1-2 (two loading spaces required.)
 - vi. Note 3, Parking calculations: Clarify off-street loading spaces provided in each pod/for all pods collectively.
 - vii. Note 7: Paragraphs below zoning designation are applicable to different project. Revise note as needed.
- g. Sheet C2.13: A stabilized access from NW 119th Terrace to the existing SMF exists proximate to structures S-6 and S-7. Show stabilized surface on plans and provide for its replacement if stormwater improvements impact the access.
- h. Proposed ingress/egress from CR 2054 is contingent upon City Commission's approval of partial plat annulment of Lot 1, Progress Technology Park. Direct driveway access to CR 2054 presently prohibited by a note on the plat of Progress Technology Park (except for emergency vehicles.)

- i. Verify terminology for each pod is consistent throughout the plan set. For example, civil drawings reference Pods A, B, and C; landscape plans reference Pods 1, 2A, 2B, and 2C.
- j. Site Plan review schedule contingent upon satisfactorily addressing the sufficiency comments for the annulment of Lot 1 of Progress Technology Park, as provided to Aaron Hickman, PLS, in a letter dated August 31, 2016, and the City Commission's action on said annulment (tentatively scheduled for October 10, 2016 City Commission Meeting.)

10. Comprehensive Plan Consistency Analysis

- a. Response to Policy 1.5.d.2.: Incorrect buffer type identified (Type C, 10' is correct buffer).

11. Public Services/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated August 30, 2016.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated August 30, 2016
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated August 31, 2016.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF SEPTEMBER 27, 2016.**



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 30th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Foundation Park Phase 2

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30 inches above top of slab. Annotate drawing to reflect CL elevation. [Revise and Resubmit.]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
5.	<u>Detail 4: Dumpster Enclosure</u> ; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.]

NO.	COMMENTS
6.	<u>Detail</u> ; Provide tapping detail. [Submit.]
7.	<u>Sheet C3.10</u> ; Provide 8 x 4 inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.]
8.	<u>Electric</u> ; No electric plans are provided for review. [Submit.]
9.	<u>Item #9</u> ; Response identifies “no elements of historical significance on site”. Submit documentation confirming finding. [Submit for Receipt Acknowledged]
10.	Policy 1.1.D states “...development will allow a net increase of +or - 127,400 SF”, which is it + or – (should be +). Same for 4.1.C Change narrative to read “up to 127,400 SF” or “approximately 127,400 SF”.
11.	<u>Sheet E1, 2 & 3</u> ; General Notes; Note (1) references “highlighted points”. Clarify referenced material. [Revise and Resubmit.]
12.	<u>Maintenance of Traffic Notes</u> ; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: <ol style="list-style-type: none"> 3. Submit for City’s review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ol style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

RE: Foundation Park Phase 2 Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>

Tue, Aug 30, 2016 05:15 PM

Subject : RE: Foundation Park Phase 2 Site Plan

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : kwinburn <kwinburn@cityofalachua.com>, William P. Whitelock
<wwhitelock@cityofalachua.org>

Justin,

I have reviewed the plan for Foundation Park. I have the following comments:

1. I have a concern about the notation stating that the backflow preventer will be inside the building. It is a common requirement of the water purveyor for the backflow to be at or near the point of service. I need this location to be confirmed by the water department.

2.The FDC location will be reviewed at time of building and fire sprinkler plan review.

Brian Green

Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 31, 2016

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

Re: Foundation Park – Phase 2
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the design drawings for the above referenced project, prepared by CHW, Inc., and dated 8/11/16. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments of the design are provided below.

General

1. The design drawings are very complete and thorough. Most of my comments are minor in nature and can easily be addressed.
2. I do not see any survey drawings as part of the drawing set. Is there a Boundary & Topographic Survey? If so, I recommend the survey be included as part of the drawing set. It is always desirable to see the existing survey conditions independent of the proposed design conditions.

Sht. C0.01

1. No Topography shown. See item 2 above. Existing topography shown on this sheet is recommended if the survey is not added.

Sht. C0.030

1. Suggest a sawcut be used in the northwest corner of the existing parking lot instead of making the pavement connection to a rounded drive. The new pavement connection to the existing pavement will be easier to pave.
2. Pod B & C Buildings fall within the 100 year FEMA Flood Zone A. Has a flood study been performed for this area? I did not find a denoted flood elevation for this area. The other 2 existing buildings in the vicinity are also within the flood zone although I did not find any previous FEMA LOMR's on record. Please explain the impact the FEMA flood zone has on the Pod B & C buildings for this project.

Sht. C1.10

1. Be sure valley gutter is desired along NW 119th Terrace @ the driveway connection. Where feasible it is desired to eliminate the valley gutter as a long term maintenance issue.
2. Dimension bike rack pad next to Pod B building SE entry
3. Suggest sawcut / new pavement be "squared off" in SW parking space. See previous comment item 1 on Sht. C0.030.

Sht. C1.12

1. On the radial 6 space parking bay in the center of the sheet, be sure to denote 9' width is adjacent to curb and not adjacent to drive aisle.

Sht. C1.13

1. Dimension main walks 7' wide

Sht. C2.10

1. Provide pipe sizes for existing storm sewer piping and show from S-1 to basin. Can show on Master Plan.
2. Make sure slope in sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. A few more spot elevations along the pavement in the parking aisle next to the Pod A building would be preferred especially around the handicap parking spaces.
4. Label the "concrete spillways" in the plan view.

Sht. C2.11

1. A few more spot elevations along the pavement in the parking aisle next to the Pod B building would be preferred especially around the handicap parking spaces.
2. Make sure the slope in the sidewalk handicap ramps does not exceed 1:12 for 6' beyond the detectable warning surfaces.
3. S-10 to S-11 pipe length may be 168' instead of 164'.
4. Call out a brick and mortar plug at the end of the existing storm pipe stub south of S-10. Or remove the existing pipe stub. Label this pipe size.
5. The cross-slope on the s/w adjacent to the building exceeds 2% in some places. It should be revised to be no steeper than 2%.
6. Evaluate the driveway connection to NW 119th Terrace to consider the elimination of the valley gutter.
7. Identify catch vs. spillout curb and gutter near S-10.

Sht. C2.12

1. A few more spot elevations along the pavement in the parking aisle next to the Pod C building and the adjacent sidewalk would be preferred especially around the handicap parking spaces.
2. Provide spot grading for the bike rack pad.
3. The storm pipe from S-15 to S-16 may be 134'.
4. The storm pipe from S-14 to S-15 may be 98'.
5. The storm piping from S-10 to S-11 to S-14 to S-15 to S-16 is all 24" RCP @ 0.20%. We were not provided storm sewer pipe size calculations, but should all of these pipe segments be the same size & slope? Revise if appropriate.
6. Primary electric lines are shown terminating under service drive between buildings. Is that correct or should there be some type of termination treatment?

Sht. C2.13

1. Are there any elevation contours that can be shown on the west side of NW 119th Terrace along the pipe from S-6 to S-7?
2. Is silt fence required continuously along S-6 to S-7? This may be overkill and costly.
3. Does the stormwater basin sump remain generally dry at elevation 61.0? If the water table is above the sump elevation of 61.0, the storm pipe system will be hydraulically surcharged at the water table elevation. Is this basin normally dry, including the sump? How does the existing basin perform?

Sht. C3.10

1. Identify the size of the existing city water main being tied into.
2. Identify the type and size of the proposed backflow preventers.
3. Does the City of Alachua still use 5/8" water meters? Many utilities do not use 5/8" x 3/4" meters.
4. I find it very rare that a 4" fire services is used. Consider a 6" connection for the fire line & sprinkler system, if it is not designed yet.
5. Denote 2" PVC WM for the water meter bank header pipe.
6. Are the rectangles shown in the service area emergency generators or gas tanks? Please identify.
7. Identify the irrigation meter and backflow preventer in the inset detail.

Sht. C3.11

1. At the point of the new water main connection the 3" blowoff assembly and the 2nd gate valve are not shown in plan view.
2. Identify the type and size of the backflow preventers.
3. Question the use of 5/8" water meters in this water meter bank as well.
4. Consider a 6" fire line connection if the fire line & sprinkler system is not designed yet.
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6. Identify the rectangles shown in the service area near the transformer.
7. Primary electric lines are shown terminating under the service drive between buildings. Is that correct or should there be some other termination treatment?
8. The wastewater service pipe serving the proposed Pod C building may be 38' instead of 35'.

Sht. L-304

1. Does the irrigation point of connection tie into the new 8" water main along CR 2054? If so, depict the connection appropriately and add to the utility plan also.

