



March 16, 2022

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

**Re: San Felasco Tech City Phase 4
Site Plan Application**

The proposed Phase 4 development consists of the construction of 10 single residential units, 20 attached residential units, 3 R&D and storage warehouses comprising 87,861 (+/-) SF, a pavilion, and a public building with amenities.

The project is located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, and 05855-005-000. The entire San Felasco Tech City Office Park site area comprises 82.68 (+/-) acres, and the Phase 4 project area comprises 12.56 (+/-) acres.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Claudia Vega", is written over the typed name.

Claudia Vega, P.E.
Director of Engineering



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: San Felasco Tech City Phase 4
2. Pre-Application Conference Date: 3/1/22
3. Neighborhood Meeting Date: 2/24/2022
4. Address of Subject Property: 13900 Tech City Circle
5. Parcel ID Number(s): 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, 05855-005-000
6. Existing Use of Property: Corporate Park
7. Future Land Use Map Designation: Corporate Park
8. Zoning Designation: Corporate Park
9. Acreage: 82.68 +/-
10. Total Existing Building Square Footage, if applicable: 199,370
11. Total Existing Impervious Area (not including existing building area), if applicable: 416,331
12. Total Building Square Footage Proposed: 103,085
13. Total New Impervious Area Proposed (not including building area): 214,980

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: - e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): The Laser Investment Group LLC
Mailing Address: 13900 Tech City Circle, Ste 100
City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

- a. Name and location of project.
- b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
- c. Zoning of the subject property.
- d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
- e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
- f. Complete legal description of the subject property.
- g. Statement of proposed uses.
- h. Location of the subject property in relation to adjacent properties.
- i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
- j. Area and dimensions of the subject property.
- k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
- l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
- m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
- n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
- o. Location of all existing and proposed fire hydrants.
- p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
- q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
- r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
- s. Location of all bicycle parking areas and specifications of bicycle racks.
- t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
- u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
- v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
- w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
- x. Striping and signage for all traffic control devices.
- y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
 - i. Location, identification of the species, and size of all existing trees.
 - ii. Required perimeter buffer areas.
 - iii. Parking lot perimeter landscaping.
 - iv. Parking lot interior landscaping.
 - v. Building façade landscaping.
 - vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
 - vii. Calculation of open space provided (see Section 6.7 of the LDRs).
 - viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
 - ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
 - x. If tree removal is proposed, a tree survey, showing:
 - (a) Each tree proposed for removal;
 - (b) Each tree proposed for retention;
 - (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
 - (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

- z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
 - aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
 - bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
 - cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
 - i. Calculation of glazing of:
 - (a) the front façade;
 - (b) any facade facing a street;
 - (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
 - (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
 - ii. Calculation of the area of all façades subject to glazing.
 - iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
 - iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
 - dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
 - i. Color plans depicting the color of all materials used in the façade.
 - ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
 - iii. Calculation of glazing of:
 - (a) the front façade;
 - (b) any facade facing a street;
 - (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
 - (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
 - iv. Calculation of the area of all façades subject to glazing.
 - v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
 - vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
 - ee. For development consisting multi-family residential uses and/or a mobile home park:
 - i. Gross acreage.
 - ii. Number of dwelling units proposed.
 - iii. Density.
 - iv. Location and percentage of total open space and recreation areas.
 - v. Floor area of each dwelling unit.
 - vi. Number of proposed parking spaces.
 - vii. Street layout, if applicable.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.
2. Stormwater management plan - including the following:
- a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of all buildings.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Drainage calculations.
3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
- a. Plans prepared by a professional engineer licensed in the State of Florida.

- b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
 - c. Documentation from the water purveyor stating the available flow to the subject property.
4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools (if applicable) in accordance with Section 2.4.14 of the LDRs.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
 2. Buffering from adjacent existing/potential uses;
 3. Open space provisions and balance of proportion between gross floor area and site size;
 4. Adequacy of pervious surface area in terms of drainage requirements;
 5. Placement of signage;
 6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
 7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
 8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
 9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
 10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
 11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
 12. Complementary residential uses (corporate park only).
6. ***For Site Plans for Buildings Less than 80,000 Square Feet in Area:*** One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
 7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's LDRs;
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or a list of those who received written notice; and,
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
 8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
 9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.
11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.
12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.
13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).
14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).
15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).
16. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

