

FOR OFFICE USE ONLY

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

Major Subdivision – Preliminary Plat Application

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

A. PROJECT

1. Project Name: Convergence Park Cottage Neighborhood
2. Pre-Application Conference Date: June 23, 2021
3. Neighborhood Meeting Date: July 8, 2021
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 72
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: TBD - San Felasco Parkway
8. Parcel ID Number(s): 03929-000-000 & 03969-000-000
9. Existing Use of Property: Pasture 2
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park
12. Acreage: 14.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, PE Title: President
 Company (if applicable): CHW
 Mailing address: 11801 Research Dr
 City: Alachua State: FL ZIP: 32615
 Telephone: 352-331-1976 FAX: _____ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): U of F Foundation, Inc.
 Mailing Address: PO Box 14425
 City: Gainesville State: FL ZIP: 32604

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
 If yes, list names of all parties involved: San Felasco Research Ventures, LLC
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
 If no, contact the Public Services Department at 386-418-6140. ☒ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
 - a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
 - b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
 - c. Proposed name of subdivision.
 - d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
 - e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
 - f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
 - g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
 - h. Legal description of the property to be subdivided.
 - i. Zoning of all adjacent property.
 - j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
 - k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
 - l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
 - m. Proposed method of water supply, sanitary sewer disposal, and electric service.
 - n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
 - o. Surface drainage and direction of flow and method of detention and retention.
 - p. Inscription stating "NOT FOR FINAL RECORDING".
2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.
3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).
4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
5. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.
7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
8. Proof of ownership (i.e., copy of deed).
9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.
11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.
12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

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

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

Signature of Applicant

Robert Walpole, P.E., President

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name and title of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

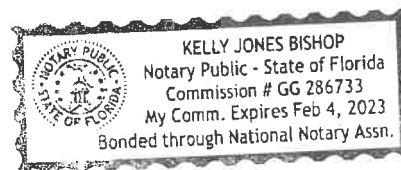
day of October 28, 2021, by Robert Walpole who executed the same

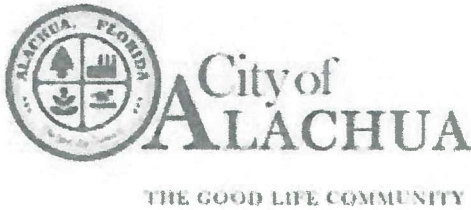
and has _____ produced _____ as identification or ☒ is personally known to me.

Signature of Notary

Print Name: Kelly Jones Bishop
Notary Public, State of Florida

My Commission Expires: 2/4/2023





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000 & 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): U of F Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. & Daniel Young, P.E. Title: President / Vice President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com & daniely@chw-inc.com

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the San Felasco Eco Park projects

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

[Signature]
Signature of Applicant

Karen Rice, Associate Vice President, U of F Foundation, Inc.

Typed or printed name and title of applicant

Reviewed
[Signature]
Signature of Co-applicant
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of July, 2021 by Karen Rice as Associate Vice President,

U of F Foundation, Inc., who is/are personally known to me, or who has/have produced
as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida



Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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 Associate Vice President

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 Treasurer

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

Title Secretary

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

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2019 | 01/11/2019 |
| 2020 | 01/03/2020 |
| 2021 | 01/25/2021 |

Document Images

| | |
|---|--|
| 01/25/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/03/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2017 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/05/2017 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2016 -- Amended and Restated Articles | View image in PDF format |
| 01/06/2016 -- ANNUAL REPORT | View image in PDF format |
| 10/23/2015 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/24/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/20/2014 -- Reg. Agent Change | View image in PDF format |
| 01/23/2014 -- ANNUAL REPORT | View image in PDF format |
| 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 |
| 01/26/2004 -- ANNUAL REPORT | View image in PDF format |
| 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 |

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

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

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: _____

e-mail: walpole@chw-inc.com

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

Name of Owner (title holder): U of F Foundation, Inc.

Mailing Address: PO Box 14425

City: Gainesville

State: FL

ZIP: 32604

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

B. PROJECT

1. Project Name: Convergence Park Cottage Neighborhood

2. Address of Subject Property: TBD - San Felasco Parkway

3. Parcel ID Number(s): 03929-000-000 & 03969-000-000

4. Section 23 Township 08 Range 18 Grant N/A Acreage: _____

5. Existing Use of Property: Pasture 2

6. Future Land Use Map Designation: Corporate Park District

7. Zoning Designation: Corporate Park District

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 72

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☒ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Alachua Elementary

Middle: Mebane Middle

High: Santa Fe High

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

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

Student Generation Calculations: Single Family Residential Development

| | | | | | | | |
|-------------------|----|-------|---|------|-------------------------------|----|--------------------|
| Elementary School | 72 | units | x | 0.14 | Elementary School Multiplier* | 10 | Student Stations** |
| Middle School | 72 | units | x | 0.06 | Middle School Multiplier* | 4 | Student Stations** |
| High School | 72 | units | x | 0.08 | High School Multiplier* | 6 | Student Stations** |

Student Generation Calculations: Multi-Family Residential Development

| | | | | | | |
|-------------------|-------|---|--|-------------------------------|--|--------------------|
| Elementary School | units | x | | Elementary School Multiplier* | | Student Stations** |
| Middle School | units | x | | Middle School Multiplier* | | Student Stations** |
| High School | units | x | | High School Multiplier* | | Student Stations** |

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

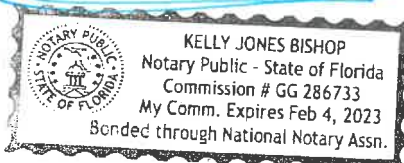
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of Oct, 2021, by Robert

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



Signature of Notary Public, State of Florida

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

Revised April 30, 2014

Certification

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

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

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Cottage Neighborhood

21-0105



To: Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From: Seth Wood, Project Planner
Date: ~~October 28, 2021~~ RESUBMITTED December 16, 2021
RE: Convergence Research Park Cottage Neighborhood – Comp. Plan Consistency Analysis

This application is for a 72-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District, and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

Objective 1.4: Corporate Park: The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

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

The project site has Corporate Park FLU classification. This application seeks to permit 72 cottage neighborhood-style dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses within the master planned area include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector and a principal arterial, respectively.

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

The proposed 72-lot cottage neighborhood subdivision is aligned with the intent of the Corporate Park FLU. Cottage neighborhoods are a permitted residential use type in the associated Corporate Park zoning district.

N:\2021\21-0105\Departments\02_Planning\Reports\Engineering - Cottage Neighborhood\RPT 211216 Comp Plan Consistency - Convergence Park Cottage.docx

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site for the entire master plan area is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks providing interconnectivity. A combination of sidewalks, multi-use paths, and walking trails will allow pedestrian and bicycle connectivity within the cottage neighborhood, throughout the Convergence Research Park, and to the San Felasco Parkway.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers will utilize and retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with construction plan applications.

3. Open space provisions and balance of proportion between gross floor area and site size;

Convergence Research Park is a master planned mixed-use development with ample open space. The design intent is a community with housing and job opportunities that respects and works with natural features. The cottage neighborhood is designed around shared common open space, balancing the proportion of residences to green space. Detailed landscaping plans will be submitted with subsequent construction plan applications.

4. Adequacy of pervious surface area in terms of drainage requirements;

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

Detailed landscaping plans will be submitted with subsequent construction plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

Existing vegetation is integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

Not applicable for this application as this is a residential development.

12. Complementary residential uses.

This application seeks to permit a 72-lot cottage neighborhood. The resulting residential development will complement the planned nonresidential uses in the Convergence Research Park, as well as existing nonresidential uses in nearby Progress Park.

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

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached

plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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

Convergence Research Park is a master planned corporate park development with ample open space. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications. At least 10% open space will be provided.

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

The project area for Convergence Research Park is currently vacant land. The land surrounding the project area is currently utilized, be it by existing neighborhoods, City- or State-owned land, or commercial development. The development of Convergence Research Park will “fill in” this remaining piece of undeveloped land, bound by developed and utilized land. Therefore, this development can be considered infill.

The overall Convergence Research Park master planned area includes both residential and nonresidential development. This overall development will not encroach on the unique character of existing neighborhoods or commercial developments, as it will be self-contained and adequately buffered along perimeters. A safe urban environment will be provided via roadway design that minimizes conflict points between pedestrians and drivers and the provision of safety features such as adequate lighting. The density and intensity of the area will be increased in a manner that is compatible with existing uses, with a residential density of 4 dwelling units/acre and an intensity comparable to nearby Progress Park. Linked open space will be provided throughout the master planned area, which is designed in harmony with its natural surroundings. Economic vitality will be enhanced through the provision of more commercial and business space. Cultural diversity may be increased by expanded housing options, offering access to the City to a broader swath of future residents.

The site’s master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site’s development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

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

review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently two types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

The Ecological Survey Report prepared by Flatwoods Consulting Group, dated May 28th, 2021, determined that no listed wildlife or plant species were observed on the project site. These findings are the result of both field review and desktop review of available data.

The report notes that certain listed species have the potential to occur on the project site. These include:

- Florida sandhill crane, with a low likelihood of occurrence due to little habitat being present
- Florida scrub-jay, with a low likelihood of occurrence due to lack of suitable habitat being present
- Little blue heron, with a moderate likelihood of occurrence due to some suitable habitat being present
- Tricolored heron, with a moderate likelihood of occurrence due to some suitable habitat being present
- Southeastern American kestrel, with a moderate likelihood of occurrence due to some habitat being present
- Bald eagle, with a low likelihood of occurrence due to little habitat being present
- Wood stork, with a low likelihood of occurrence due to little habitat being present
- Red-cockaded woodpecker, with a low likelihood of occurrence due to a lack of suitable habitat being present
- Eastern indigo snake, with a low likelihood of occurrence due to little habitat being present
- Gopher tortoise, with a moderate likelihood of occurrence due to some habitat being present
- Florida pine snake, with a moderate likelihood of occurrence due to some habitat being present

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Conservation and Open Space Element

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

There are currently two types of soils located onsite:

- Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)
- Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Cottage Neighborhood

21-0105



To: Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From: Seth Wood, Project Planner
Date: ~~October 28, 2021~~ RESUBMITTED December 16, 2021
RE: Convergence Research Park, Cottage Neighborhood – Concurrency Impact Analysis

This application is for a 72-lot cottage neighborhood on a portion of Alachua County Tax Parcel 03969-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located south of the San Felasco Parkway and is part of a larger master plan for the area. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua October 2021 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

| Land Use | ITE LU Code | Variable (Dwelling units) | Daily Total | AM Peak | | | PM Peak | | |
|--------------------------------|-------------|---------------------------|-------------|---------|----|-----|---------|----|-----|
| | | | | Total | In | Out | Total | In | Out |
| Single Family Detached Housing | 210 | 72 | 769 | 56 | 14 | 42 | 74 | 47 | 27 |

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **769** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating less than or equal to 1,000 external average daily trips (ADT), are those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Per City staff, based on this code provision, affected roadways for this project are Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 13, CR 241 from CR 235 to South City Limit. This is because the intersections of Progress Boulevard and US 441 and San Felasco Parkway and CR 241 are the two nearest major intersections to the development's ingress/egress.