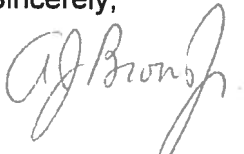
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I will make myself available to City staff or the CHW project manager if there are any questions related to my comments or a desire to meet and review the comments in person. Please let me know if I can provide any other services related to this project.

Sincerely,

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A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



JBrown Professional Group

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RECEIVED

AUG 31 2016

August 31, 2016

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

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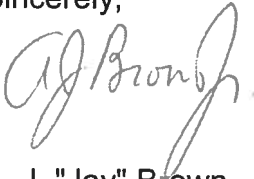
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A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 31, 2016

Mr. Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Sufficiency Review, Partial Plat Annulment
Lot 1, Progress Technology Park: Plat Book 28, Pages 86 - 87

Dear Mr. Hickman:

On August 15, 2016, the City of Alachua received your request for the annulment of Lot 1 of Progress Technology Park, as recorded in the Official Records of Alachua County, Florida, Plat Book 28, Pages 86 – 87.

The insufficiencies below (**except as otherwise noted below**) must be addressed in writing by **4:00 PM on Thursday, September 15, 2016**. A total of three (3) copies of all materials and a CD containing a PDF of all materials must be provided by this date. Upon receipt of your revised materials, Staff will notify you of any remaining insufficiencies (if any) which must be resolved.

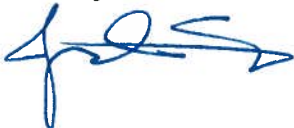
Upon review of the request, the following must be addressed:

1. Applicant must provide public utility easements (PUEs) for all existing PUES within the area sought to be annulled by the request. Please provide metes and bounds legal descriptions and accompanying sketches for all existing PUEs. PUEs, legal descriptions, and sketches subject to review/approval by City prior to recordation. Preparation of draft PUEs to be coordinated with Compliance and Risk Management Department.
2. Applicant must provide a title opinion to demonstrate that the University of Florida Foundation, Inc., and Foundation Park Holding Company, LLC, own the fee simple title to the part of the tract covered by the Plat of Progress Technology Park sought to be vacated (Section 171.101(3), Florida Statutes.)
3. Legal notice of proposed action must run in two weekly issues (i.e., two separate weeks) of a newspaper of general circulation (Section 171.101(4), Florida Statutes.) Applicant states the legal notices are presently scheduled to run on September 19 and 20. Please reschedule as necessary for compliance with the aforementioned statute.
4. Legal notice heading "HEARING BEFORE THE CITY COMMISSION" must be revised to clearly state the governing body and the proposed action. Please revise heading as follows: "NOTICE OF HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, CONCERNING A PARTIAL PLAT ANNULMENT." **Please revise and resubmit draft public notice for review/comment/approval no later than 4:00 PM on Thursday, August 8, 2016.**

5. Information within legal notice concerning appeals must be revised to use the same statement used within City's legal notices (Planning Staff to provide to applicant.)
Please revise and resubmit draft public notice for review/comment/approval no later than 4:00 PM on Thursday, August 8, 2016.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Marian B. Rush, Esq., City Attorney (by electronic mail)
G.B. "Cap" Wilson, Compliance & Risk Management Director
Adam Hall, AICP, Planner
Randall S. Onley, CHW (by electronic mail)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 30th, 2016

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RSV*
Public Services Director

RE: Foundation Park Phase 2

Public Services have reviewed the Foundation Park Phase 2 - Minor Site Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Detail – Fire Hydrant Assembly</u> ; Sheet C2.31 Provide annotation identifying size on hydrant and valve. [Revise and Resubmit.]
2.	<u>Detail: Fire Double Detector Check Valve Backflow Preventer</u> ; Sheet C2.31 Complete assembly's centerline shall be 30 inches above top of slab. Annotate drawing to reflect CL elevation. [Revise and Resubmit.]
3.	<u>Detail: Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
4.	<u>Detail: 5/8-inch Water Meter</u> ; Sheet C2.31 Details shall identify upstream and downstream straight pipe run requirements for meter. Straight runs shall be in accordance with manufacturer's recommendations, 5D (upstream) 3D (downstream) straight run lengths, or whichever is more stringent. [Revise and Resubmit.]
5.	<u>Detail 4: Dumpster Enclosure</u> ; Sheet A301 Annotate enclosure's height. Identify typical size of dumpsters to be used. [Revise and Resubmit.]

NO.	COMMENTS
6.	<u>Detail</u> ; Provide tapping detail. [Submit.]
7.	<u>Sheet C3.10</u> ; Provide 8 x 4-inch wet tab for fire line – 2 x 2-inch wet tap for water meters. [Submit.]
8.	<u>Electric</u> ; No electric plans are provided for review. [Submit.]
9.	<u>Item #9</u> ; Response identifies “no elements of historical significance on site”. Submit documentation confirming finding. [Submit for Receipt Acknowledged]
10.	Policy 1.1.D states “...development will allow a net increase of +or - 127,400 SF”, which is it + or – (should be +). Same for 4.1.C Change narrative to read “up to 127,400 SF” or “approximately 127,400 SF”.
11.	<u>Sheet E1, 2 & 3</u> ; General Notes; Note (1) references “highlighted points”. Clarify referenced material. [Revise and Resubmit.]
12.	<u>Maintenance of Traffic Notes</u> ; Sheet C0.10 Incorporate the following narrative within the MOT notes following note 2: <ol style="list-style-type: none"> 3. Submit for City’s review and approval the traffic control plan that shall detail procedures and protective measure proposed by the contractor to provide for protection and control of traffic affected. The traffic control plan shall include proposed locations and time durations of the following as applicable: <ol style="list-style-type: none"> a) Pedestrian and public vehicular traffic routing. b) Lane and sidewalk closures, and restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing movement around the closure, and details of barricades. c) Access to building immediately adjacent to worksite. d) Driveways blocked by construction operations. 4. Contractor shall notify in writing both the City of Alachua Public Services and the Alachua Police Department (APO) no less than 7 days prior to such closures or whenever roads are impassable. 5. Contractor shall immediately notify the City of Alachua Public Services of any vehicular or pedestrian safety or efficiency problems incurred as a result of the work.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 22, 2016

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.
President
3530 NW 43rd Street
Gainesville, FL 32606

RE: Review of Foundation Park, Phase 2 – Site Plan

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Site Plan.

Please provide comments by **12:00 PM on Thursday, September 1, 2016**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

August 18, 2016

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

Please find the following items enclosed for review and approval of the above referenced project:

- Mailing Labels;
- Warranty Deed for Tax Parcel 03191-011-001;
- Revised Meeting Minutes.

Site Plan Attachment #6

For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

Issue: Mailing labels as required were provided, however, a copy of the mailing labels were not included within each copy of the application package.

Action Needed to Address Deficiency: In future submittals, provide within each copy of the application package a copy of the mailing labels.

- **Acknowledged.**

Site Plan Attachment #7

Neighborhood Meeting Materials, including:

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

Issue: (1) A copy of the published notice for the Neighborhood Meeting held on August 9, 2016, has not been provided. (2) A copy of the mailing labels or a list of those who received written notice of the August 9, 2016, Neighborhood Meeting has not been provided with

Neighborhood Meeting materials. (3) Meeting Minutes prepared by David Eng, P.E., state the meeting was held on June 9, 2015; correct date is August 9, 2016. (4) Meeting Minutes only state that one member of the public was present, and "questions were fielded from the member of the public in attendance." No comments from those in attendance have been provided in the written summary of the Neighborhood Meeting.

Action Needed to Address Deficiency: (1) Provide the published notice for the Neighborhood Meeting held on August 9, 2016. (2) Provide a copy of the mailing labels or a list of those who received written notice of the August 9, 2016, Neighborhood Meeting. (3) Correct the meeting date. (4) Provide the comments from those in attendance about the development proposal.

- **Please find a copy of the mailing labels, and revised Neighborhood Meeting memo with the correct date and comments from the sole attendee. We are still trying to get published notice from Alachua County Today which we will provide as soon as we receive it.**

Site Plan Attachment #9

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

Issue: Proof of ownership for Tax Parcel Number 03191-011-001 has not been provided.

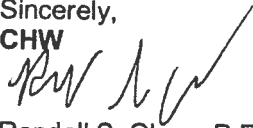
Action Needed to Address Deficiency: Provide proof of ownership for Tax Parcel Number 03191- 011-001.