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

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

Claudia Vega

Signature of Applicant

Claudia Vega, Director of Engineering

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 *16th*

day of *March*, 20*22*, by *Claudia Vega* who executed the same

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

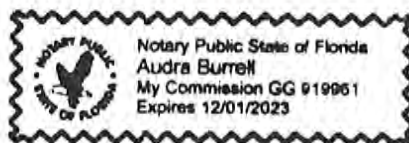
Audra Burrell

Signature of Notary **AUDRA BURRELL**

Print Name: _____

Notary Public, State of Florida

My Commission Expires: *12/1/23*



City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family

Multi Family

Exempt (See exemptions on page 2)

Number of Units

Number of Units

Level of Review

Pre-Application Conference

Preliminary

Final

Revised

Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.12 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.06 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.06 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME :

PROJECT #:

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

Approved based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by

City of Alachua Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Suzanne M. Wynn

Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Signed:

Printed Name:

Date:



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13900 Tech City Circle

Parcel ID Number(s): 05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003, 05844-004-001, 05844-004-002, 05855-005-000

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitchell Glaeser Title: Manager

Company (if applicable): The Laser Investment Group LLC

Mailing Address: 13900 Tech City Circle, Ste 100

City: Alachua State: FL ZIP: 32615

Telephone: (352) 538-0072 FAX: -- e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: -- e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Site Plan

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

[Signature]

Signature of Applicant

Signature of Co-applicant

Mitch Glaeser

Typed or printed name and title of applicant

Typed or printed name of co-applicant

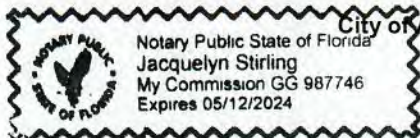
State of Florida County of Alachua

The foregoing application is acknowledged before me this 16 day of March, 2022 by Mitch

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida



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

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Single-Family Homes)		SJR
Location:	13000 Block of NW US HWY 441	Checked By:	
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction ▼ **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 500 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1054 sq. ft.

Effective Area (A_i) (p. 9): 1,027 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 865.2646994

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) ▼ **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼

Distance (ft.) to the exposure building: 31 - 60 ▼	Length of exposure wall: 290	
Number of stories of exposure wall: 2	Length x number of stories: 580	
Opening Protection in exposure wall: Unprotected ▼		
Factor for exposure (X_i) from Table 330.A (p. 17):		0.11

Back: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: ▼	Length of exposure wall:	
Number of stories of exposure wall:	Length x number of stories: 0	
Opening Protection in exposure wall: Unprotected ▼		
Factor for exposure (X_i) from Table 330.A (p. 17):		0.07

Left: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: 11 - 30 ▼	Length of exposure wall: 20	
Number of stories of exposure wall: 3	Length x number of stories: 60	
Opening Protection in exposure wall: Unprotected ▼		
Factor for exposure (X_i) from Table 330.A (p. 17):		0.15

Right: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: 11 - 30 ▼	Length of exposure wall: 20	
Number of stories of exposure wall: 3	Length x number of stories: 60	
Opening Protection in exposure wall: ▼		
Factor for exposure (X_i) from Table 330.A (p. 17):		0.15

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 750 \times 1 \times [1 + (0.16 + 0)]$$

$$NFF = 870 \text{ gpm}$$

$$NFF = 750 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm.

Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Multi-Family Homes)	Checked By:	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction ▼ **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1496 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4256 sq. ft.

Effective Area (A_i) (p. 9): 3,624 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1625.39103

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) ▼ **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼

Distance (ft.) to the exposure building: 61 - 100 ▼	Length of exposure wall: 270
Number of stories of exposure wall: 1	Length x number of stories: 270
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07	

Back: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: ▼	Length of exposure wall:
Number of stories of exposure wall:	Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07	

Left: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: 0 - 10 ▼	Length of exposure wall: 34
Number of stories of exposure wall: 4	Length x number of stories: 136
Opening Protection in exposure wall: Unprotected ▼	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.21	

Right: construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

Distance (ft.) to the exposure building: 0 - 10 ▼	Length of exposure wall: 34
Number of stories of exposure wall: 4	Length x number of stories: 136
Opening Protection in exposure wall: ▼	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.21	