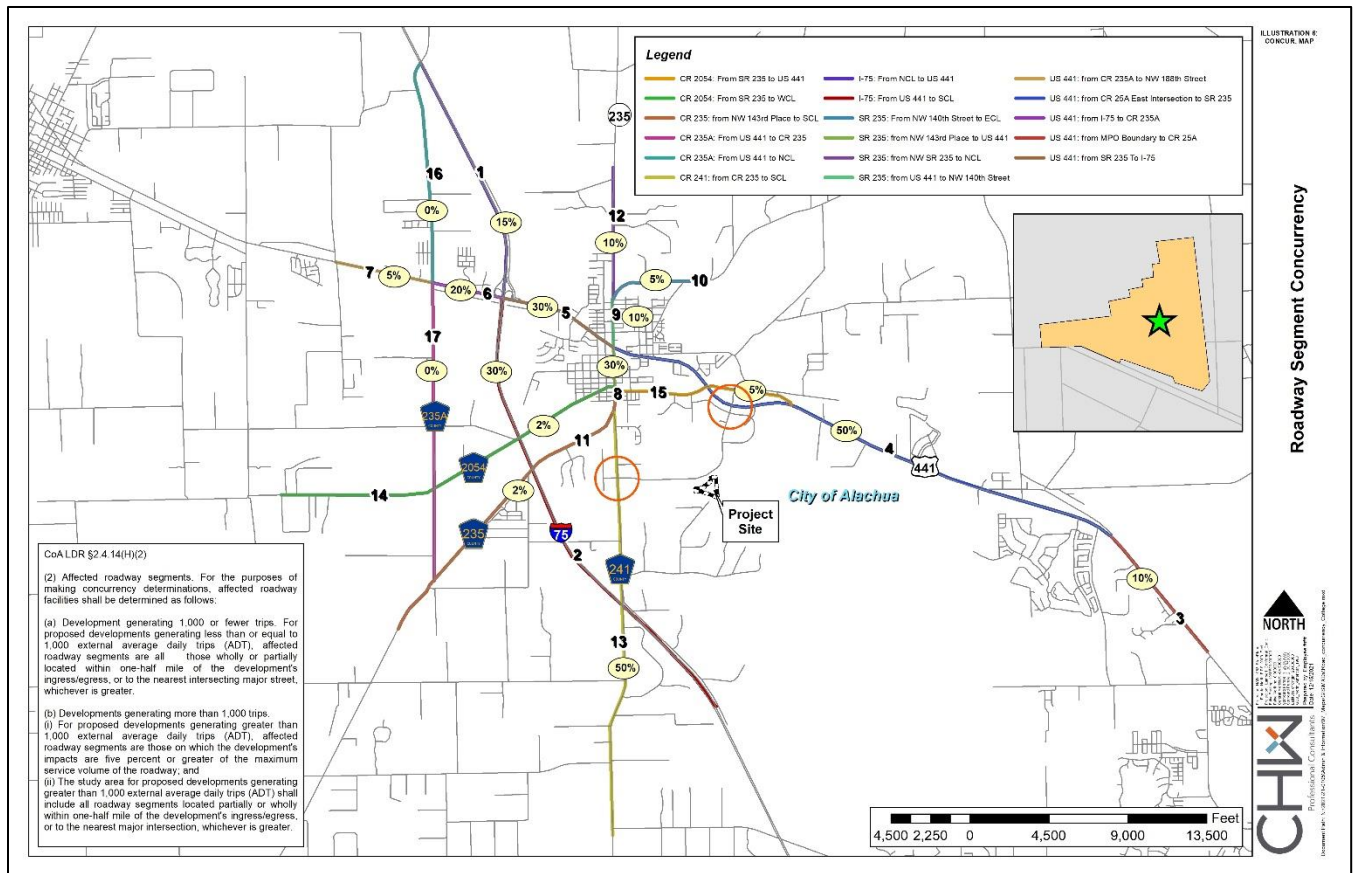


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located South of the San Felasco Parkway. The nearest intersecting major streets are US 441, which intersects with Progress Boulevard, and CR 241, which intersects San Felasco Parkway. Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

| | AADT | PM | AADT | PM |
|--|--|-------|--|-------|
| Traffic System Category | Segment 4 | | Segment 13 | |
| | US 441 CR 25A East Intersection to SR 235 | | CR 241 From CR 235 to South City Limit | |
| Maximum service volume ¹ | 45,700 | 4,110 | 20,880 | 1,881 |
| Existing Traffic ¹ | 20,435 | 1,941 | 6,025 | 572 |
| Reserved Trips ¹ | 5,430 | 447 | 0 | 0 |
| Available Capacity | 19,835 | 1,722 | 14,855 | 1,309 |
| Projected Trip Generation ² | 385 | 37 | 385 | 37 |
| Available Capacity with Application Approval | 19,450 | 1,685 | 14,470 | 1,272 |

1. Source: City of Alachua October 2021 Development Monitoring Report

2. Note: Projected trip distribution percentage is estimated by 50% for Segment 4 and 50% for Segment 13.

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

| System Category | Gallons Per Day (GPD) |
|---|-----------------------|
| Current Permitted Capacity ¹ | 2,300,000 |
| Less actual Potable Water Flows ¹ | 1,300,250 |
| Reserved Capacity ¹ | 172,094 |
| Residual Capacity ¹ | 827,656 |
| Percentage of Permitted Design Capacity Utilized ¹ | 64.01% |
| Projected Potable Water Demand from Proposed Project ² | 19,800 |
| Residual Capacity after Proposed Project | 807,856 |

1. Source: City of Alachua October 2021 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan Community Facilities Element, Policy 4.1.c., subsection 2.
Formulas used: # of dwelling units * 275 GPD

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

| System Category | Gallons Per Day (GPD) |
|--|-----------------------|
| Treatment Plant Current Permitted Capacity ¹ | 1,500,000 |
| Less actual Treatment Plant Flows ¹ | 677,000 |
| Reserved Capacity ¹ | 153,133 |
| Residual Capacity ¹ | 669,867 |
| Percentage of Permitted Design Capacity Utilized ¹ | 55.34% |
| Projected Sanitary Sewer Demand from Proposed Project ² | 18,000 |
| Residual Capacity after Proposed Project | 651,867 |

1. Source: City of Alachua October 2021 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan

Formulas used: # of dwelling units * 250 GPD

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

| System Category | LBs Per Day | Tons Per Year |
|--|-------------|---------------|
| Existing Demand ¹ | 42,296.00 | 7,719.02 |
| Reserved Capacity ¹ | 17,635.58 | 3,218.49 |
| New River Solid Waste Facility Capacity ¹ | 50 years | |
| Solid Waste Generated by Proposed Project² | | 136.66 |

1. Source: City of Alachua October 2021 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula used: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Public School and Recreation Impact

Table 6: Projected Public School Demand

| Land Use | Units | Elem. | | Middle | | High | |
|---------------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|
| | | Rate ¹ | Total | Rate ¹ | Total | Rate ¹ | Total |
| Proposed | | | | | | | |
| Single-Family Residential | 72 | 0.14 | 11 | 0.06 | 5 | 0.08 | 6 |

1. Source: City of Alachua October 2021 Development Monitoring Report.

Conclusion: This submittal would generate an additional demand of 11 elementary, 5 middle, and 6 high school-age student stations to the system. The proposed development would be within the following school zone boundaries: Irby Elementary School (Grades K-2), Alachua Elementary School (Grades 3-5), Mebane Middle School, and Santa Fe High School.

Table 7: Recreational Impact Table

| System Category | System Acreage |
|--|-----------------------|
| Existing City of Alachua Acreage ¹ | 135.48 |
| Acreage Required to Serve Existing Population ¹ | 52.87 |
| Reserved Capacity ¹ | 2.20 |
| Available Recreation Acreage | 80.41 |
| Proposed Recreational Impact ² | 0.94 |
| Residual Capacity After Proposed Project | 79.47 |

1. Source: City of Alachua October 2021 Development Monitoring Report.

2. Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as a part of Convergence Research Park, including, but not limited to, passive trails and a bike depot. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

DATE: July 26, 2021

CLIENT: Concept Development, Inc.

PROJECT NO: 21-0105

DESCRIPTION FOR: Overall Legal Description

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE

SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

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

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

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC

RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53" WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44" EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET

AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09" EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14" EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105



To: Neighbors of NW 140th Street/Progress Boulevard Intersection
From: Gerry Dedenbach, AICP
Date: June 24, 2021
RE: Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a \pm 300-lot subdivision. The applications affect \pm 257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date: July 8, 2021
Time: 6:00 p.m.
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign (“#”) when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Mailing Labels

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG,
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
13002 NW 140TH ST
ALACHUA, FL 32615

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

ALACHUA CONGREGATION OF JEHOVAH
14000 NW 154TH AVE #8
ALACHUA, FL 32615

ALLIN & RICO H/W
12204 NW 140TH ST
ALACHUA, FL 32615

BASSO CHRISTOPHER N & KARI B
12111 NW 136TH ST
ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

COLLINS STEVEN W & BARBARA J
1143 NW 76TH BLVD
GAINESVILLE, FL 32606

FOX & JACK
12107 NW 140TH ST
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MANGELSDORF ROY & JUDY
12103 NW 136TH ST
ALACHUA, FL 32615

PIAZZA JUSTIN & REBECCA
12014 NW 136TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

WALKER FREDERICK JAMES & LINDA M
PO BOX 725
ALACHUA, FL 32616

WOODWARD & WOODWARD CO-TRUST
12026 NW 136TH ST
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ± 300 -lot subdivision. The applications affect ± 251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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

Time: 6:00 p.m. on July 8th, 2021

Link: bit.ly/San-Felasco-Masterplan

Zoom Call-in Number: +1 301 715 8592

Meeting ID: 988 0925 7216

Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP

Address: 11801 Research Drive
Alachua, FL 32615

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



10A | THURSDAY, JUNE 24, 2021 | THE GAINESVILLE SUN

NATION & WORLD

DOW: 33,874.24
▼ 71.34 (0.21%)NASDAQ: 14,271.73
▲ 18.46 (0.13%)S&P 500: 4,241.84
▼ 4.60 (0.11%)

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY

WASHINGTON — The Supreme Court on Wednesday sided with a former cheerleader who exoriated her school in a profanity-laced post on social media, holding that the punishment of her off-campus speech violated the First Amendment.

But the 8-1 ruling left unresolved the broader question of when schools may regulate off-campus speech, and when such punishment is off limits.

"It might be tempting to dismiss (the student's) words as unworthy of the robust First Amendment protections discussed herein," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Associate Justice Clarence Thomas dissented.

When Brandi Levy, who was 14 at the time, failed to make the varsity cheer team in 2017, she and one of her friends posted a vulgar message on Snapchat, exhorting her followers to "(Expletive) cheer (expletive) softball (expletive) cheer (expletive) everything." The message made it back to her coaches, who cut her from the JV squad. After appealing to school authorities, her parents sued the school district in federal court.