- **Please find the Warranty Deed for Tax Parcel Number 03191-011-001 enclosed.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 519-5940 or at randy@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,

CHW



Randall S. Olney, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: August 18, 2016
To: Development Review Team (DRT) Members
From: Principal Planner Justin Tabor, AICP
Re: Foundation Park Phase 2

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Foundation Park Phase 2

Plans are accessible via the X: Drive at: X:\Planning and Community
Development\Planning Division\Development Applications\Site Plans\Foundation Park
Phase II SP

Please provide written comments concerning the application no later than:

Thursday, September 1, 2016

STAFF DRT MEETING:

Tuesday, September 6, 2016 @ 10:00 am in the Planning Conference Room

APPLICANT DRT MEETING:

Monday, September 12, 2016 @ 10:00 am in the Planning Conference Room

Received by:


Please sign and print name


Date

On behalf of:

Public Services Department



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: August 18, 2016
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Please provide written comments concerning the application no later than:

Thursday, September 1, 2016

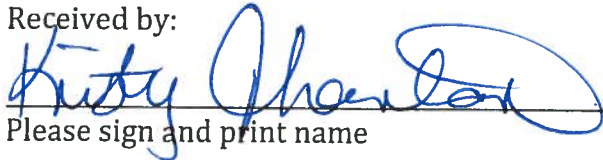
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Please sign and print name


Date

On behalf of:





City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2016

Mr. Randall S. Onley, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Revised Application, Received August 15, 2016:
Foundation Park, Phase 2 – Site Plan

Dear Mr. Onley:

On August 15, 2016, the City of Alachua received your revised application for a Site Plan for Phase 2 of Foundation Park, which proposes the construction of three (3) ±40,000 square foot buildings, with associated parking, stormwater, utilities, and supporting site improvements on a ±14.5 acre parcel located north of NW US Highway 441, east of NW 119th Terrace, and south of NW CR 2054 (also known as Rachael Boulevard) and consisting of Tax Parcel Numbers 03191-010-001 and 03191-011-001.

The revised application materials were submitted to address completeness review insufficiencies as described in a letter dated July 12, 2016. Upon review of the revised application materials, the following insufficiencies remain.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

In order to provide a complete application, the following must addressed before the application is considered complete:

Site Plan Attachment #6

For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

Issue: Mailing labels as required were provided, however, a copy of the mailing labels were not included within each copy of the application package.

Action Needed to Address Deficiency: In future submittals, provide within each copy of the application package a copy of the mailing labels.

Site Plan Attachment #7

Neighborhood Meeting Materials, including:

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

Issue: (1) A copy of the published notice for the Neighborhood Meeting held on August 9, 2016, has not been provided. (2) A copy of the mailing labels or a list of those who received written notice of the August 9, 2016, Neighborhood Meeting has not been provided with Neighborhood Meeting materials. (3) Meeting Minutes prepared by David Eng, P.E., state the meeting was held on June 9, 2015; correct date is August 9, 2016. (4) Meeting Minutes only state that one member of the public was present, and "questions were fielded from the member of the public in attendance." No comments from those in attendance have been provided in the written summary of the Neighborhood Meeting.

Action Needed to Address Deficiency: (1) Provide the published notice for the Neighborhood Meeting held on August 9, 2016. (2) Provide a copy of the mailing labels or a list of those who received written notice of the August 9, 2016, Neighborhood Meeting. (3) Correct the meeting date. (4) Provide the comments from those in attendance about the development proposal.

Site Plan Attachment #9

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

Issue: Proof of ownership for Tax Parcel Number 03191-011-001 has not been provided.

Action Needed to Address Deficiency: Provide proof of ownership for Tax Parcel Number 03191-011-001.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
Project File

August 15, 2016

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, FL 32616

RECEIVED

AUG 15 2016

Per amy

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

Please find the following items enclosed for review and approval of the above referenced project:

- One (1) Set of labels for all property owners within 400 feet of the project site;
- One (1) Original and Eight (8) Copies of the Site Plan Application;
- Nine (9) copies of the following:
 - City of Alachua Site Plan Application;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Mailing Labels;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Alachua Today Tear Sheet;
 - Property Owner Affidavits;
 - Proof of 2015 Tax Payment;
 - Sunbiz Information;
 - Property Appraiser;
 - Warranty Deeds;
 - Legal Description;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Agreement for Assignment of Contract of Sale and Purchase of Real Estate and Development Agreement;
 - Vacant Land Contract;
 - Fire Flow Calculations;
 - Access Management Permit Application from Alachua County Public Works ;
 - and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

**Site Plan Application
Section #A.2.**

Issue: The Site Plan Application identifies the address of the subject property as 11900 NW US Highway 441. The address, according to Alachua County Map Genius (www.mapgenius.alachucounty.us), of the subject property is 14193 NW 119th Terrace.

Action Needed to Address Deficiency: Revise the Site Plan Application to reflect the correct property address.

- **Site plan application has been revised to reflect the correct address.**

Section #A.3.

Issue: The Parcel ID Number identified for the subject property is Tax Parcel Number 03191-010-1. The subject property also includes Tax Parcel Number 03191-011-001.

Action Needed to Address Deficiency: Revise the Site Plan Application to reflect all tax parcels that comprise the subject property.

- **Site plan application has been revised to include the additional parcel.**

Section #B.3.

Issue: Property owner listed on the Site Plan Application is "Alachua Foundation Park Holding Company, LLC." Property owner of record of Tax Parcel 03191-010-001 is the University of Florida Foundation, Inc.

Action Needed to Address Deficiency: Update the Site Plan Application to reflect all property owners.

- **Site plan application has been revised to include the additional property owner.**

Site Plan Application Signatory/Authorized Agent Affidavit

Issue: Randall Onley, P.E., of Causseaux, Hewett, & Walpole, Inc. (CHW,) has signed the application as applicant. No documentation has been provided from the property owners of record for CHW to act on their behalf.

Action Needed to Address Deficiency: Provide and executed Authorized Agent Affidavit(s) from each property owner authorizing CHW to act on their behalf. The Authorized Agent Affidavit is available on the City's web site at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>.

- **Authorized Agent Affidavit listing CHW as the authorized agent has been included in this submittal.**

Site Plan Attachment #1

Site Plan including but not limited to:

a. Name, location, **owner**, and designer of proposed development.

Issue: Property owners not identified on Site Plan cover sheet.

Action Needed to Address Deficiency: Identify property owners on Site Plan cover sheet.

- **The cover sheet has been updated to include both property owners.**

c. Vicinity map – indicating the general location of the site and **all abutting streets** and properties.

Issue: NW 119th Terrace is not identified on the vicinity map.

Action Needed to Address Deficiency: Identify the location of NW 119th Terrace.

- **NW 119th Terrace is now labeled on the vicinity map.**

j. Access and points of connection to utilities (**electric**, potable water, sanitary sewer, gas, etc.)

Issue: Electric infrastructure is not labelled as existing or proposed.

Action Needed to Address Deficiency: Identify existing electric infrastructure and proposed electric infrastructure. Detail of system must be sufficient to facilitate review of system improvements.

- **The existing electrical infrastructure is now labeled appropriately on the Existing Conditions Map, sheet C0.01. Also, the existing and proposed electrical infrastructure is now labeled appropriately on the Master and Detailed Utility Plans, sheets C3.00-C3.11.**

k. Location and dimensions of all existing and proposed parking areas and loading areas.

Issue: The dimensions of existing parking areas and loading areas are not provided.

Action Needed to Address Deficiency: Provide the dimensions of existing parking areas and loading areas.

- **Dimensions are now provided for the existing parking areas and loading areas on the Detailed Horizontal Control and Site Plans, sheet C1.10-C1.13.**

n. **Structures and major features – fully dimensioned** – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.

Issue: (1) Distances between structures not provided; (2) Floor area ratio not provided.

Action Needed to Address Deficiency: (1) Dimension the distance between structures; (2) Provide floor area ratio of each pod and of the overall site.

- **The distance between structures is now dimensioned and the floor area ratio for each pod and the overall site is now provided on the Master Site Plan and Detailed Horizontal Control and Site Plans, sheets C1.00-C1.13.**

o. Location of waste receptacles and detail of waste receptacle screening.

Issue: Detail has not been provided of waste receptacle screening.

Action Needed to Address Deficiency: Provide detail of waste receptacle screening to demonstrate compliance with Section 6.2.3(B.)

- **A waste receptacle screening detail has been added to the plans on architectural sheet A301.**

Site Plan Attachment #2

Stormwater management plan – including the following:

c. Existing and proposed stormwater management facilities with size and grades.

Issue: The existing stormwater management facility, including its size and grading, is not depicted.

Action Needed to Address Deficiency: Provide a drawing that depicts the existing stormwater management facility.