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P_i)]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 1750 \times 1 \times [1 + (0.16 + 0)]$$

$$NFF = 2030 \text{ gpm}$$

$$NFF = 2000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Pavilion)	Checked By:	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Joisted Masonry Construction **construction coefficient (F) (p. 2):** 1

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1052 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9): 1,052 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)):	583.8218906

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Joisted Masonry Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back: construction of facing wall of exposure building (p. 4): Joisted Masonry Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Left: construction of facing wall of exposure building (p. 4): Joisted Masonry Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Right: construction of facing wall of exposure building (p. 4): Joisted Masonry Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Communications (p. 18)

Passageway Opening Protection:		▼
Construction class of communication (Table 330.B) :		▼
Is communication open or enclosed?		▼
Length of communication (in feet):		▼
Factor for Communications (P _i) from Table 330.B on p.19):	0	

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 500 \times 1 \times [1 + (0.16 + 0)]$$

$$NFF = 580 \text{ gpm}$$

$$NFF = 500 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Building I)	Checked By:	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 27206 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9): 27,206 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2375.170764

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Left: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Right: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 105.12
Number of stories of exposure wall: 1 **Length x number of stories:** 105.12
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Communications (p. 18)

Passageway Opening Protection:	
Construction class of communication (Table 330.B) :	
Is communication open or enclosed?	
Length of communication (in feet):	
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 2500 \times 1 \times [1 + (0.16 + 0)]$$

$$NFF = 2900 \text{ gpm}$$

$$NFF = 3000 \text{ gpm (rounded to nearest 500 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Building F)	Checked By:	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction ▼ **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30020 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30020 sq. ft.

Effective Area (A_i) (p. 9) : 45,030 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 3055.719359

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) ▼ **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼
Distance (ft.) to the exposure building: ▼ **Length of exposure wall:**
Number of stories of exposure wall:
Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

Back: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼
Distance (ft.) to the exposure building: 31 - 60 ▼ **Length of exposure wall:** 301
Number of stories of exposure wall: 2 **Length x number of stories:** 602
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.11

Left: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼
Distance (ft.) to the exposure building: ▼ **Length of exposure wall:**
Number of stories of exposure wall:
Length x number of stories: 0
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Right: construction of facing wall of exposure building (p. 4): Noncombustible Construction ▼
Distance (ft.) to the exposure building: ▼ **Length of exposure wall:**
Number of stories of exposure wall:
Length x number of stories: 0
Opening Protection in exposure wall: ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.06

Communications (p. 18)

Passageway Opening Protection:	<input type="text"/>	▼
Construction class of communication (Table 330.B) :	<input type="text"/>	▼
Is communication open or enclosed?	<input type="text"/>	▼
Length of communication (in feet):	<input type="text"/>	▼
Factor for Communications (P _i) from Table 330.B on p.19):	<input type="text" value="0"/>	

Calculation of Needed Fire Flow (p. 1)

NFF=(C_i)(O_i)[1.0+(X+P)_i] (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 3000 \times 1 \times [1 + (0.16 + 0)]$$

$$\text{NFF} = 3480 \text{ gpm}$$

$$\text{NFF} = 3500 \text{ gpm (rounded to nearest 500 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/16/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Building E)		SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 30635 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9): 30,635 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2520.411395

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front:	construction of facing wall of exposure building (p. 4): Joisted Masonry Construction		
	Distance (ft.) to the exposure building: 61 - 100	Length of exposure wall:	112
	Number of stories of exposure wall: 1	Length x number of stories:	112
	Opening Protection in exposure wall: Unprotected		
	Factor for exposure (X_i) from Table 330.A (p. 17): 0.07		

Back:	construction of facing wall of exposure building (p. 4): Joisted Masonry Construction		
	Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall:	112
	Number of stories of exposure wall: 1	Length x number of stories:	112
	Opening Protection in exposure wall: Unprotected		
	Factor for exposure (X_i) from Table 330.A (p. 17): 0.16		

Left:	construction of facing wall of exposure building (p. 4): Joisted Masonry Construction		
	Distance (ft.) to the exposure building: 31 - 60	Length of exposure wall:	99
	Number of stories of exposure wall: 1	Length x number of stories:	99
	Opening Protection in exposure wall: Unprotected		
	Factor for exposure (X_i) from Table 330.A (p. 17): 0.1		

Right:	construction of facing wall of exposure building (p. 4): Joisted Masonry Construction		
	Distance (ft.) to the exposure building: 61 - 100	Length of exposure wall:	62
	Number of stories of exposure wall: 1	Length x number of stories:	62
	Opening Protection in exposure wall: Unprotected		
	Factor for exposure (X_i) from Table 330.A (p. 17): 0.06		

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2500 \times 1 \times [1 + (0.16 + 0)]$

$NFF = 2900$ gpm

$NFF = 3000$ gpm (rounded to nearest 500 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.