Levy's attorneys at the American Civil Liberties Union argued that allowing principals to punish students for their off-campus speech, including on social media, would give schools far too much power to police innocuous interactions with their friends. But school officials



Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. DANNA SINGER/AP

officials said they need to be able to discipline bullying and cheating that can begin off-campus or online before working its way into the school building.

Several of the justices said during oral arguments that they were wary of setting a hard-and-fast standard for when schools could regulate off-campus speech, and that hesitancy was reflected in the opinion. The court held that schools can sometimes punish a student for something they say at home, but that their power to do so was more limited than at school.

"The school's regulatory interests remain significant in some off-campus circumstances," Breyer wrote. "Thus, we do not now set forth a broad, highly general First Amendment rule stating just what counts as 'off campus' speech and whether or how ordinary First Amendment standards must give way off campus."

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach in his dissent. Thomas asserted that historical factors suggested that schools could regulate off-campus speech if it could harm the school, its faculty or other students. Thomas said he believes that standard was met in Levy's case.

"The court's foundation is untethered from anything stable, and courts (and schools) will almost certainly be at a loss as to what exactly the court's opinion today means," Thomas wrote.

The standard for on-campus speech is more clear. A landmark 1969 Supreme Court decision, *Tinker v. Des Moines*, reaffirmed students' First Amendment rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON — Vice President Kamala Harris on Friday will make her first visit to the U.S.-Mexico border, her office announced, after she has faced criticism from members of both parties for failing to go there despite her role leading the Biden administration's response to a steep increase in migration.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

The visit comes as Harris has faced months of attacks from Republicans, and some frustration from those in her own party, for declining to visit the area. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

So far she has focused her efforts on improving economic and living conditions in the region. Her aides have insisted her focus is distinct from the security issues that plague U.S. officials trying to handle a spike in border crossings.

But Republicans have seized on failures by Harris and Biden to paint the administration as absent on what they've described as a crisis at the border. The issue overshadowed Harris' first foreign trip earlier this month, to Guatemala and Mexico, where she met with both nations' presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING



The Alachua County Board of County Commissioners will hold a public hearing Tuesday, July 06, 2021 at 5:00 pm or as soon thereafter as it may be heard. The meeting will be held virtually and in the John R. "Jack" Durran Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOX-01-21 (Sand Bluff Solar Project Special Exception)

A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willes LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

This meeting will allow for virtual or in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durran Board Room. Public comment will be taken by telephone for all non-ministerial items on which the Board of County Commissioners votes. Once public comment is opened for an item under discussion, please call 1-800-876-7516.

The public is encouraged to submit any written or photographic documents prior to the meeting to planning@alachuacounty.us.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to planning@alachuacounty.us.

The Board of County Commissioners shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in-person, those who are unvaccinated are strongly encouraged to wear a facial covering. Public seating will be made available up to the capacity that permits adequate social distancing.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: A draft of the above item will be available on Friday of the week preceding the meeting by emailing planning@alachuacounty.us. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

The free summer meal program began Monday, giving students from babies to age 18 a free breakfast and lunch. Hot meals will be given to children at 93 locations Monday-Thursday.

Caron Rowe, food service specialist, said times can vary so she encourages parents and children to check the website at yourchoicefresh.com.

Multiple pickup options are being provided, such as



Food service assistants hand out meals to children outside the SWAG Center in the Linton Oaks neighborhood in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program. BRAD MCCLANNY/THE GAINESVILLE SUN

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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

Time: 6:00 p.m. on July 8th, 2021

Link: bit.ly/San-Felasco-Masterplan

Zoom Call-in Number: +1 301 715 8592

Meeting ID: 988 0925 7216

Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com



in-person service, bus stop locations and curbside grab-and-go meals.

Starting Thursday and continuing through the summer the district will also have free grab-and-go distribution at 19 curbside locations from 10:30 a.m. to 12:30 p.m.

At the curbside locations, seven days' worth of breakfasts and lunches will be distributed.

The ACPS Food and Nutrition Services will also have bus routes Monday-Thursday where children can receive free grab-and-go meals.

Families can find the bus routes at sbac.nutrition.com.

"So anytime a child wants to come in and eat a meal on campus, they're more than welcome to. It's a meal, but the Thursday meals are prepared at home, it's frozen refrigerated items and shelf-stable items they can prepare at home," Rowe said.

Funded by the federal government, the summer meal program is open to any child regardless of family income.

According to the press release, students do not have to be enrolled in a particular school or program, nor do they have to be eligible for free or reduced price meals during the school year.

The nutrition department food truck was also out visiting neighborhoods in Southwest Gainesville such as Hidden Oaks, Maple Oaks and the SWAG Family Resource Center.

The program runs through July 22.

Workshop Presentation

San Felasco Eco Park Mixed-use Project

- *Incubator Building Site Plan*
- *Flex Space Site Plan*
- *Cottage Neighborhood Preliminary Plat*
- *Subdivision Preliminary Plat*

City of Alachua
Neighborhood Meeting
July 8, 2021



21-0105: San Felasco Master Plan

1

The **purpose** of the neighborhood meeting:

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

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

This meeting provides the applicant with an opportunity to **mitigate concerns** prior to the application submittal.

21-0105: San Felasco Master Plan



2

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To: Neighbors of NW 140th Street/Progress Boulevard Intersection

From: Gerry Dedenbach, AICP

Date: June 24, 2021

RE: Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date: July 8, 2021

Time: 6:00 p.m.

Link: bit.ly/San-Felasco-Masterplan

Zoom Call-In Number: +1 301 715 8592

Meeting ID: 988 0925 7216

Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32819
(352) 331-1976
Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

21-0105: San Felasco Master Plan

NATION & WORLD

Supreme Court backs punished cheerleader

Harris to make 1st visit to border

Free summer meals program for students begins in Alachua County

MAHANOY AREA HIGH SCHOOL

NOTICE OF PUBLIC HEARING

Free summer meals program for students begins in Alachua County

Public Notice

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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

Date: 6:00 p.m. on July 8th, 2021

Link: bit.ly/San-Felasco-Masterplan

Zoom Call-In Number: +1 301 715 8592

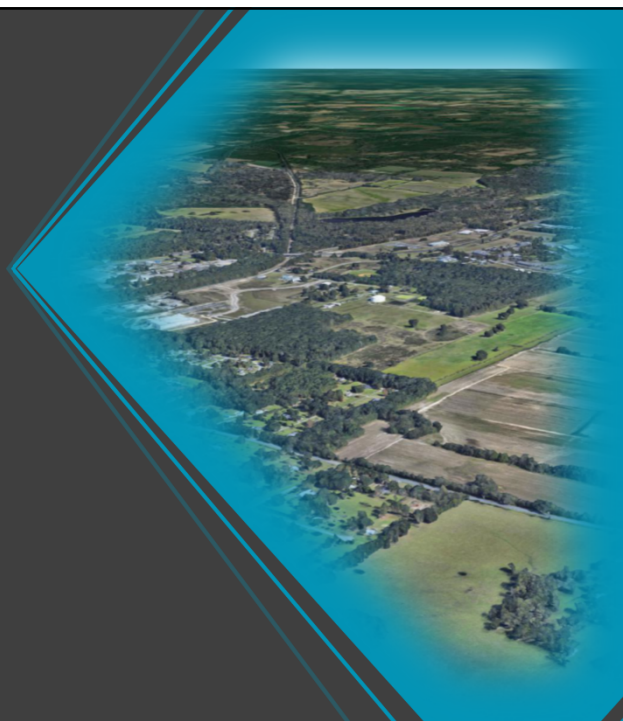
Meeting ID: 988 0925 7216

Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32815
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

REQUESTS:

- Site Plan Application for incubator building;
- Site Plan Application for flex space;
- Preliminary Plat Application for Cottage Neighborhood; and
- Preliminary Plat Application for ±300-lot subdivision



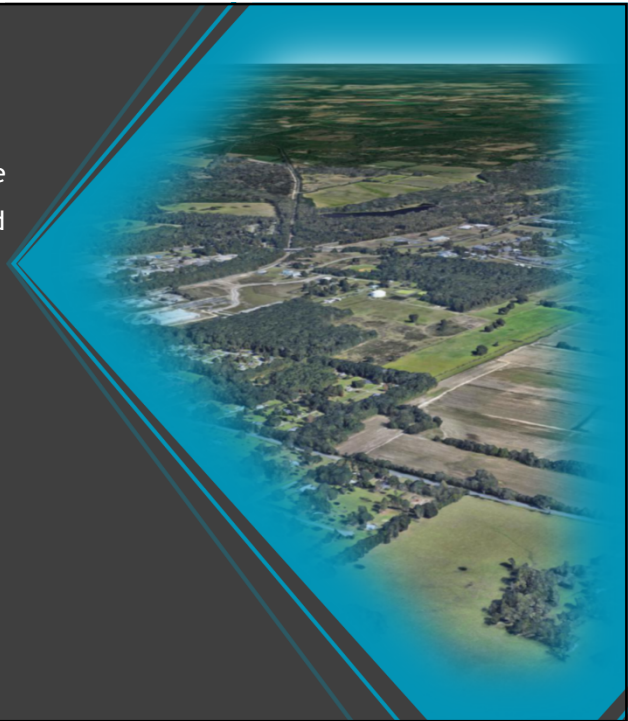
INTENTS:

- To construct an incubator building and flex space, inclusive of a bicycle depot, retail, and conference areas; and to plat a new cottage neighborhood and ±300-lot subdivision, as part of the larger San Felasco Master Plan.