- **The existing stormwater management facility is now shown on the Existing Conditions Map, sheet C0.01.**

Site Plan Attachment #6

For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

Issue: (1) A mailing label for a property within 400 feet of the subject property boundaries (which consists of Tax Parcel Numbers 03191-010-001 and 03191-011-001), specifically Tax Parcel Number 03956-010-027, was not provided; (2) The most recent list of persons and organizations registered to receive notice of development applications was not used; (3) A copy of mailing labels was not included within each application packet.

Action Needed to Address Deficiency: (1) Provide a set of revised mailing labels of **ALL** properties within 400 feet of the subject property boundaries, ensuring the property which was not previously included (Tax Parcel Number 03956-010-027) is included on the revised mailing labels; (2) Provide one (1) set of revised mailing labels of persons and organizations registered to receive notice of development applications using the most recent list, dated April 21, 2016, and available on the City's web site at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>; and (3) Provide a copy of the mailing label sets within each application package.

- **Please find a copy of all revised Neighborhood Meeting documentation enclosed.**

Site Plan Attachment #7

Neighborhood Meeting Materials, including:

- ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and **mailing labels or list of those who received written notice**

Issue: A copy of the mailing labels or a list of those who received written notice of the Neighborhood Meeting has not been provided in each application package.

Action Needed to Address Deficiency: Provide a copy of the mailing labels or a list of those who received written notice of the Neighborhood Meeting within each application package.

- **Please find a copy of all revised Neighborhood Meeting documentation enclosed.**

Site Plan Attachment #8

Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

Issue: Legal description with tax parcel number has not been provided on 8.5" x 11" paper.

Action Needed to Address Deficiency: Provide a copy of legal description with tax parcel number on 8.5" x 11" paper within each application package.

- **Legal description has been included in this submittal.**

Site Plan Attachment #9

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

Issue: Proof of ownership for Tax Parcel Number 03191-011-001 has not been provided.

Action Needed to Address Deficiency: Provide proof of ownership for Tax Parcel Number 03191- 011-001 within each application package.

- **Warranty deed for tax parcel number 03191-011-001 has been included in this submittal.**

Site Plan Attachment #10

Proof of payment of taxes.

Issue: Proof of payment of taxes for Tax Parcel Number 03191-011-001 for year 2015 has not been submitted.

Action Needed to Address Deficiency: Provide proof of payment of taxes for year 2015 for Tax Parcel Number 03191-011-001 within each application package.

- **Proof of tax payment has been included in this submittal.**

Miscellaneous Comments

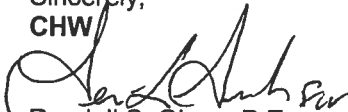
- Property Owner Affidavit submitted with application is not a City of Alachua form. Please use City of Alachua Authorized Agent Affidavit, available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

- **The City of Alachua's property owner affidavit is now included with this submittal.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 519-5940 or at randy@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,

CHW



Randall S. Olney, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 12, 2016

Mr. Randall S. Onley, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Completeness Review of Foundation Park, Phase 2 – Site Plan

Dear Mr. Onley:

On June 30, 2016, the City of Alachua received your application for a Site Plan for Phase 2 of Foundation Park, which proposes the construction of three (3) ±40,000 square foot buildings, with associated parking, stormwater, utilities, and supporting site improvements on a ±14.5 acre parcel located north of NW US Highway 441, east of NW 119th Terrace, and south of NW CR 2054 (aka Rachael Boulevard) and consisting of Tax Parcel Numbers 03191-010-001 and 03191-011-001.

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 following information is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

In order to provide a complete application, you must address the following:

Division of Subject Property Subsequent to Platting

The subject property consists of Lot 1 of Progress Technology Park, as recorded in Plat Book 28, Page 86 of the Official Records of Alachua County. The subject property has been further divided subsequent to the approval of the plat of Progress Technology Park. This subsequent division is subject to subdivision review pursuant to Section 2.4.10(B)(1)(c.)

The review of this Site Plan application cannot continue until the preceding matter is resolved. Options to resolve this issue include, but may not be limited to, replatting Lot 1 of Progress

Technology Park or recombining the subject property into its platted area. If the applicant wishes to pursue another alternative, please contact City Staff to discuss the applicability of the LDRs to such alternative resolution. Please note that a Pre-Application Conference is required for subdivision applications. Should the applicant desire to replat the subject property, please contact City Staff to schedule a Pre-Application Conference.

Site Plan Application

Section #A.2.

Issue: The Site Plan Application identifies the address of the subject property as 11900 NW US Highway 441. The address, according to Alachua County Map Genius (www.mapgenius.alachucounty.us), of the subject property is 14193 NW 119th Terrace.

Action Needed to Address Deficiency: Revise the Site Plan Application to reflect the correct property address.

Section #A.3.

Issue: The Parcel ID Number identified for the subject property is Tax Parcel Number 03191-010-001. The subject property also includes Tax Parcel Number 03191-011-001.

Action Needed to Address Deficiency: Revise the Site Plan Application to reflect all tax parcels that comprise the subject property.

Section #B.3.

Issue: Property owner listed on the Site Plan Application is "Alachua Foundation Park Holding Company, LLC." Property owner of record of Tax Parcel 03191-010-001 is the University of Florida Foundation, Inc.

Action Needed to Address Deficiency: Update the Site Plan Application to reflect all property owners.

Site Plan Application Signatory/Authorized Agent Affidavit

Issue: Randall Onley, P.E., of Causseaux, Hewett, & Walpole, Inc. (CHW,) has signed the application as applicant. No documentation has been provided from the property owners of record for CHW to act on their behalf.

Action Needed to Address Deficiency: Provide and executed Authorized Agent Affidavit(s) from each property owner authorizing CHW to act on their behalf. The Authorized Agent Affidavit is available on the City's web site at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>.

Site Plan Attachment #1

Site Plan including but not limited to:

- a. Name, location, **owner**, and designer of proposed development.

Issue: Property owners not identified on Site Plan cover sheet.

Action Needed to Address Deficiency: Identify property owners on Site Plan cover sheet.

- c. Vicinity map – indicating the general location of the site and **all abutting streets** and properties.

Issue: NW 119th Terrace is not identified on the vicinity map.

Action Needed to Address Deficiency: Identify the location of NW 119th Terrace.

- j. Access and points of connection to utilities (**electric**, potable water, sanitary sewer, gas, etc.)

Issue: Electric infrastructure is not labelled as existing or proposed.

Action Needed to Address Deficiency: Identify existing electric infrastructure and proposed electric infrastructure. Detail of system must be sufficient to facilitate review of system improvements.

- k. Location and **dimensions of all existing and proposed parking areas and loading areas.**

Issue: The dimensions of existing parking areas and loading areas are not provided.

Action Needed to Address Deficiency: Provide the dimensions of existing parking areas and loading areas.

- n. **Structures and major features – fully dimensioned** – including setbacks, **distances between structures**, floor area, width of driveways, parking spaces, property or lot lines, and **floor area ratio.**

Issue: (1) Distances between structures not provided; (2) Floor area ratio not provided.

Action Needed to Address Deficiency: (1) Dimension the distance between structures; (2) Provide floor area ratio of each pod and of the overall site.

- o. Location of waste receptacles and **detail of waste receptacle screening.**

Issue: Detail has not been provided of waste receptacle screening.

Action Needed to Address Deficiency: Provide detail of waste receptacle screening to demonstrate compliance with Section 6.2.3(B.)

Site Plan Attachment #2

Stormwater management plan – including the following:

- c. **Existing and proposed stormwater management facilities with size and grades.**

Issue: The existing stormwater management facility, including its size and grading, is not depicted.

Action Needed to Address Deficiency: Provide a drawing that depicts the existing stormwater management facility.

Site Plan Attachment #6

For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

Issue: (1) A mailing label for a property within 400 feet of the subject property boundaries (which consists of Tax Parcel Numbers 03191-010-001 and 03191-011-001), specifically Tax Parcel Number 03956-010-027, was not provided; (2) The most recent list of persons and organizations registered to receive notice of development applications was not used; (3) A copy of mailing labels was not included within each application packet.

Action Needed to Address Deficiency: (1) Provide a set of revised mailing labels of **ALL** properties within 400 feet of the subject property boundaries, ensuring the property which was not previously included (Tax Parcel Number 03956-010-027) is included on the revised mailing labels; (2) Provide one (1) set of revised mailing labels of persons and organizations registered to receive notice of development applications using the most recent list, dated April 21, 2016, and available on the City's web site at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>; and (3) Provide a copy of the mailing label sets within each application package.

Site Plan Attachment #7

Neighborhood Meeting Materials, including:

- ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and **mailing labels or list of those who received written notice**

Issue: A copy of the mailing labels or a list of those who received written notice of the Neighborhood Meeting has not been provided in each application package.