Memorandum

To: Suwannee River WMD DATE: 3/16/2022
FROM: Claudia Vega, PE
SUBJECT: San Felasco Tech City Phase 4 Stormwater Compliance

The existing master stormwater system is currently permitted under Permit Number ERP-001-232301-3, approved on 12/5/2016. The proposed Phase 4 development consists of the construction of 10 single residential units, 20 attached multifamily residential units, 3 R&D and storage warehouses, a pavilion and a public building with amenities.

All of the proposed residential units and Buildings E and F are proposed within Drainage Area 2. Drainage Area 2 was designed to accommodate a total impervious area of 1,113,015 SF. There is currently 337,113 SF of impervious existing through Phase 3. Phase 4 proposes the construction of a total of 221,640 SF of impervious bringing the total impervious area through Phase 4 to 558,753 SF. This leaves an additional 554,262 SF of impervious area remaining for future development.

Building I and the associated parking, as well as portions of the proposed roads are proposed within Drainage Area 3A. Drainage Area 3A was designed to accommodate a total impervious area of 590,376 SF. There is currently 245,593 SF of impervious existing through Phase 3. Phase 4 proposes the construction of a total of 152,971 SF of impervious bringing the total impervious area through Phase 4 to 398,564 SF. This leaves an additional 191,812 SF of impervious area remaining for future development.

Drainage Area	Impervious Area (SF)				
	Existing	Proposed	Total	Allowed	Remaining
2	337,113	221,640	558,753	1,113,015	554,262
3A	245,593	152,971	398,564	590,376	191,812





Countywide Stormwater Code Affidavit of Compliance.

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edafl.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edafl.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Part 2. Project Location Information

Project Name: San Felasco Tech City Phase 4

Tax Parcel: 05844-004-001 & 05855-005-000

Project Location (Unincorporated Alachua County or Municipality): City of Alachua

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

Part 3. Stormwater Discharge Information

Watershed Name:

Waterbody ID Number (WBID#):

Stormwater Discharge Locations Please Check all That Apply
<input type="checkbox"/> Project Discharges Offsite as Surface Flow
<input type="checkbox"/> Project Discharges Directly to Outstanding Florida Water
<input type="checkbox"/> Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
<input checked="" type="checkbox"/> Project Infiltrates to Groundwater
<input checked="" type="checkbox"/> Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

An existing master stormwater system consisting of three dry retention basins.

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

Stormwater treatment facilities are permitted and have been constructed

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature:

Date: 2/22/28/22

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature:

Date: 2/22/28/22

Florida Registration Number: 51532

Thank you!

Thank you for your Modification application 232301-3, San Felasco Tech City Master Plan

Your confirmation number is 285789

Your new permit application number is 232301-4

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.



[Print the Payment Memo](#)

The District has accepted your application, and the application is being evaluated by our staff.

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

If you require assistance with this application, please contact Regulatory-Support@srwmd.org.

[Continue](#)



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 22, 2018

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

SUBJECT: Permit Number ERP-001-232301-1
San Felasco Tech City

Dear Thomas Sperring:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on August 22, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

PERMIT NUMBER: ERP-001-232301-1**DATE ISSUED:** August 22, 2018**DATE EXPIRES:** August 22, 2023**COUNTY:** Alachua**TRS:** S20 T8S R19E**PROJECT:** San Felasco Tech City

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
Ste 120
3201 Sw 42nd St
Gainesville, FL 32608-2401

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit is for the construction and operation of a stormwater management system serving 4.12 acres of impervious surfaces on a total project area of 12.4 acres, in a manner consistent with the application submitted by Thomas Sperring, of Tom R. & Associates, and the plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before August 14, 2018.