OPPORTUNITIES:

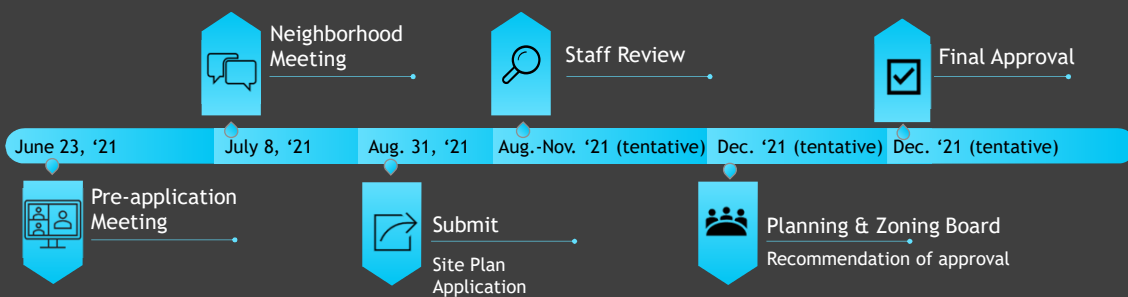
- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua

21-0105: San Felasco Master Plan



5

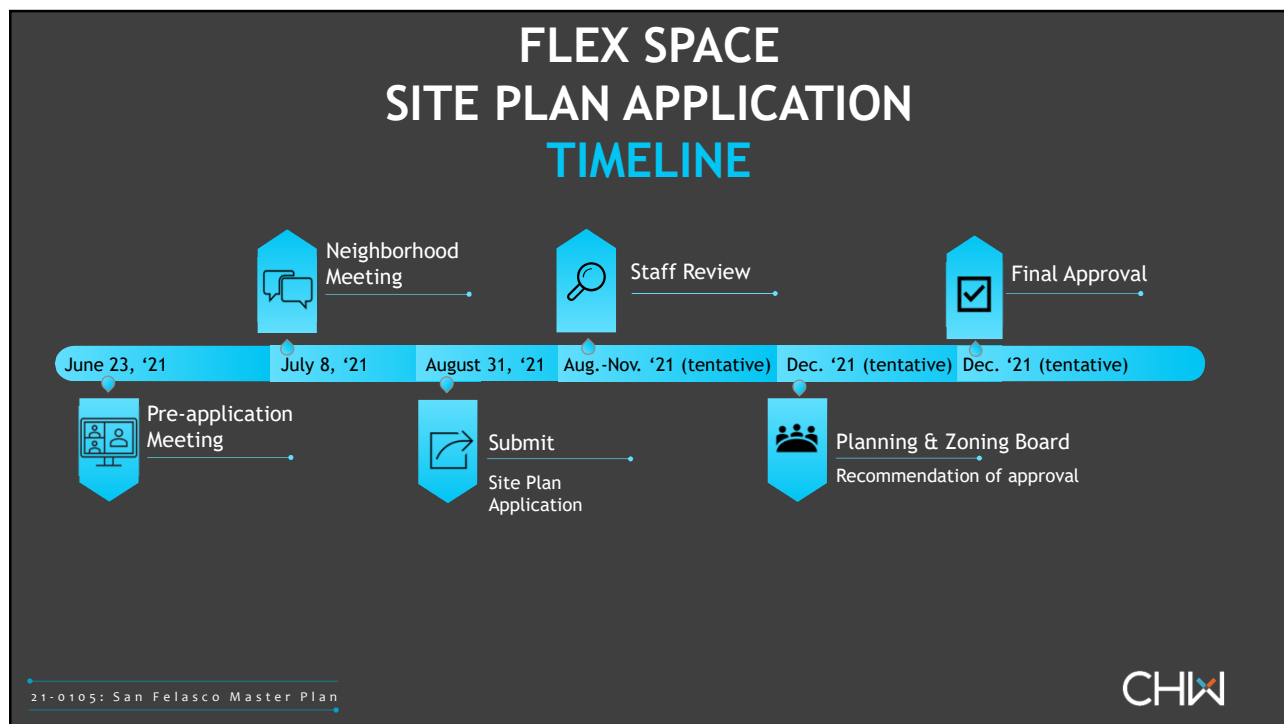
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



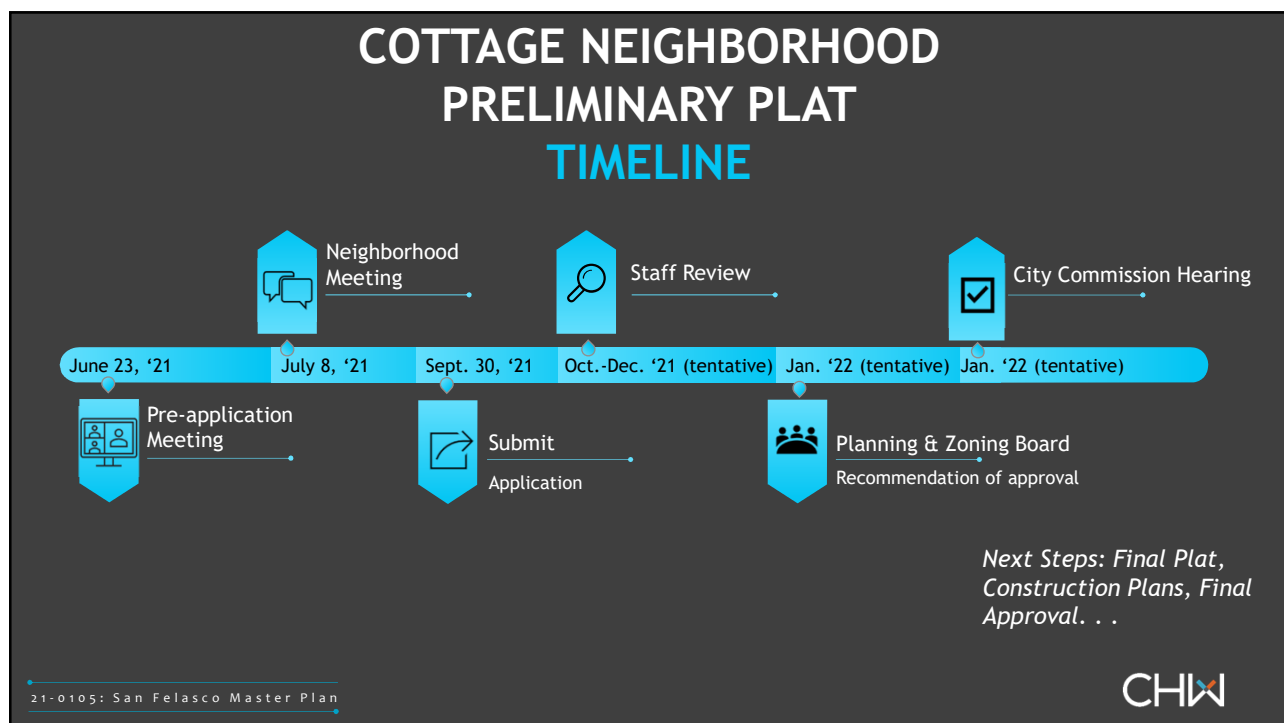
21-0105: San Felasco Master Plan

CHW

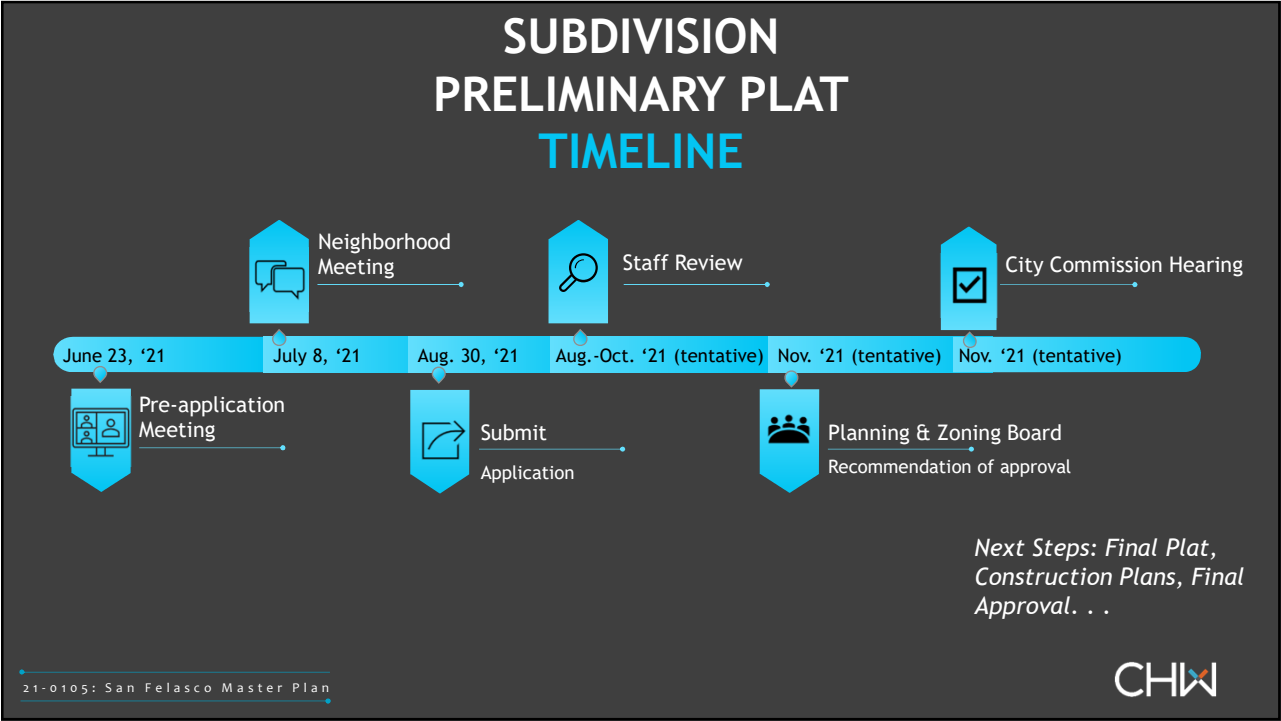
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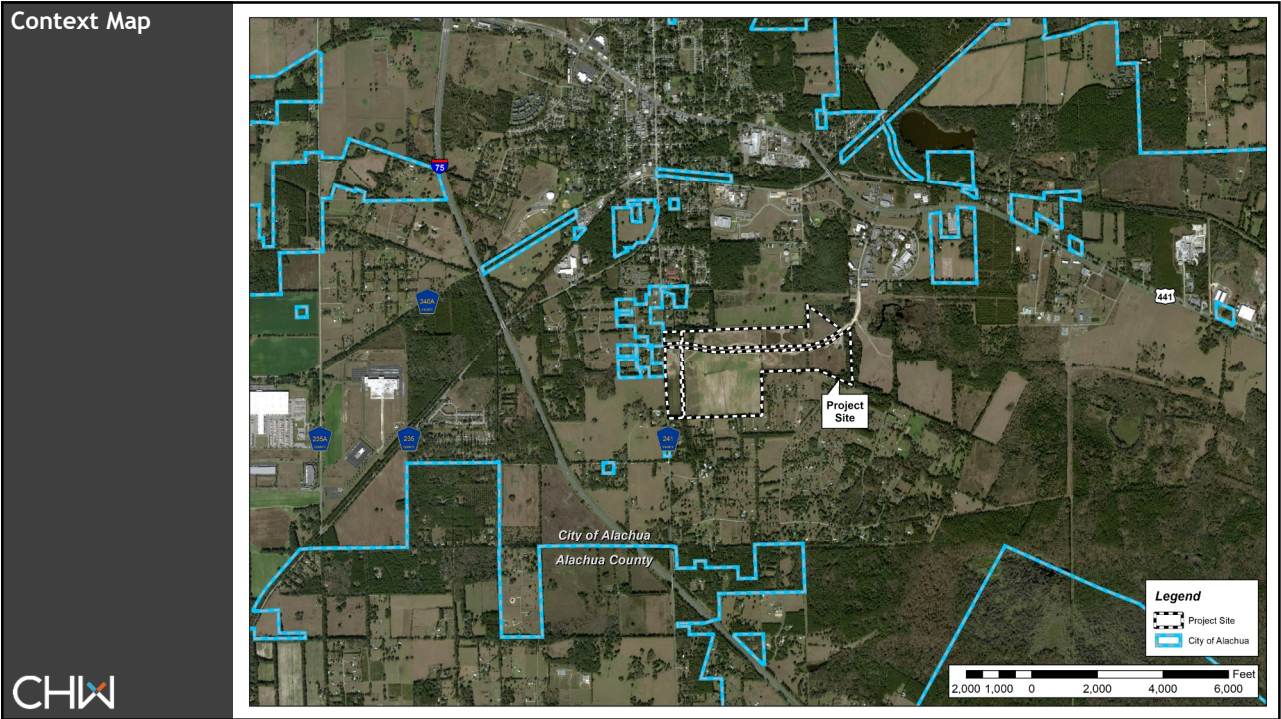
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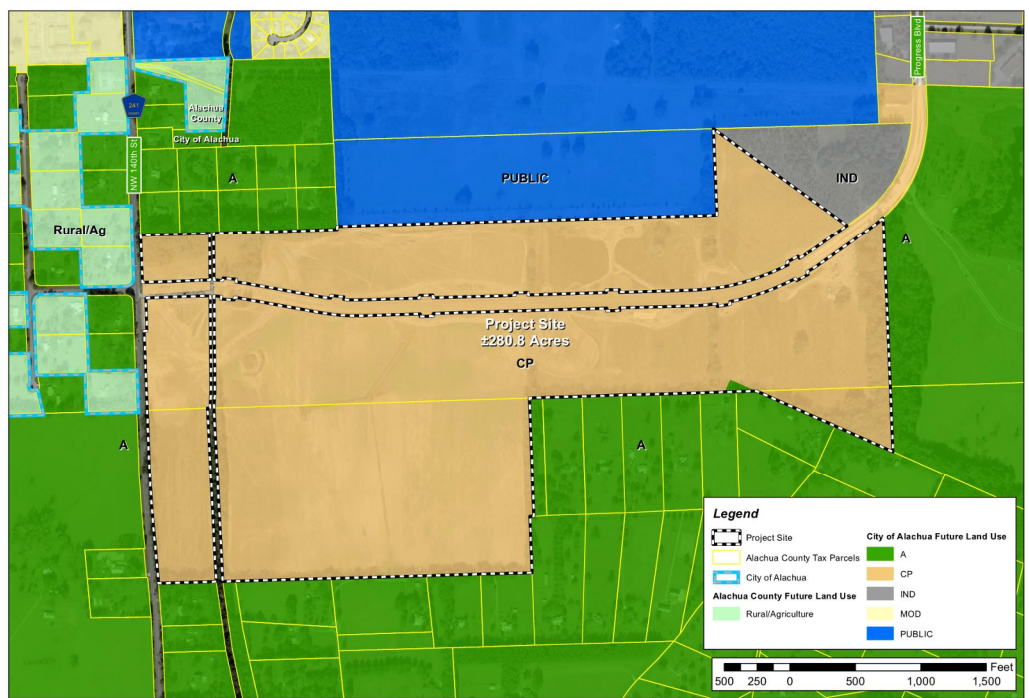
Aerial Map