Action Needed to Address Deficiency: Provide a copy of the mailing labels or a list of those who received written notice of the Neighborhood Meeting within each application package.

Site Plan Attachment #8

Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

Issue: Legal description with tax parcel number has not been provided on 8.5" x 11" paper.

Action Needed to Address Deficiency: Provide a copy of legal description with tax parcel number on 8.5" x 11" paper within each application package.

Site Plan Attachment #9

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

Issue: Proof of ownership for Tax Parcel Number 03191-011-001 has not been provided.

Action Needed to Address Deficiency: Provide proof of ownership for Tax Parcel Number 03191-011-001 within each application package.

Site Plan Attachment #10

Proof of payment of taxes.

Issue: Proof of payment of taxes for Tax Parcel Number 03191-011-001 for year 2015 has not been submitted.

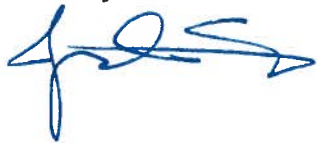
Action Needed to Address Deficiency: Provide proof of payment of taxes for year 2015 for Tax Parcel Number 03191-011-001 within each application package.

Miscellaneous Comments

- Property Owner Affidavit submitted with application is not a City of Alachua form. Please use City of Alachua Authorized Agent Affidavit, available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
Project File

June 30, 2016

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, FL 32616

RECEIVED

JUN 30 2016

Per amf

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

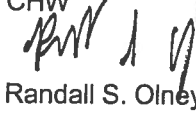
Please find the following items enclosed for review and approval of the above referenced project:

- One (1) Set of labels for all property owners within 400 feet of the project site;
- One (1) Check #0052399 in the amount of \$2300.00 for Site Plan Review;
- One (1) Original and Eight (8) Copies of the Site Plan Application;
- Nine (9) copies of the following:
 - 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;
 - Alachua Today Tear Sheet;
 - Property Owner Affidavit;
 - Proof of 2015 Tax Payment;
 - Sunbiz Information for Alachua Foundation Park Holding Company, LLC;
 - Property Appraiser Information for Tax Parcel 03191-010-001;
 - Warranty Deed;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Agreement for Assignment of Contract of Sale and Purchase of Real Estate and Development Agreement;
 - Vacant Land Contract;
 - Fire Flow Calculations;
 - Access Management Permit Application from Alachua County Public Works ; and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

The ±14.50 acre project site is located at the northeast corner of NW 119th Terrace and US 441 on Alachua County tax parcel 03191-010-001 in Alachua, FL. The development intent is to construct three (3) ±40,000 sf research buildings, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The three (3) proposed buildings will be constructed in stages with Pod 'A' being constructed first followed by Pod 'B' and Pod 'C'. During the construction of Pod 'A' a temporary depressional area is proposed to the north of the proposed parking area in order to capture runoff from the northern portion of the proposed parking lot. During the construction of Pod 'C' the depressional area will be filled in and runoff previously routed to it will be rerouted to the existing system.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 519-5940 or at randy@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read "R. Olney", is written over the printed name.

Randall S. Olney, P.E.
Project Manager

4/20/2015 12:46 PM
BOOK 4343 PAGE 2227

J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 649565
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.70
Intang. Tax: \$0.00

Prepared by & Return to:
Brian A. Block, Esq.
3917 NW 97th Blvd.
Gainesville, FL 32606
(352) 333-3233

RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of April, 2015, by and between **Alachua Foundation Park Holding Company, Inc.**, a Florida corporation, whose billing address is 3917 NW 97th Blvd., Gainesville, FL 32606, ("AFPHC") and **The University of Florida Foundation, Inc.** a Florida non-profit corporation, whose address is 1938 W. University Avenue, Gainesville, FL 32603, ("UFF"). Wherever used herein the terms AFPHC and UFF include all the parties to this instrument and the successors and assigns of organizations. AFPHC and UFF may be collectively referred herein to as "Owners", "Current Owners", or individually as an "Owner".

WITNESSETH:

WHEREAS, AFPHC and UFF own adjacent parcels of real property located in Alachua County, Florida ("Parcel 1" and "Parcel 2", respectively) and desire to create perpetual, reciprocal, non-exclusive easements over a portion of their respective Parcels, (the "Access Easements"), which Access Easements are legally described in Exhibits A and B, respectively, and depicted together in Exhibit C, all attached hereto and made a part hereof by this reference; and

NOW, THEREFORE, the undersigned Current Owners, for themselves, their heirs, personal representatives, assigns, and successors in title to their respective parcels, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to each in hand paid by the other, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby covenant and agree as follows:

DEDICATION OF EASEMENT

AFPHC and UFF each do and by these presents hereby grant, bargain, sell and convey to the other Owner, their respective successors and assigns in interest, the lawful occupants of their respective parcels, their employees, agents, customers, contractors, subtenants, lenders, invitees and licensees (individually, a "Permittee" and collectively, "Permittees") and those furnishing delivery, pickup, and fire protection services, police and authorities of the law, United States Mail and parcel carriers, representatives of utilities authorized to service such property or any portion thereof, a non-exclusive and perpetual easement in common with others for the purpose of ingress and egress upon, over and across the Access Easements, and for maintenance and repair of the Access Easements. The easement rights granted by AFPHC are appurtenant to Parcel 2, and the rights granted by UFF are appurtenant to Parcel 1.

1. **Development.** At such time when AFPHC or its successor commences with construction of the improvements within the Access Easements AFPHC or its successor shall protect, indemnify and save harmless the Owner of Parcel 2, its tenants, occupants, and its Permittees from and against any and

all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) imposed upon, incurred by or asserted against such persons or Parcel 2 resulting from or claims to have resulted from the use of the Access Easements by AFPHC, its successor or its Permittees, including damage to property or personal injury.

At such time as and when the then owner of Parcel 2 commences development of Parcel 2, the Owner of Parcel 2 shall protect, indemnify and save harmless AFPHC, its successors, its tenants, occupants, and its Permittees from and against any and all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) imposed upon, incurred by or asserted against such persons or AFPHC or its successor resulting from or claims to have resulted from the use of the Access Easements by the Owner of Parcel 2 or its Permittees, including damage to property or personal injury.

2. **Access Easements Construction, Maintenance and Repair.** AFPHC agrees that it shall construct and maintain the improvements within Access Easements located on both Parcels related to the driveways, roads, curbs and associated infrastructure and shall keep them sufficiently free of potholes, dips, corrugations (washboard), and debris so that fire, police, postal service and rescue personnel as well as any Permittee and the general public can travel in a safe manner on the Access Easements.

3. **Manner of Performing Work.** AFPHC agrees to perform any construction, maintenance, repairs or replacements of the improvements contemplated in this agreement, or as otherwise permitted herein, expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

4. **Self Help.** If, in the opinion of the Owner of Parcel 2, or in the opinion of applicable regulatory agency having jurisdiction, the Access Easements or any part or parts thereof requires maintenance or repair in order for it to meet applicable governmental requirements and/or this Agreement as set forth above, the Owner of Parcel 2 shall deliver written notice to the Owner of Parcel 1, and such work shall commence within ten (10) days after receiving said written notice. If, after the expiration of such ten (10) day period, the Owner of Parcel 1 has failed or refused to commence with the work as stated in the written notice, then the Owner of Parcel 2 may cause such maintenance and repairs to be made and thereafter demand payment for the cost thereof, together with interest thereon at the rate of eighteen percent (18%) per annum from the date such obligations are incurred and any other costs incidental thereto, including reasonable attorneys' fees. Should the Owner of Parcel 1 fail to reimburse the Owner of Parcel 2 for such costs, the Owner of Parcel 2 shall have the right to place a lien against Parcel 1. Upon full payment, the Owner of Parcel 1 shall be entitled to a recordable satisfaction of lien. Such liens may be foreclosed by suit brought in like manner as the foreclosure of a mortgage on real property. The Owner of Parcel 2 may also sue to recover a money judgment for all sums secured by the claim of lien without waiving the lien securing same. Such claim of lien shall be subordinate to the lien of any prior recorded mortgage. The foreclosure of any such mortgage or conveyance of title to the holder thereof by deed in lieu of foreclosure shall not affect or impair the existence, validity or priority of any such sum, but such mortgagee shall not be liable for unpaid assessments accruing prior to its acquisition of title.

5. **No Construction or Obstruction.** The work contemplated herein to take place within the Access Easements is intended to be performed by AFPHC, its successors or tenants; however, UFF

reserves the rights to make whatever improvements it deems fit on Parcel 2, provided that said work is not incompatible with those being constructed by AFPHC, and will not alter the access as planned and permitted.. Further, no buildings, vertical structures, vehicular parking or obstacles are permitted within the Access Easement areas.