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.
4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.
7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601
(352) 258-5269

This August 22, 2018



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-1

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

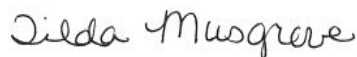
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at tjm@srwmd.org (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,



Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak,, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA

Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA

Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE

Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST

Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON

Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 30, 2019

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

SUBJECT: Permit Number ERP-001-232301-2
San Felasco Tech City - Buildings C & D

Dear Mitch Glaeser:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on August 30, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

VIRGINIA H. JOHNS Chair
Alachua, Florida

VACANT
Upper Suwannee River Basin

DON QUINCEY Vice Chair
Chiefland, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

VACANT
At Large

KEVIN BROWN
Alachua, Florida

BRADLEY WILLIAMS
Monticello, Florida

GARY F. JONES
Old Town, Florida

HUGH THOMAS
Executive Director

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

PERMIT NUMBER: ERP-001-232301-2**DATE ISSUED:** August 30, 2019**DATE EXPIRES:** August 30, 2024**COUNTY:** Alachua**TRS:** S20 T8S R19E**PROJECT:** San Felasco Tech City - Buildings C & D

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for 4.12 acres of impervious surface on a total project area of 12.4 acres. This permit authorizes the construction of a total of 12.4 acres of impervious surface on total project area of 25.8 acres. in a manner consistent with the application package and plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before August 23, 2019.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in section 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. The permittee shall monitor and maintain the wetland mitigation area(s) until the criteria set forth in the Wetland Mitigation Success Criteria Conditions(s) above are met. The permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
20. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

21. The wetland mitigation areas must be planted prior to any of the following events (whichever occurs first): construction commencement; use of the infrastructure for its intended use; or transfer of responsibility for operation and maintenance of the system to a local government or other responsible entity.
22. A time zero monitoring report for the mitigation area shall be conducted when trees are planted according to the Restoration Planting Plan submitted to the District on June 3, 2019. The report shall include a list of planted species, sizes, total number and densities of each plant species within the wetland buffer.
23. Annual monitoring of the mitigation area shall be conducted and a monitoring report shall be submitted to the District. The report shall include a list of planted species, sizes, total number and densities of each plant species that is surviving within the wetland buffer.
24. Successful establishment of the wetland mitigation will have occurred when:
 - a) At least 90 percent of the planted individuals in each stratum have survived throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference; and,
 - b) The above criteria have been achieved by the end of a 5-year period following initial planting.
25. If upon termination of the 5-year monitoring period mitigation success has not been demonstrated, within 30 days after submittal of the final monitoring report, the permittee must submit a written description of the known or suspected causes of failure and propose a corrective action plan to achieve mitigation success. Upon approval of the corrective action plan an appropriate additional monitoring period will be required to assess success of the new mitigation plan.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F.S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608
352-538-0072

This August 30, 2019



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-2

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

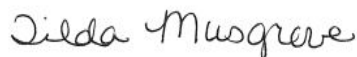
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at tjm@srwmd.org (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,



Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA

Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA

Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE

Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST

Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON

Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

December 5, 2019

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

SUBJECT: Permit Number ERP-001-232301-3
San Felasco Tech City Master Plan

Dear Mitch Glaeser:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on December 05, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340,

Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

PERMIT NUMBER: ERP-001-232301-3**DATE ISSUED:** December 05, 2019**DATE EXPIRES:** December 05, 2024**COUNTY:** Alachua**TRS:** S20 T8S R19E**PROJECT:** San Felasco Tech City Master Plan

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

Previous permit was for a total of 12.4 acres of impervious surface on a total project area of 25.8 acres. This permit is for the construction and operation of a stormwater management system serving a total of 41.45 acres of impervious surfaces on a total project area of 78.73 acres, in a manner consistent with the application package and plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before November 21, 2019.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in section 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 2. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

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19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
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4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
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7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F. S., may seek review of the order pursuant to

Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Mitch Glaeser
The Laser Investment Group, LLC
3201 SW 42nd Street, Suite 2
Gainesville, FL 32608
352-538-0072

This December 05, 2019



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-3

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

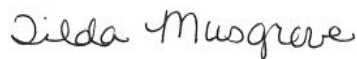
To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at tjm@srwmd.org (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.