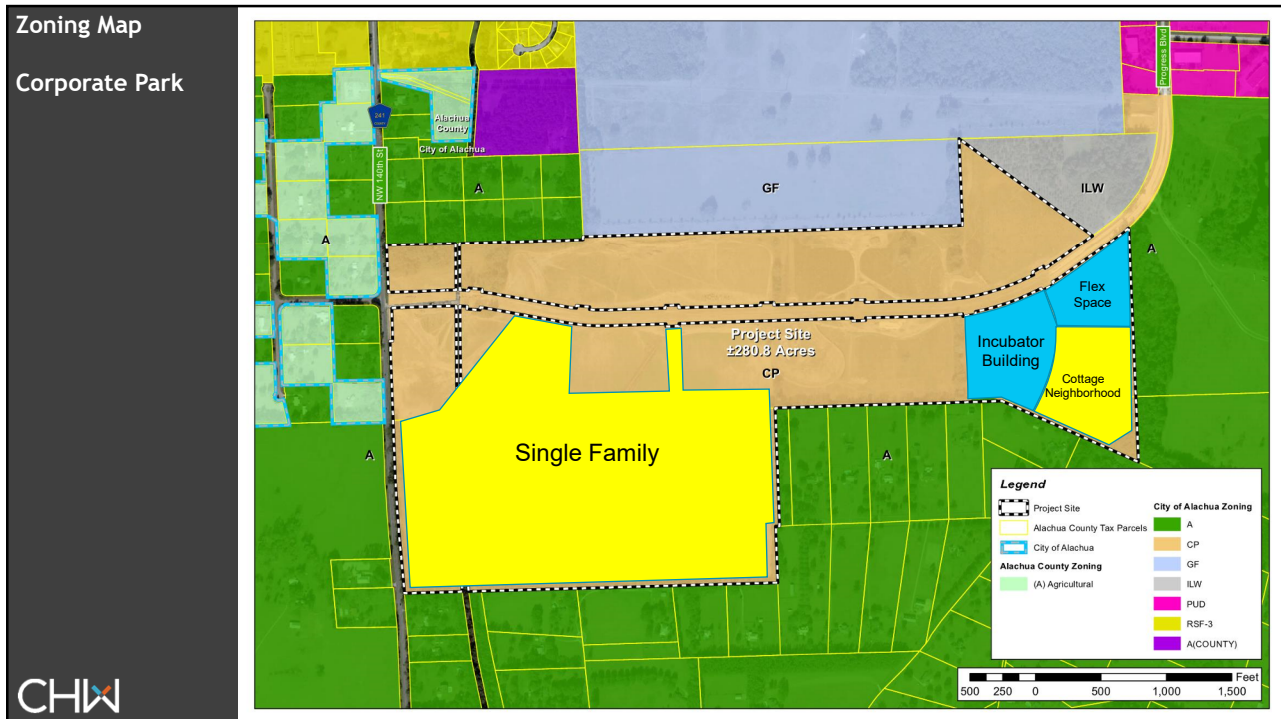
11

Future Land Use (FLU) Map

Corporate Park



12



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615

Phone: (352) 331-1976

Email: Live@chw-inc.com



CHW

14

Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105



Event: Virtual Neighborhood Meeting
Date/Time: July 8, 2021 @ 6:00 PM
Place: bit.ly/San-Felasco-Masterplan
Re: San Felasco Master Plan Virtual Neighborhood Meeting

| | Attendee Name (Or as appears on Zoom) |
|----|---|
| 1 | Laura Tipton |
| 2 | Kelsi Candelaria |
| 3 | Dan Pearson |
| 4 | Robert Rickles |
| 5 | Bob Dampman |
| 6 | Daryn Page |
| 7 | Mark Page |
| 8 | Brian (last name not provided) |
| 9 | (352) 231-8194 (call-in) |
| 10 | (352) 538-3626 (call-in) |
| 11 | iPhone (name, number not provided) |
| 12 | |
| 13 | |

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105



Event: Virtual Neighborhood Meeting

Date/Time: July 8, 2021 @ 6:00 PM

Place: bit.ly/San-Felasco-Masterplan

Re: San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?

Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?

Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.

Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?

Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?

Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?

Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

Question: What is an incubator building?

Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would be the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.

Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?

Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?

Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.

Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.



Parcel Summary

Parcel ID 03929-000-000
Prop ID 15528
Location Address
Neighborhood/Area 8-18 RURAL (233200.00)
Subdivision
Brief Legal Description* S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code CROPSOIL CLASS2 (05200)
Sec/Twp/Rng 23-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.1970
Acreage 174.170
Homestead N

[View Map](#)

Owner Information

[U OF F FOUNDATION INC](#)
 PO BOX 14425
 GAINESVILLE, FL 32604-2425

Valuation

| | 2020 Certified Values | 2019 Certified Values | 2018 Certified Values | 2017 Certified Values | 2016 Certified Values |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Agricultural Value | \$48,768 | \$52,100 | \$52,100 | \$52,100 | \$52,100 |
| Agricultural (Market) Value | \$313,506 | \$340,776 | \$340,800 | \$340,800 | \$340,800 |
| Just (Market) Value | \$313,506 | \$340,776 | \$340,800 | \$340,800 | \$340,800 |
| Assessed Value | \$48,768 | \$52,100 | \$52,100 | \$52,100 | \$52,100 |
| Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value | \$48,768 | \$52,100 | \$52,100 | \$52,100 | \$52,100 |
| Maximum Save Our Homes Portability | \$0 | \$0 | \$0 | \$0 | \$0 |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

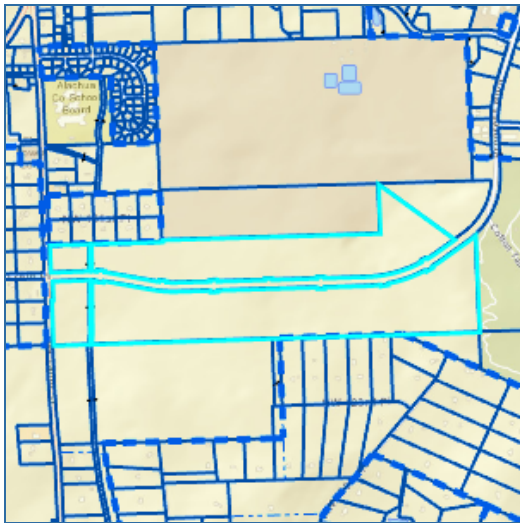
| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|----------|---------------|--------|-------------|---------------|-------|--------|
| 5200 | CROPLAND 2 | 174.17 | 7586845.2 | 0 | 0 | CP |

Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualified | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|------------|------------|------------|------|------|----------------------|-----------------|--------------------------------|-----------------------|------------------------------|
| 10/10/2016 | \$100 | MS | 4471 | 1313 | 11 - CORRECTIVE DEED | Vacant | COQUI RADIO PHARMACEUTICALS CO | U OF F FOUNDATION INC | Link (Clerk) |

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

Map



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

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

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[GDPR Privacy Notice](#)

[Last Data Upload: 7/22/2021, 5:20:15 AM](#)

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.134



Parcel Summary

Parcel ID 03969-000-000
Prop ID 15895
Location Address
Neighborhood/Area 8-18 RURAL (233200.00)
Subdivision
Brief Legal Description* LOT 1 OR 1466/377
(Note: *The Description above is not to be used on legal documents.)
Property Use Code GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng 26-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 6.000
Homestead N

[View Map](#)

Owner Information

[U OF F FOUNDATION INC](#)
 PO BOX 14425
 GAINESVILLE, FL 32604-2425

Valuation

| | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values | 2018 Certified Values | 2017 Certified Values |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Agricultural Value | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$900 |
| Agricultural (Market) Value | \$48,000 | \$48,000 | \$48,000 | \$48,000 | \$48,000 |
| Just (Market) Value | \$48,000 | \$48,000 | \$48,000 | \$48,000 | \$48,000 |
| Assessed Value | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$900 |
| Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$900 |
| Maximum Save Our Homes Portability | \$0 | \$0 | \$0 | \$0 | \$0 |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