6. **Binding Effect.** The rights and obligations granted or created herein shall be appurtenant to and shall pass with the title to each of the parcels. This Agreement shall inure to the benefit of and be binding upon all parties hereto, their successors, assigns, and successors in interest of the parcels and Permittees.

7. **Context/Terms.** Whenever the context herein so admits or requires, the singular shall include the plural and the plural shall include the singular.

8. **Specific Performance.** Each owner acknowledges that, in the event of any breach or default by an owner with respect to its covenants and obligations under this Agreement, the damages to be sustained by the non-defaulting Owner are not readily ascertainable. The parties therefore expressly agree that the non-defaulting Owner shall have a right to seek specific performance of injunctive relief against the defaulting Owner arising out of the failure or refusal of an owner to comply with all of the covenants and obligations set forth in this Agreement. This right shall be in addition to, and not exclusive of, any right of the non-defaulting Owner to assert a cause of action for damages against the defaulting Owner.

9. **Indemnification.** Each Owner shall indemnify and hold the other Owner and any tenant of such Owner's parcel harmless (except for loss or damage resulting from the negligent or willful acts of the indemnified Owner and the indemnified Owner's agents, subcontractors, invitees, tenants and others from whom the indemnified Owner is responsible) against all damages, liability, loss and expenses (including attorneys' fees in a reasonable amount) in connection with the loss of life, personal injury or damage to property arising from or out of any occurrence in or upon the indemnifying Owner's parcel or the Access Easements, or occasioned in whole or in part by the negligent or willful act or omission of said indemnifying Owner, its agents, contractors or employees.

10. **Liability Insurance.** AFPHC shall maintain or cause to be maintained public liability insurance insuring against claims on account of loss of life, bodily injury or property damage that may arise from, or be occasioned by, the use of any easement or the exercise of any right granted herein, by AFPHC and its respective tenants, agents, contractors, employees, licensees, customers and invitees of AFPHC or the occupants of its respective parcel, except as provided herein. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State of Florida, in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) for an individual occurrence, shall be issued on an occurrence form.

In the event that UFF or his successors use the Access Easements, UFF shall maintain or cause to be maintained general comprehensive liability insurance in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) for an individual occurrence, specifically endorsed to cover AFPHC or its successor in title as well as Dollar General, for so long as Dollar General occupies the Property. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State of Florida. Said insurance may be carried under a "blanket" policy or policies covering other properties owned by UFF, or affiliated corporations. Each Owner shall, upon written request from the other Owner, furnish to the Owner making such request certificates of insurance evidencing the existence of the of the insurance required to be carried pursuant to this Section or evidence of a self-insurance capacity as hereinabove provided, as the case may be. Each Owner, for itself and for anyone

else claiming by, through or under that Owner, by subrogation or otherwise, hereby releases each other Owner and the tenants or occupants of its parcel, from any and all liability for any loss or damage, whether caused by the negligent act or omission of the released Owner or the tenants or occupants of its parcel, to the extent of any recovery made by the releasing Owner for such loss or damage under any insurance policy now or hereafter covering any part of the property. In addition, each Owner shall cause the insurance policy or policies carried by it in accordance with the provisions of this Agreement to provide that the insurer waives all rights of recovery, by way of subrogation or otherwise, against the other Owner or Owners in connection with any loss or damaged covered by its policy.

11. General Provisions.

(a) **Governing Law.** This Agreement shall be construed and enforced under the laws of the State of Florida.

(b) **Amendment.** This Agreement shall not be amended or modified except by an amendment in writing, executed by all Owners and Dollar General, for so long as Dollar General occupies the Property, whether such entity's interest is leasehold or as owner of the fee, if applicable, in the same form as this Agreement, and joined by the holders of any mortgage interest encumbering any of the parcels.

(c) **Notices.** With respect to any notices required to be given under this Agreement, such notices shall be deemed given when deposited in the United States mail, postage prepaid, return receipt requested, addressed to the Owners at such addresses as they may from time to time furnish one another or, in the absence of such a furnished address, then at their addresses as reflected on the then current tax rolls of Brevard County, Florida or at such other addresses as the Owners may have furnished in writing to one another.

(d) **Severability.** All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law. If any term of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity of the other terms of this Agreement shall in no way be affected thereby.

(e) **Paragraph Headings.** The paragraph headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning, content or interpretation hereof.

(f) **Time of Essence.** Time is of the essence with respect to this Agreement.

(g) **Miscellaneous.** Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers. No Party hereto shall be obligated to take any action to enforce the terms of the Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder.

[SIGNATURE PAGES TO FOLLOW]

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

Witnesses:

Delores L. Sullivan
Print Name: Delores L. Sullivan

Eric Taylor
Print Name: Eric Taylor

ALACHUA FOUNDATION PARK HOLDING
COMPANY, LLC, a Florida limited liability
company ("AFPHC")

By: Brian S. Crawford
Its: Managing Member

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Brian S. Crawford, as the Managing Member of Alachua Foundation Park Holding Company, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or has produced _____ as identification.



BRIAN BLOCK
MY COMMISSION # EE 219870
EXPIRES: July 21, 2016
Bonded Thru Budget Notary Services

Brian Block
Notary Public, State of FL at Large
Commission No: EE219870
My Commission Expires: 7/21/16

Witnesses:

Susan G. Goffman
Print Name: Susan G. Goffman

Kimberly M. Zelaya
Print Name: Kimberly M. Zelaya

UNIVERSITY OF FLORIDA FOUNDATION, INC., a
Florida non-profit corporation ("UFF")

By: *David M. Christie*
David M. Christie
Its: Asst Treasurer

Approved

Susan G. Goffman
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of April, 2015, by David M. Christie as Asst Treasurer of the University of Florida Foundation, a Florida non-profit corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

Susan G. Goffman
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____



SUSAN G. GOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE161216
Expires 4/18/2016

EXHIBIT "A"
Legal Description of Access Easement within Parcel 1
(AFPHC Property)

A portion of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida, said corner lying on the northerly right-of-way line of State Road No.'s 20 and 25 (U.S. Highway No. 441, 200 foot right-of-way), and run thence southeasterly along said right-of-way line and along the arc of a curve, concave northerly, having a radius of 2191.86 feet, through a central angle of 10°09'16" an arc distance of 388.46 feet to the Point of Beginning, said arc being subtended by a chord, having a bearing and distance of South 78°24'33" East, 387.95 feet; thence continue southeasterly, along said right-of-way line and along the arc of said curve, through a central angle of 00°23'32", an arc distance of 15.00 feet, said arc being subtended by a chord, having a bearing and distance of South 83°40'57" East, 15.00 feet; thence North 05°35'16" East, 275.61 feet; thence North 77°10'09" West, 242.49 feet to the beginning of a curve, concave northeasterly, having a radius of 85.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 31°35'37", an arc distance of 46.87 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 61°22'20" West, 46.28 feet; thence North 45°34'32" West, 4.41 feet to the beginning of a curve, concave southwesterly, having a radius of 115.00 feet; thence northwesterly along the arc of said curve through a central angle of 46°41'01", an arc distance of 93.70 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 68°55'03" West, 91.13 feet; thence South 87°44'27" West, 37.52 feet to a point on the easterly right-of-way line of NW 119th Terrace; thence South 02°15'33" East, along said easterly right-of-way line, 30.00 feet; thence North 87°44'27" East, 37.52 feet to the beginning of a curve, concave southwesterly, having a radius of 85.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 46°41'01", an arc distance of 69.26 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 68°55'03" East, 67.36 feet; thence South 45°34'32" East, 4.41 feet to the beginning of a curve, concave northeasterly, having a radius of 115.00 feet; thence southeasterly along the arc of said curve, through a central angle of 31°35'37", an arc distance of 63.41 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 61°22'20" East, 62.61 feet; thence South 77°10'09" East, 198.59 feet to the beginning of a curve, concave southwesterly, having a radius of 37.00 feet; thence southeasterly along the arc of said curve, through a central angle of 82°45'25", an arc distance of 53.44 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 35°47'26" East, 48.92 feet; thence South 05°35'16" West, 37.30 feet to the beginning of a curve, concave northwesterly, having a radius of 35.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 97°14'35", an arc distance of 59.40 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 54°12'34" West, 52.53 feet; thence North 77°10'09" West, 26.99 feet; thence South 12°49'51" West, 50.00 feet; thence South 77°10'09" East, 73.08 feet; thence South 05°35'16" West, 87.05 feet to the Point of Beginning.

Containing 0.47 acres (20,443 square feet), more or less.