Sincerely,



Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for _____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA

Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA

Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE

Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST

Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON

Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

San Felasco Tech City – Phase 4

Statement of Proposed Uses

The proposed development at San Felasco Tech City is designed to provide residential and non-residential space to create a corporate park center along the NW US Hwy 441 corridor. This phase of the development plan proposes to construct additional office/research/light industrial space for businesses relocating to Alachua as well as both attached and detached housing units.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary 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.*

Consistency: The proposed San Felasco Tech City – Phase 4 development will serve the intent of the Corporate Park future land use designation, as it will provide residential units within a business park for the citizens of Alachua. The proposed Phase 4 includes additional office/light industrial buildings and complementary residential development to continue development of this mixed-use project.

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 and uses, and to minimize potential nuisances or damage to the environment.

Consistency: The proposed Phase 4 includes both attached and detached housing units as well as additional non-residential buildings for businesses to locate at San Felasco Tech City.

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

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Consistency: The proposed Phase 4 includes attached and detached housing units to supplement the expansion of non-residential uses at San Felasco Tech City. It also includes a community space to create a community center for residents and employees on site.

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.

Consistency: The proposed Phase 4 includes attached and detached housing units to supplement the non-residential uses at San Felasco Tech City. The density does not exceed 4 du/acre.

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

Consistency: The proposed Phase 4 includes residential units that will not have an undesirable impact on adjacent properties. All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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

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

Consistency: The development will include sidewalks for non-vehicular access to the site. Parking for the project is shared between residential and non-residential uses.

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

Consistency: All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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

Consistency: The proposed site plan exceeds the required open space and has less than the maximum floor area ratio.

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

Consistency: Plans include consistency calculations with the existing stormwater management areas constructed on site.

5. Placement of signage;

Consistency: No signage is proposed at this time. The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

Consistency: Dumpsters are located at the periphery of the proposed building areas to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site.

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

Consistency: All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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

Consistency: Wetlands on the site have been avoided and buffers are shown on plans as required by the City and Alachua County.

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

Consistency: No additional performance base requirements apply to this phase of Tech City.

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1

acre, and 1.0 floor area ratio for parcels 1 acre or less.

Consistency: The proposed development is below the maximum floor area ratio allowed.

12. Complementary residential uses.

Consistency: Attached and detached residential units are proposed in Phase 4 to complement the existing non-residential development within San Felasco Tech City.

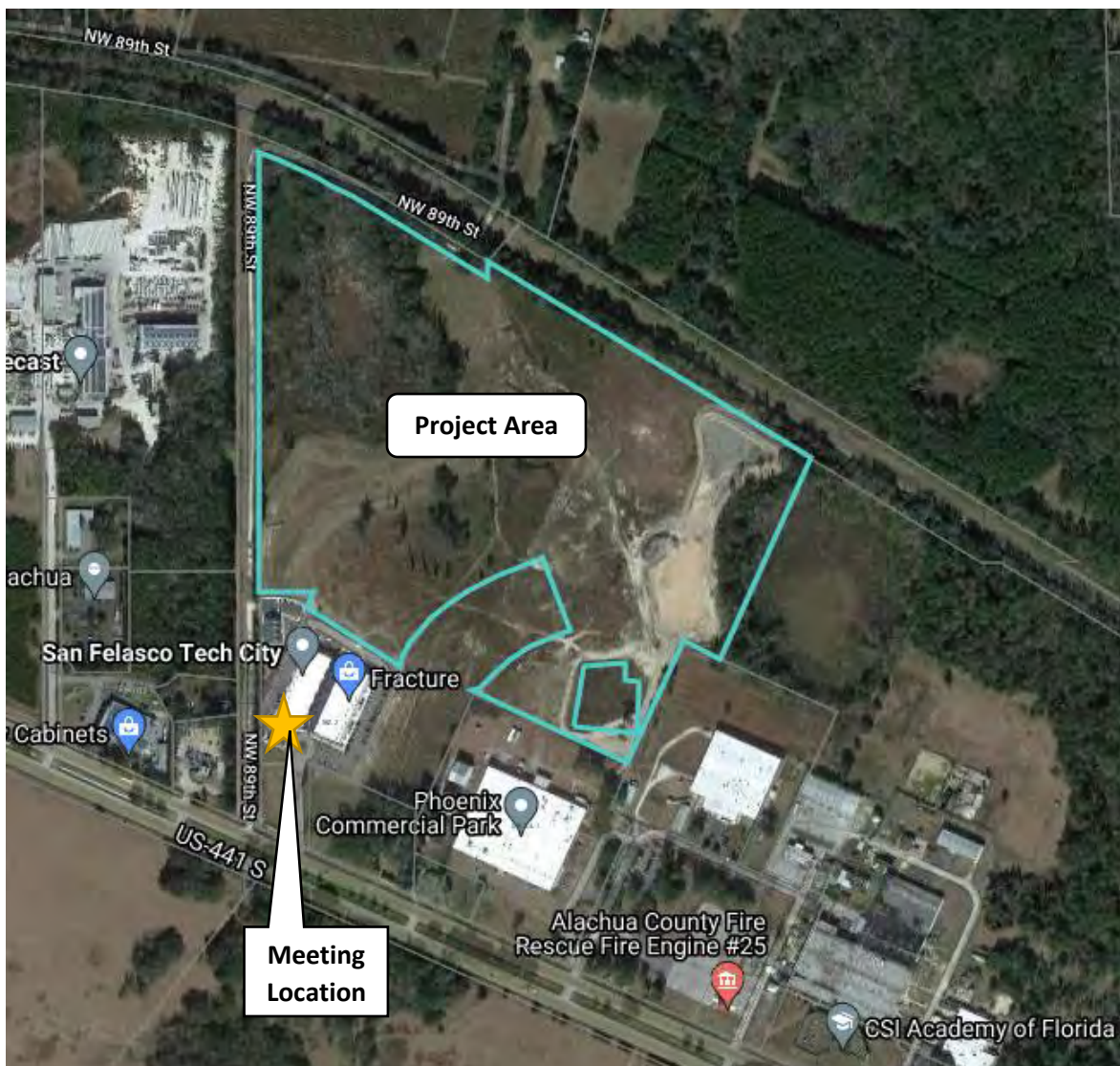
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24
Time: 6:30 p.m.
Place: San Felasco Tech City – Emory Group Companies Office
13900 Tech City Circle, Ste. 100, Alachua, FL 32615