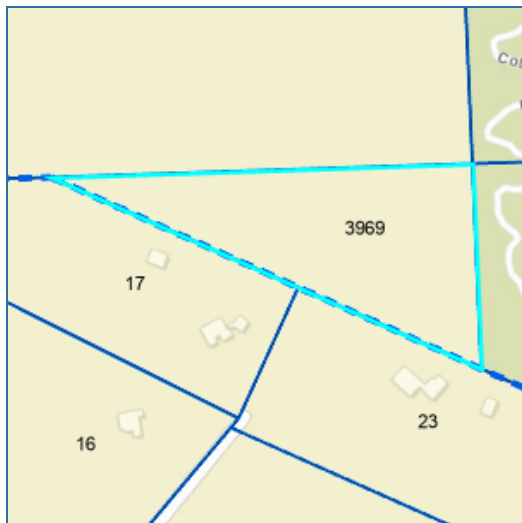
Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|----------|---------------|-------|-------------|---------------|-------|--------|
| 6100 | PASTURE 2 | 6.00 | 261360 | 0 | 0 | CP |

Sales

| Sale Date | Sale Price | Instrument | Book | Page | Qualified | Vacant/Improved | Grantor | Grantee | Link to Official Records |
|------------|------------|------------|------|------|----------------------|-----------------|-------------------------------|-----------------------|------------------------------|
| 10/10/2016 | \$100 | MS | 4471 | 1313 | 11 - CORRECTIVE DEED | Vacant | * COQUI RADIO PHARMACEUTICALS | U OF F FOUNDATION INC | Link (Clerk) |

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

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 10/27/2021, 5:22:25 AM](#)

Developed by



Version 2.3.156

| ACCOUNT NUMBER | ESCROW CD | MILLAGE CODE |
|----------------|-----------|--------------|
| 03929 000 000 | | 1700 |

UNASSIGNED LOCATION RE

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

S1/2 LYING S OF A LINE THAT COM AT S 1
DEG E 632.67 F
See Additional Legal on Tax Roll

| AD VALOREM TAXES | | | | | |
|--------------------------------|--------------|----------------|--------------|---------------|-------------------|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
| BOARD OF COUNTY COMMISSIONERS | | | | | |
| CNTY GENERAL | 7.8935 | 48,768 | 0 | 48,768 | 384.95 |
| ALACHUA CNTY LIBRARY DISTRICT | | | | | |
| LIBRARY GENERAL | 1.1289 | 48,768 | 0 | 48,768 | 55.05 |
| SCHOOL BOARD OF ALACHUA COUNTY | | | | | |
| SCHL CAP35 PROJECT (S01) | 1.5000 | 48,768 | 0 | 48,768 | 73.15 |
| SCHL DISCRNRY & CN (S01) | 0.7480 | 48,768 | 0 | 48,768 | 36.48 |
| SCHL GENERAL | 3.6670 | 48,768 | 0 | 48,768 | 178.83 |
| SCHOOL VOTED (S01) | 1.0000 | 48,768 | 0 | 48,768 | 48.77 |
| SUWANNEE RIVER WATER MGT DIST | 0.3696 | 48,768 | 0 | 48,768 | 18.02 |
| 17 CITY OF ALACHUA | 5.3900 | 48,768 | 0 | 48,768 | 262.86 |
| CHILDREN'S TRUST | 0.5000 | 48,768 | 0 | 48,768 | 24.38 |
| TOTAL MILLAGE | | | | | 22.1970 |
| AD VALOREM TAXES | | | | | \$1,082.49 |

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
|----------------------------|------|------|--------|
| NON-AD VALOREM ASSESSMENTS | | | \$0.00 |

COMBINED TAXES AND ASSESSMENTS \$1,082.49

If Paid By
Please Pay **Dec 31, 2020**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15528

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

| ACCOUNT NUMBER | SITUS | MESSAGE |
|----------------|------------------------|---------|
| 03929 000 000 | UNASSIGNED LOCATION RE | |

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

| IF PAID BY | PLEASE PAY |
|--|------------|
| <input type="checkbox"/> Dec 31, 2020 | \$0.00 |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

| ACCOUNT NUMBER | PROPERTY ADDRESS | MILLAGE CODE |
|----------------|------------------------|--------------|
| 03969 000 000 | UNASSIGNED LOCATION RE | 1700 |

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

EXEMPTIONS:



SCAN TO PAY ONLINE

| AD VALOREM TAXES | | | | | |
|--------------------------------|--------------|----------------|--------------|---------------|--------------|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
| BOARD OF COUNTY COMMISSIONERS | | | | | |
| CNTY GENERAL | 7.8935 | 1,500 | 0 | 1,500 | 11.84 |
| ALACHUA CNTY LIBRARY DISTRICT | | | | | |
| LIBRARY GENERAL | 1.1289 | 1,500 | 0 | 1,500 | 1.69 |
| SCHOOL BOARD OF ALACHUA COUNTY | | | | | |
| SCHL CAP35 PROJECT (S01) | 1.5000 | 1,500 | 0 | 1,500 | 2.25 |
| SCHL DISCRNRY & CN (S01) | 0.7480 | 1,500 | 0 | 1,500 | 1.12 |
| SCHL GENERAL | 3.6670 | 1,500 | 0 | 1,500 | 5.50 |
| SCHOOL VOTED (S01) | 1.0000 | 1,500 | 0 | 1,500 | 1.50 |
| SUWANNEE RIVER WATER MGT DIST | 0.3696 | 1,500 | 0 | 1,500 | 0.55 |
| 17 CITY OF ALACHUA | 5.3900 | 1,500 | 0 | 1,500 | 8.09 |
| CHILDREN'S TRUST | 0.5000 | 1,500 | 0 | 1,500 | 0.75 |
| TOTAL MILLAGE | | | | | 22.1970 |
| AD VALOREM TAXES | | | | | \$33.29 |

| LEGAL DESCRIPTION |
|-------------------|
| LOT 1 OR 1466/377 |

| NON-AD VALOREM ASSESSMENTS | | | |
|----------------------------|------|------|--------|
| LEVYING AUTHORITY | UNIT | RATE | AMOUNT |
| NON-AD VALOREM ASSESSMENTS | | | |
| | | | \$0.00 |

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$33.29

| | | | | | |
|-------------------------------------|------------------------|--|--|--|--|
| IF PAID/POSTMARKED BY PLEASE PAY | Dec 31, 2020 \$0.00 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15895

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

| ACCOUNT NUMBER | PROPERTY ADDRESS |
|----------------|------------------------|
| 03969 000 000 | UNASSIGNED LOCATION RE |

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

PAY ONLY ONE AMOUNT

| IF PAID/POSTMARKED BY | PLEASE PAY |
|---------------------------------------|------------|
| <input type="checkbox"/> Dec 31, 2020 | \$0.00 |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

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

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Doc Stamp-Deed: \$0.70



Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro L. Serrano-Ojeda

Pedro A. Serrano-Ojeda

{print 1st witness name}

Ryan Lombardi

{print 2nd witness name}

STATE OF Florida
COUNTY OF Dade

GRANTOR:

COQUI RADIO PHARMACEUTICALS,
CORP.

By: Carmen L. Bigles

As its CEO President

1172 South Dixie Hwy #355
Oral City, FL 33143
Address

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

Samuel A.
Notary Public, State and County aforesaid

(Notary seal)



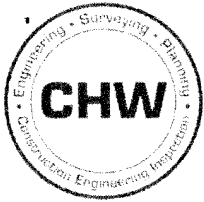


Exhibit A-1

GAINESVILLE:
132 NW 75th Dr., Gainesville, FL 32607
P (352) 331-1976 • F (352) 331-2175

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P (352) 414-4621

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

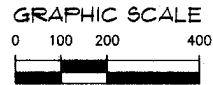
**ALL AS SHOWN ON THE MAP
 ATTACHED HERewith AND MADE
 A PART HEREOF**

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



| LINE DATA TABLE | | |
|-----------------|---------------|----------|
| LINE | DIRECTION | LENGTH |
| L1 | N 64°59'43" W | 1039.39' |
| L2 | N 48°22'03" E | 306.96' |

POINT OF REFERENCE

N.E. CORNER OF THE SOUTH 1/2 OF
THE NE 1/4 OF FRACTIONAL SECTION
23, TOWNSHIP 8 SOUTH, RANGE 18
EAST

EAST LINE OF
FRACTIONAL
SECTION 23

S.W. CORNER OF "REPLAT
OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48
AND 49)

(BASIS OF BEARINGS)

S 1°24'48" E 1651.01'

WEST LINE OF "REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

POINT OF BEGINNING

SUBJECT PARCEL: ±25.004 ACRES

S 1°24'48" E 1005.59'

UF FOUNDATION, INC.
TAX PARCEL NO.
03929-000-000
(O.R.B. 1466, PAGE 377)

| CURVE DATA TABLE | | | | | | |
|------------------|---------|----------|-----------|---------|---------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1 | 782.10' | 1795.00' | 24°57'52" | 397.36' | 775.93' | N 60°50'59" E |
| C2 | 12.75' | 1035.00' | 0°42'21" | 6.38' | 12.75' | N 48°00'53" E |

SUBJECT PARCEL
±25.004 ACRES

N 1°24'48" W
707.54'

NORTHWEST CORNER OF F.R.
SANCHEZ GRANT

NORTHWESTERLY LINE
OF F.R. SANCHEZ
GRANT

NORTH LINE OF GOVERNMENT
LOT 1 SECTION 26

UF FOUNDATION, INC.
T.P. #03969-000-000
(O.R.B. 1466, PAGE 377)
GOV. LOT 1
SECTION 26

SECTION 24-8-18

NORTH LINE OF SECTION 25-8-18

EAST LINE OF GOVERNMENT
LOT 1 SECTION 26

SECTION 25-8-18

STATE OF FLORIDA IIF
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)

LOT 19

LOT 18

NORTHEASTERLY LINE OF
F.R. SANCHEZ GRANT

LOT 17
SOUTH LINE OF GOVERNMENT
LOT 1 SECTION 26

F.R. SANCHEZ GRANT

NORTH BOUNDARY LINE OF
SHAW FARMS OF ALACHUA
(PLAT BOOK 1, PAGE 54)
LOT 23

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF S 1°24'48" E FOR
THE E. LINE OF FRACTIONAL
23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

| | | |
|---------------------|--|--|
| SHEET NO. 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 Fla. License No. 6791 |

| | |
|----------------------------|--|
| DATE: 10/10/2014 | SCALE: 1" = 400' |
| TECHNICIAN: JTT | VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING |
| CHECKED BY: AHH | IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. |
| PROJECT NUMBER: 14-0385 | |

| | |
|--|--|
| | 132 NW 78th Drive, Gainesville, Florida 32607 (352) 331-1978 / (352) 331-3478 www.chw-inc.com |
| | GAINESVILLE OCALA est. 1988 FLORIDA LB-5075 |
| | |

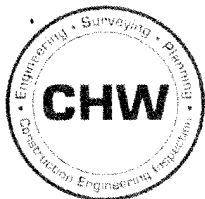


Exhibit A-2

GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 • F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

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

Exhibit A-2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8
SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