EXHIBIT "B"
Legal Description of Access Easement within Parcel 2
(UFF Property)

A portion of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida, said corner lying on the northerly right-of-way line of State Road No.'s 20 and 25 (U.S. Highway No. 441, 200 foot right-of-way), and run thence southeasterly along said right-of-way line and along the arc of a curve, concave northerly, having a radius of 2191.86 feet, through a central angle of 10°32'48", an arc distance of 403.46 feet to the Point of Beginning, said arc being subtended by a chord, having a bearing and distance of South 78°36'19" East, 402.89 feet; thence continue southeasterly, along said right-of-way line and along the arc of said curve, through a central angle of 00°23'32", an arc distance of 15.00 feet, said arc being subtended by a chord, having a bearing and distance of South 84°04'28" East, 15.00 feet; thence North 05°35'16" East, 87.33 feet; thence North 88°20'41" East, 77.35 feet; thence North 03°42'05" West, 50.03 feet; thence South 88°20'41" West, 29.48 feet to the beginning of a curve, concave northeasterly, having a radius of 35.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 97°14'35", an arc distance of 59.40 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 43°02'02" West, 52.53 feet; thence North 05°35'16" East, 96.33 feet; thence North 77°10'09" West, 15.12 feet; thence South 05°35'16" West, 275.61 feet to the Point of Beginning.

Containing 0.19 acres (8,135 square feet), more or less.

EXHIBIT "C"

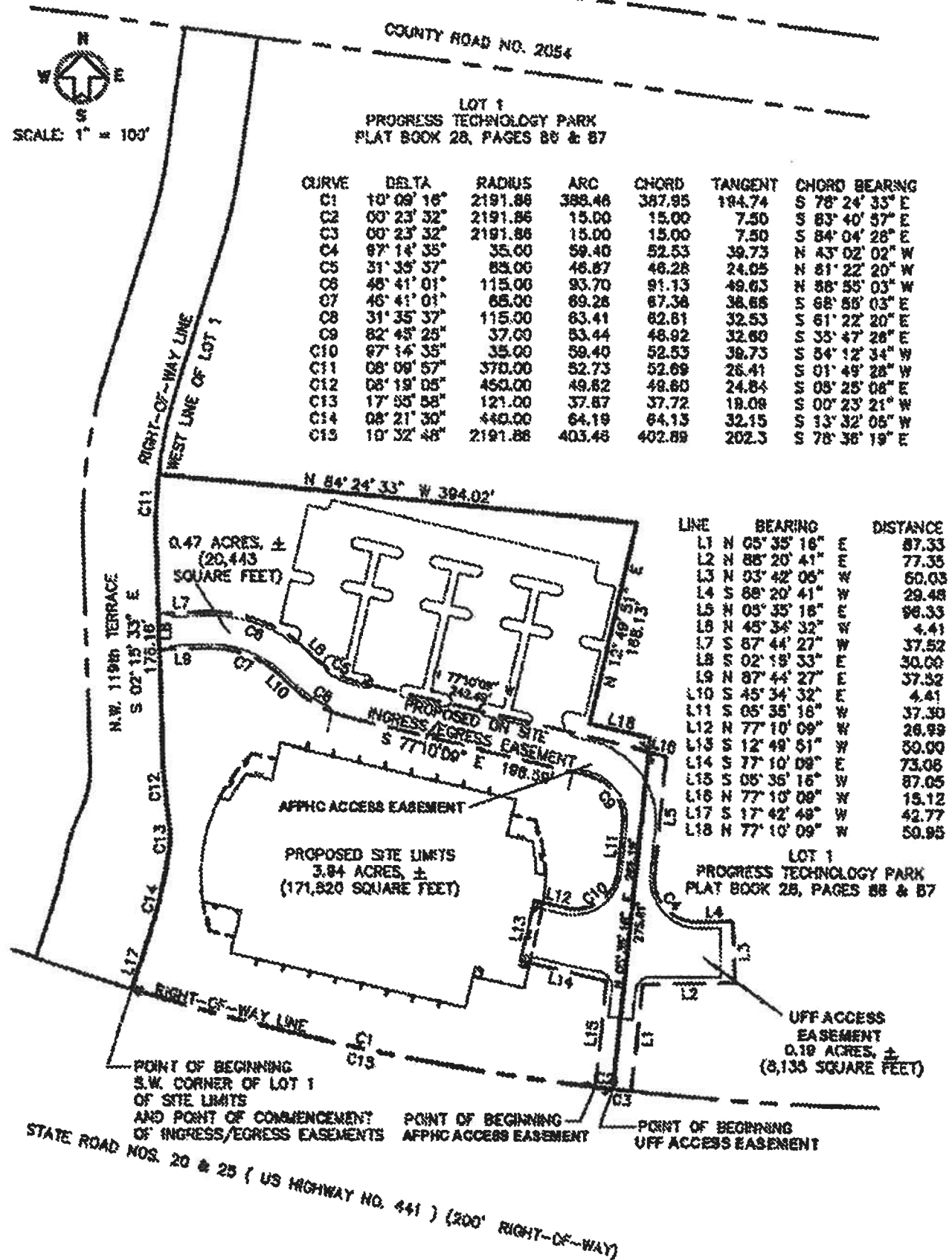
Depiction of Access Easements



COUNTY ROAD NO. 2054

LOT 1
PROGRESS TECHNOLOGY PARK
PLAT BOOK 28, PAGES 86 & 87

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	10° 09' 16"	2191.88	388.46	387.85	184.74	S 78° 24' 33" E
C2	00° 23' 32"	2191.86	15.00	15.00	7.50	S 83° 40' 57" E
C3	00° 23' 32"	2191.86	15.00	15.00	7.50	S 84° 04' 28" E
C4	87° 14' 35"	35.00	59.40	52.53	39.73	N 43° 02' 02" W
C5	31° 35' 37"	83.00	46.87	46.28	24.05	N 81° 22' 20" W
C6	46° 41' 01"	115.00	93.70	91.13	49.63	N 88° 55' 03" W
C7	46° 41' 01"	65.00	69.28	67.38	38.65	S 68° 55' 03" E
C8	31° 35' 37"	115.00	63.41	62.81	32.53	S 61° 22' 20" E
C9	82° 45' 25"	37.00	63.44	48.92	32.60	S 35° 47' 28" E
C10	87° 14' 35"	35.00	59.40	52.53	39.73	S 54° 12' 34" W
C11	08° 09' 57"	370.00	52.73	52.69	26.41	S 01° 49' 28" W
C12	08° 19' 05"	450.00	49.82	49.60	24.84	S 05° 25' 08" E
C13	17° 55' 58"	121.00	37.67	37.72	19.08	S 00° 23' 21" W
C14	08° 21' 30"	440.00	64.19	64.15	32.15	S 13° 32' 05" W
C15	10° 32' 48"	2191.88	403.46	402.89	202.3	S 78° 36' 19" E



Detail by Entity Name

Florida Limited Liability Company

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Filing Information

Document Number	L14000166879
FEI/EIN Number	47-3462545
Date Filed	10/27/2014
Effective Date	10/20/2014
State	FL
Status	ACTIVE

Principal Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Mailing Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Registered Agent Name & Address

WRIGHT, STEPHANIE
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2015	03/19/2015
2016	04/15/2016

Document Images

04/15/2016 – ANNUAL REPORT	View image in PDF format
--------------------------------------------	------------------------------------------

03/19/2015 – ANNUAL REPORT	View image in PDF format
--------------------------------------------	------------------------------------------

10/27/2014 – Florida Limited Liability	View image in PDF format
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2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L14000166879

Entity Name: ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Current Principal Place of Business:

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Current Mailing Address:

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606 US

FEI Number: 47-3462545

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WRIGHT, STEPHANIE
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CRAWFORD, BRIAN
Address 3917 NW 97TH BOULEVARD
City-State-Zip: GAINESVILLE FL 32606

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRIAN CRAWFORD

MGR

04/15/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

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

Filing Information

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

Principal Address

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

Changed: 01/18/2005

Mailing Address

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

Changed: 02/06/2001

Registered Agent Name & Address

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

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Secretary

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

Title Executive Vice President

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

Title Vice Chair

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

Title Chair

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

Title Treasurer

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

Title Associate Vice President

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

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2015	10/23/2015
2016	01/06/2016

Document Images

[05/02/2016 -- Amended and Restated Articles](#)

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[10/23/2015 -- AMENDED ANNUAL REPORT](#)

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02/20/2014 - Reg. Agent Change	view image in PDF format
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01/22/2013 - ANNUAL REPORT	View image in PDF format
01/20/2012 - ANNUAL REPORT	View image in PDF format
01/14/2011 - ANNUAL REPORT	View image in PDF format
01/05/2010 - ANNUAL REPORT	View image in PDF format
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01/06/2009 - ANNUAL REPORT	View image in PDF format
01/17/2008 - ANNUAL REPORT	View image in PDF format
01/22/2007 - ANNUAL REPORT	View image in PDF format
03/13/2006 - ANNUAL REPORT	View image in PDF format
01/18/2005 - ANNUAL REPORT	View image in PDF format
12/17/2004 - Amended and Restated Articles	View image in PDF format
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01/27/2003 - ANNUAL REPORT	View image in PDF format
05/24/2002 - ANNUAL REPORT	View image in PDF format
02/06/2001 - ANNUAL REPORT	View image in PDF format
01/18/2000 - ANNUAL REPORT	View image in PDF format
03/01/1999 - ANNUAL REPORT	View image in PDF format
01/27/1998 - ANNUAL REPORT	View image in PDF format
10/09/1997 - AMENDED AND RESTATED ARTICLES	View image in PDF format
05/01/1997 - ANNUAL REPORT	View image in PDF format
02/15/1996 - ANNUAL REPORT	View image in PDF format
04/27/1995 - ANNUAL REPORT	View image in PDF format

706676

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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TALLAHASSEE, FLORIDA

5/6/16
[Signature]
[Signature]

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: University of Florida Foundation, Inc.