***SKETCH - NOT A
BOUNDARY SURVEY***

CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|----------|----------|-----------|---------|----------|---------------|
| C1 | 899.25' | 1035.00' | 49°46'51" | 480.22' | 871.23' | S 23°28'38" W |
| C2 | 1286.27' | 1795.00' | 41°03'26" | 672.15' | 1258.92' | S 68°53'46" W |
| C3 | 1166.79' | 1682.39' | 39°44'12" | 607.96' | 1143.55' | N 68°05'47" E |
| C4 | 821.05' | 945.00' | 49°46'51" | 438.46' | 795.47' | N 23°28'38" E |

LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|------|---------------|---------|
| L1 | S 87°19'03" E | 267.69' |
| L2 | S 87°19'03" E | 90.23' |
| L3 | S 1°24'48" E | 198.01' |
| L4 | S 48°22'03" W | 306.96' |
| L5 | S 89°25'29" W | 371.18' |
| L6 | N 1°10'11" W | 90.00' |
| L7 | N 88°57'59" E | 426.77' |
| L8 | N 48°22'03" E | 306.96' |
| L9 | N 1°24'48" W | 204.46' |

UNPLATTED LANDS

SECTION 23-8-18

S.W. CORNER OF "REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

POINT OF BEGINNING

SUBJECT PARCEL: ±6.213 ACRES

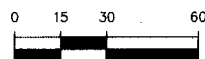
FOUNDATION FOR
ENVIRONMENTAL RESEARCH
TAX PARCEL NO.
03929-003-000
(O.R.B. 2900, PAGE 1014)

STATE OF FLORIDA IIF
TAX PARCEL NO. 03960-001-000
(O.R.B. 1993, PAGE 0352)

POINT OF REFERENCE

N.E. CORNER OF THE SOUTH 1/2 OF
THE NE 1/4 OF FRACTIONAL SECTION
23, TOWNSHIP 8 SOUTH, RANGE 18
EAST

GRAPHIC SCALE



SECTION 24-8-18

"REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

GOVERNMENT LOT 3

SOUTH LINE OF "REPLAT
OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES
48 AND 49)

TAX PARCEL NO.
03960-000-000
(O.R.B. 1466,
PAGE 377)

SUBJECT PARCEL
±6.213 ACRES

STATE OF FLORIDA IIF
TAX PARCEL NO. 03960-001-000
(O.R.B. 1993, PAGE 0352)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF S 1°24'48" E FOR
THE E. LINE OF FRACTIONAL SECTION
23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. LB. 5075

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

Professional Surveyor & Mapper Fla. License No. 6791

DATE:
10/10/2014TECHNICIAN:
JTTCHECKED BY:
AHH

PROJECT NUMBER:

14-0382

SCALE:
1" = 60'

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



132 NW 78th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com

GAINEVILLE | OCALA
FLORIDA
est. 1988
LB-0075

SHEET NO.:
1 OF 1

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Doc Stamp-Deed: \$0.70



Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro L. Serrano-Ojeda

Pedro A. Serrano-Ojeda

{print 1st witness name}

Ryan Lombana

{print 2nd witness name}

STATE OF Florida
COUNTY OF Dade

GRANTOR:

COQUI RADIO PHARMACEUTICALS,
CORP.

By: Carmen L. Bigles

As its CEO President

1172 South Dixie Hwy #335
Orlando, FL 33143
Address

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

Samuel A.
Notary Public, State and County aforesaid

(Notary seal)

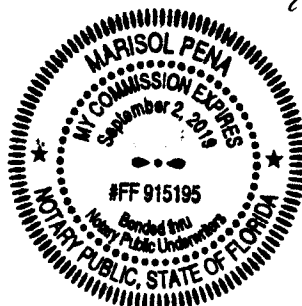




Exhibit A-1

GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P (352) 331-1976 • F (352) 331-2475

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P (352) 414-4621

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

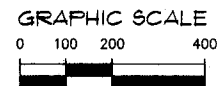
**ALL AS SHOWN ON THE MAP
 ATTACHED HERewith AND MADE
 A PART HEREOF**

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



| LINE DATA TABLE | | |
|-----------------|---------------|----------|
| LINE | DIRECTION | LENGTH |
| L1 | N 64°59'43" W | 1039.39' |
| L2 | N 48°22'03" E | 306.96' |

POINT OF REFERENCE

N.E. CORNER OF THE SOUTH 1/2 OF
THE NE 1/4 OF FRACTIONAL SECTION
23, TOWNSHIP 8 SOUTH, RANGE 18
EAST

EAST LINE OF
FRACTIONAL
SECTION 23

S.W. CORNER OF "REPLAT
OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48
AND 49)

SECTION 24-8-18

(BASIS OF BEARINGS)

S 1°24'48" E 1651.01'

WEST LINE OF "REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

POINT OF BEGINNING

SUBJECT PARCEL: ±25.004 ACRES

S 1°24'48" E 1005.59'

UF FOUNDATION, INC.
TAX PARCEL NO.
03929-000-000
(O.R.B. 1466, PAGE 377)

CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|---------|----------|-----------|---------|---------|---------------|
| C1 | 782.10' | 1795.00' | 24°57'52" | 397.36' | 775.93' | N 60°50'59" E |
| C2 | 12.75' | 1035.00' | 0°42'21" | 6.38' | 12.75' | N 48°00'53" E |

SUBJECT PARCEL

±25.004 ACRES

STATE OF FLORIDA IIF
TAX PARCEL NO. 03960-001-000
(O.R.B. 1993, PAGE 0352)

N 1°24'48" W
707.54'

NORTHWEST CORNER OF F.R.
SANCHEZ GRANT

NORTHWESTERLY LINE
OF F.R. SANCHEZ
GRANT

NORTH LINE OF GOVERNMENT
LOT 1 SECTION 26

UF FOUNDATION, INC.
T.P. #03969-000-000
(O.R.B. 1466, PAGE 377)
GOV. LOT 1
SECTION 26

NORTH LINE OF SECTION 25-8-18

EAST LINE OF GOVERNMENT
LOT 1 SECTION 26

SECTION 25-8-18

STATE OF FLORIDA IIF
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF S 1°24'48" E FOR
THE E. LINE OF FRACTIONAL SECTIONAL
23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

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 Fla. License No. 6791

DATE:
10/10/2014
TECHNICIAN:
JTT
CHECKED BY:
AHH
PROJECT NUMBER:
14-0385

SCALE:
1" = 400'
VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY



132 NW 78th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2478 | www.chw-inc.com

GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075



Exhibit A-2

GAINESVILLE:
152 NW 78th Dr., Gainesville, FL 32607
P. (352) 331-1976 / F. (352) 331-2476

OCALA:
181 NE 1st Ave., Ocala, FL 34470
P. (352) 414-4691

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

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

Exhibit A-2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8
SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

***SKETCH - NOT A
BOUNDARY SURVEY***

CURVE DATA TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|----------|----------|-----------|---------|----------|---------------|
| C1 | 899.25' | 1035.00' | 49°46'51" | 480.22' | 871.23' | S 23°28'38" W |
| C2 | 1286.27' | 1795.00' | 41°03'26" | 672.15' | 1258.92' | S 68°53'46" W |
| C3 | 1166.79' | 1682.39' | 39°44'12" | 607.96' | 1143.55' | N 68°05'47" E |
| C4 | 821.05' | 945.00' | 49°46'51" | 438.46' | 795.47' | N 23°28'38" E |

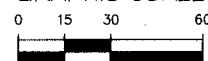
LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|------|---------------|---------|
| L1 | S 87°19'03" E | 267.69' |
| L2 | S 87°19'03" E | 90.23' |
| L3 | S 1°24'48" E | 198.01' |
| L4 | S 48°22'03" W | 306.96' |
| L5 | S 89°25'29" W | 371.18' |
| L6 | N 1°10'11" W | 90.00' |
| L7 | N 88°57'59" E | 426.77' |
| L8 | N 48°22'03" E | 306.96' |
| L9 | N 1°24'48" W | 204.46' |

POINT OF REFERENCE

N.E. CORNER OF THE SOUTH 1/2 OF
THE NE 1/4 OF FRACTIONAL SECTION
23, TOWNSHIP 8 SOUTH, RANGE 18
EAST

GRAPHIC SCALE



SECTION 24-8-18

"REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

GOVERNMENT LOT 3

UNPLATTED LANDS
SECTION 23-8-18

S.W. CORNER OF "REPLAT OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES 48 AND 49)

SOUTH LINE OF "REPLAT
OF PROGRESS CENTER"
(PLAT BOOK "P", PAGES
48 AND 49)

POINT OF BEGINNING

SUBJECT PARCEL: ±6.213 ACRES

TAX PARCEL NO.
03960-000-000
(O.R.B. 1466,
PAGE 377)

FOUNDATION FOR
ENVIRONMENTAL RESEARCH
TAX PARCEL NO.
03929-003-000
(O.R.B. 2900, PAGE 1014)

SUBJECT PARCEL
±6.213 ACRES

STATE OF FLORIDA IIF
TAX PARCEL NO. 03960-001-000
(O.R.B. 1993, PAGE 0352)

STATE OF FLORIDA IIF
TAX PARCEL NO. 03960-001-000
(O.R.B. 1993, PAGE 0352)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE
BASED ON A VALUE OF S 1°24'48" E FOR
THE E. LINE OF FRACTIONAL SECTIONAL
23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

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

Professional Surveyor & Mapper Fla. License No. 6791

DATE:
10/10/2014

TECHNICIAN:
JTT

CHECKED BY:
AHH

PROJECT NUMBER:
14-0382

SCALE:
1" = 60'

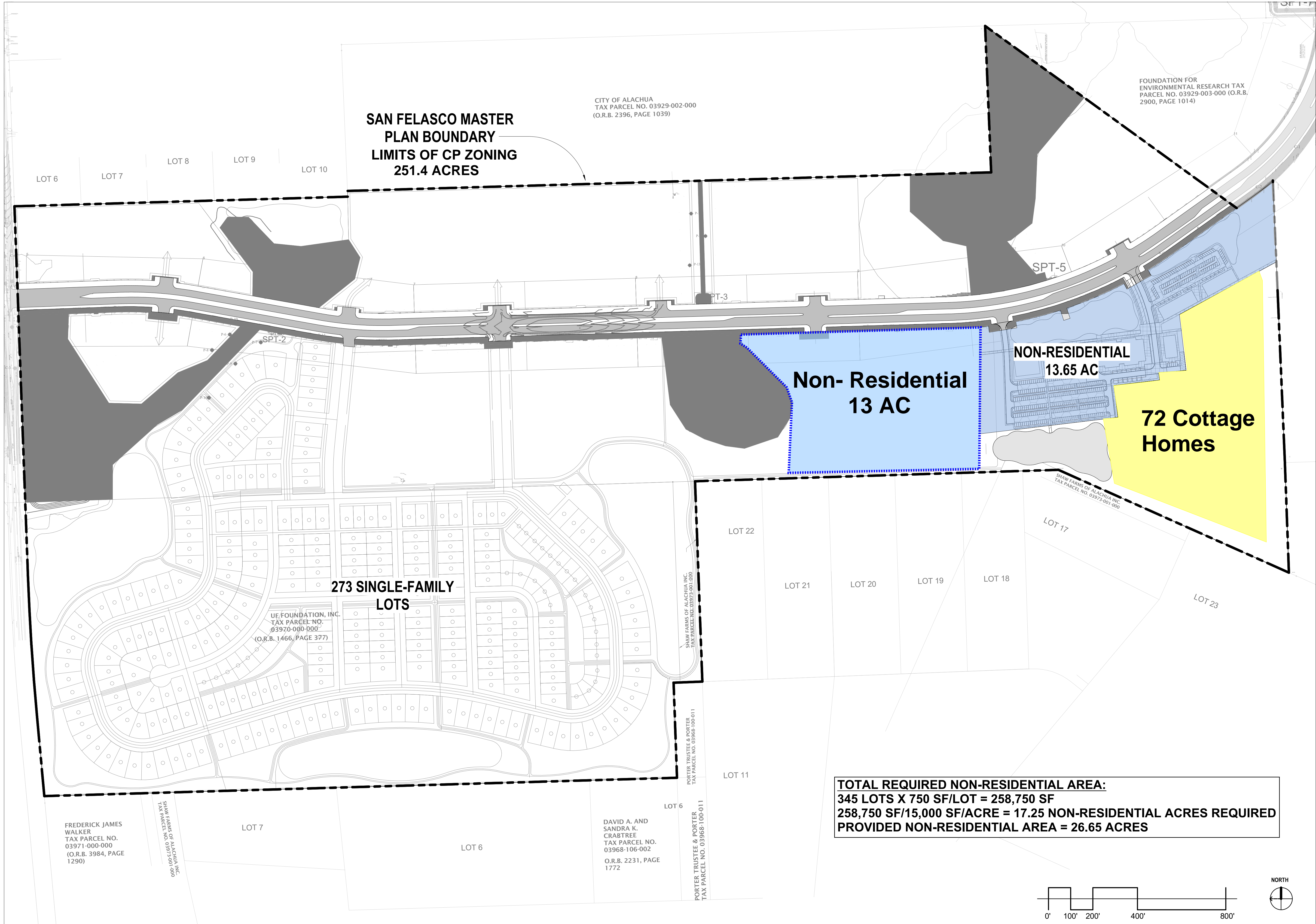
VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.



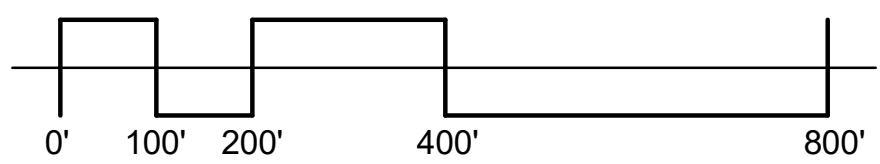
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LB-8076

9/17/2021 4:12:59 PM BIM360/San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt



TOTAL REQUIRED NON-RESIDENTIAL AREA:
345 LOTS X 750 SF/LOT = 258,750 SF
258,750 SF/15,000 SF/ACRE = 17.25 NON-RESIDENTIAL ACRES REQUIRED
PROVIDED NON-RESIDENTIAL AREA = 26.65 ACRES



1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5823
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT
SAN FELASCO ECO PARK MOMENTUM LABS
ALACHUA COUNTY, FLORIDA

DEVELOPER
 CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC
5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE
09/17/2021

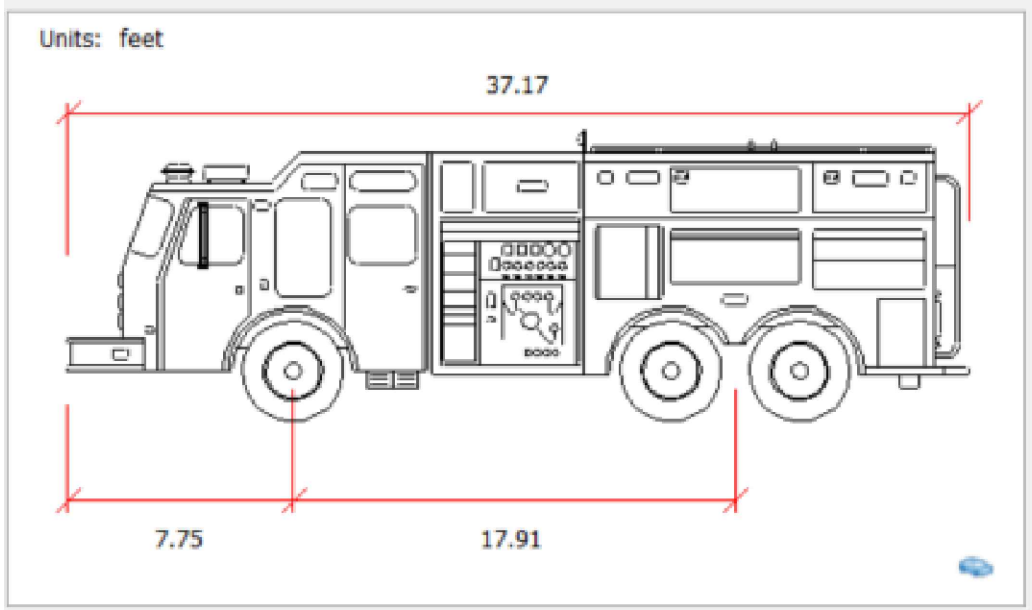
TITLE
OVERALL ZONING EXHIBIT

SHEET NUMBER
L00-00-10



STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)

STATE OF FLORIDA
TAX PARCEL NO. 03967-000-000
(O.R.B. 1993, PAGE 0352)
ZONING - AGRICULTURE (A)



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

CHW
Professional Consultants

SCALE
1"=50'
VERIFY SCALE ON
ORIGINAL DRAWING
IF SHOT AND ADJUST
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION DIVISIONS

SHEET TITLE

CLIENT
CONCEPT DEVELOPMENT, INC.
PROJECT
CONFERENCE RESEARCH PARK
COTTAGE NEIGHBORHOOD
SHEET TITLE
AUTOTURN EXHIBIT
PROJECT NUMBER
21-0105.04

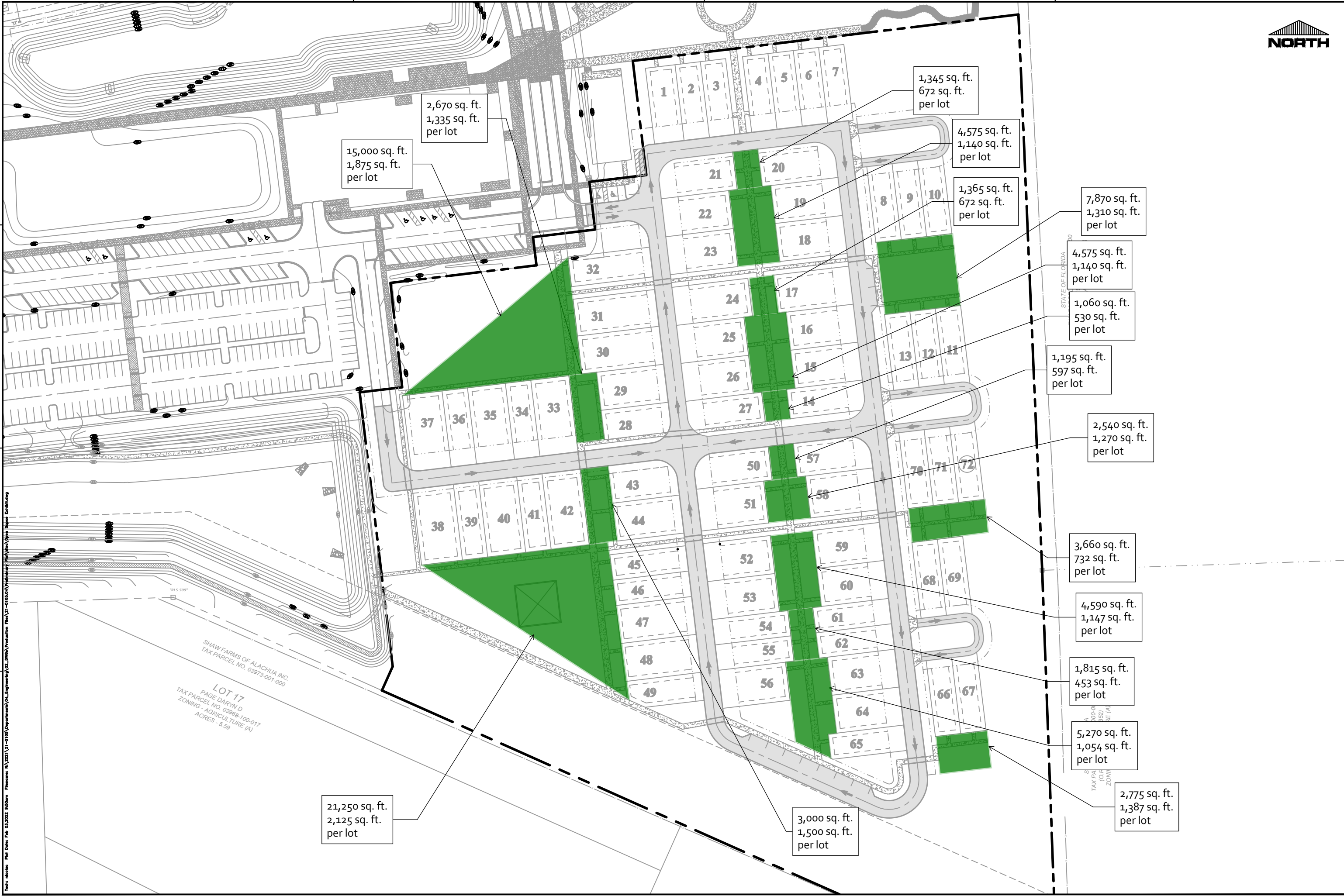
DESIGNER
J. THOMAS
PROJECT
J. THOMAS
QUALITY CONTROL
R. WALPOLE
PROJECT NUMBER
21-0105.04

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.

EX-1



| | |
|---|---|
| 1801 Research Drive Alachua, FL 32007 WWW.SHW-INC.COM est. 1988 FLORIDA C-10078 | |
| CHW Professional Consultants | |
| SCALE 1" = 100' | VERIFICATION SCALE 1" = 100' IF NOT ONE INCH ON ORIGINAL DRAWING SCALE ACCORDINGLY. |
| CONTRACTED DIVISION | |
| SUBMITTAL | |
| CITY: CONCEPT DEVELOPMENT, INC. | PROJECT: CONVERGENCE RESEARCH PARK COTTAGE NEIGHBORHOOD |
| DESIGNER: J. THOMAS | DATE: 02/20/2024 |
| PROJECT NUMBER: 21-0105.04 | SHEET TITLE: OPEN SPACE EXHIBIT |
| ROBERT J. WALPOLE | FL PE No. 58206 |
| SHEET NO. EX-2 | |