DOCUMENT NUMBER: 706676

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Susan G. Goffman

(Name of Contact Person)

University of Florida Foundation, Inc.

(Firm/ Company)

P.O. Box 14425

(Address)

Gainesville, Florida 32604-2425

(City/ State and Zip Code)

sgoffman@uff.ufl.edu

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Susan G. Goffman

352

392-7760

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

☐ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☒ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301



received
4/18/2016 DB

FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 11, 2016

SUSAN GOFFMAN
P.O. BOX 14425
GAINESVILLE, FL 32604-2425

SUBJECT: UNIVERSITY OF FLORIDA FOUNDATION, INC.
Ref. Number: 706676

We have received your document for UNIVERSITY OF FLORIDA FOUNDATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Carol Mustain
Regulatory Specialist II

Letter Number: 616A00007391

UF | University of Florida FOUNDATION

Direct Line: (352) 392-7760
E-mail: tburningham@ufi.ufl.edu
Fax: (352) 392-9833

May 1, 2016

Carol Mustain, Regulatory Specialist II
Department of State
Division of Corporations
Amendment Section
2661 Executive Center Circle
Clifton Building
Tallahassee, FL 32301

Re: University of Florida Foundation, Inc.
Ref Number: 706676
Letter Number: 616A00007391
FEIN: 59-0974739

Dear Ms. Mustain,

We are in receipt of your letter dated April 11, 2016 (attached). Enclosed please find the Forth Amended and Restated Articles of Incorporation to be filed with the Department of State.

Please see page 1 sections F. and G. for the following:

F. the following Forth Amended and Restated Articles of Incorporation were adopted by at least a majority of all votes cast at a meeting of the Foundation's Executive Board (Board) on March 4, 2016 and have been ratified as provided in the Bylaws; and

G. this number of votes and the ratification were sufficient for approval and no members were entitled to vote.

Please call (352) 392-7760 if you have any further questions,

Sincerely,



Tonya Burningham
Legal Assistant to Susan G. Goffman
Executive Director of Legal Services

FOURTH AMENDED AND RESTATED
ARTICLES OF INCORPORATION

OF

UNIVERSITY OF FLORIDA FOUNDATION, INC.

A FLORIDA NOT FOR PROFIT CORPORATION

FILED
2016 MAY -2 AM 9:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The person signing below, acting as the Executive Vice President of the University of Florida Foundation, Inc. (Foundation), a not for profit corporation under the Florida Not for Profit Corporation Act (Act), as provided in Chapter 617 of the Florida Statutes, certifies that:

A. the original name of the Foundation was University of Florida Endowment Corporation, which name was changed to University of Florida Foundation, Incorporated in the Articles of Incorporation filed on January 9, 1964; and was again changed to University of Florida Foundation, Inc., in the Second Amended and Restated Articles of Incorporation filed on October 9, 1997;

B. a series of amendments were made to the Articles of Incorporation of the Foundation from January 9, 1964 through June 4, 1992;

C. the First Amended and Restated Articles of Incorporation were adopted by the Board of Directors on February 11, 1995;

D. the Second Amended and Restated Articles of Incorporation were adopted by the Board of Directors on September 20, 1997;

E. the Third Amended and Restated Articles of Incorporation were adopted by the Board of Directors on October 9, 2004;

F. the following Fourth Amended and Restated Articles of Incorporation were adopted by at least a majority of all votes cast at a meeting of the Foundation's Executive Board (Board) on March 4, 2016 and have been ratified as provided in the Bylaws; and

G. this number of votes and the ratification were sufficient for approval and no members were entitled to vote.

The following Fourth Amended and Restated Articles of Incorporation of the University of Florida Foundation, Inc., will supersede all other articles when approved by the Secretary of State of Florida, in accordance with Chapter 617, Florida Statutes:

ARTICLE 1
NAME OF ASSOCIATION AND PRINCIPAL OFFICE

The name of this corporation is UNIVERSITY OF FLORIDA FOUNDATION, INC.
The principal office is 1938 W. University Avenue, Gainesville, Florida 32603.

ARTICLE 2
TERM

The term for which the Foundation will exist will be perpetual.

ARTICLE 3
PURPOSE

The purposes for which this corporation is organized are as follows:

To exclusively support and enhance the University of Florida, a comprehensive learning institution built on a land-grant foundation, in its mission of "excellence in education and research and shaping a better future for Florida, the nation, and the world," as determined by the University of Florida Board of Trustees, by creating awareness, building relationships, securing private support, recognizing donors, and performing all business-related matters to accomplish these purposes.

ARTICLE 4
BOARD OF DIRECTORS

The powers of the Foundation will be exercised, its property controlled, and its affairs governed by the Executive Board (Board). Members of the Board (Directors) will be elected or appointed as provided in the Bylaws.

ARTICLE 5
REGISTERED AGENT

The street address of the registered office of the Foundation is 1938 W. University Avenue, Gainesville, Florida 32603. The name of its registered agent at this address is Susan G. Goffman, Executive Director of Legal Services.

ARTICLE 6 OFFICERS

The Board will elect the following officers as set forth in the Bylaws: Chair and Vice Chair.

ARTICLE 7 RULES OF THE BOARD OF GOVERNORS

The Articles of Incorporation and Bylaws will be consistent with the applicable rules of the University and the State of Florida Board of Governors, including the right of the President and the Board of Trustees of the University to monitor and control the use of resources of the University, including, without limitation, the name of the University.

ARTICLE 8 PROPERTY HELD FOR CHARITABLE PURPOSES

The property of the Foundation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the Foundation will ever inure to the benefit of any Director, officer, or member of the Foundation, or to the benefit of any private individual.

ARTICLE 9 DISTRIBUTION OF PROPERTY UPON DISSOLUTION

Upon the dissolution or winding up of the Foundation, its assets remaining after payment, or provision for payment of all debts and liabilities of the Foundation, will be distributed to the University of Florida Board of Trustees or other State of Florida entity designated to hold title on behalf of the University of Florida to be used exclusively for the purposes set out here, it being intended that no distribution or payment will be made which will impair or destroy the tax exempt status (under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended) of the Foundation or which will result in the denial of tax exempt status to donations, contributions, legacies, bequests, or dues received by the Foundation, to the extent that such tax exempt status will be allowed under any applicable laws or regulations.

ARTICLE 10 AMENDMENT TO ARTICLES

These Fourth Amended and Restated Articles of Incorporation and the Bylaws may be amended in accordance with the Bylaws.

The undersigned, as Executive Vice President of the Foundation, executed these Fourth Amended and Restated Articles of Incorporation on March 4, 2016.

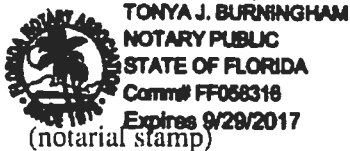
UNIVERSITY OF FLORIDA FOUNDATION, INC.

By: Thomas J. Mitchell
Thomas J. Mitchell
As its Executive Vice President
1938 W. University Ave.
Gainesville, FL 32603

STATE OF FLORIDA

COUNTY OF ALACHUA

The above document was executed, acknowledged and delivered before me on March 4, 2016, by Thomas J. Mitchell, as Executive Vice President of the UNIVERSITY OF FLORIDA FOUNDATION, INC. He is personally known to me.



Tonya J. Burningham
Notary Public, State and County aforesaid

*Approved by the Executive Board of Directors of the University of Florida Foundation, Inc.
on March 4, 2016.*