A neighborhood workshop will be held to discuss a Development Plan for 10 buildings with 127,000 +/- square feet of office/light manufacturing space and 50 +/- residential units located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

Contact:

Sergio Reyes, P.E.	eda consultants, inc.
sreyes@edafl.com	(352) 373-3541



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

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

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

05855-004-000
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-001
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

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

05844-004-001
THE LASER INVESTMENT GROUP
LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-005-000
THE LASER INVESTMENT GROUP
LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-000
LASER INVESTMENT GROUP LLC
(THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-002
THE LASER INVESTMENT GROUP
LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05962-002-003
THE LASER INVESTMENT GROUP
LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

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

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

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

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

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4422

05961-002-006
DESIGN CABINETS & FURNITURE
59 IROQUOIS AVE
ST AUGUSTINE, FL 32084

05857-001-000
F&R HOLDINGS OF GAINESVILLE
PO BOX 3009
LAKE CITY, FL 32056

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

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 15th day of February 2022 by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a Development Plan for 10 buildings with 127,000 +/- square feet of office/light manufacturing space and 50 +/- residential units located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 6:30 pm on Thursday, February 24, 2022 in the office of Emory Group Companies at 13900 Tech City Circle, Suite 100 Alachua, FL, 32615.



Contact: Sergio Reyes
of eda consultants inc.
Ph: 352-373-3541

E-mail: sreyes@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: Feb. 24, 2022 at 6:30 PM

Location: San Felasco Tech City – Emory Group Companies Office
13900 Tech City Circle, Ste. 100, Alachua, FL 32615

Community Participants: 2

Attendees: As listed on attached Sign-in-Sheet

Project Representatives: Mitch Glaeser, Owner
Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Mitch Glaeser introduced the details of the proposed Site Plan, which is an additional phase of development within the San Felasco Tech City development. He then opened up the meeting to questions:

- Q: Are all of the stormwater ponds constructed in the project?
A: Yes, the ponds are completed that will serve this phase of development.
- Q: There is some concrete and asphalt in the dirt road area to the west of the project. Could you please consider having it removed?
A: Yes, we will take a look and coordinate with you.
- Q: When will the houses be built in the project?
A: Some of the units are project to be built in about a year from now.
- Q: Where are the proposed buildings in relation to the total site?
A: As shown on the overall map, near the center of the property.
- Q: Is there a connect to Phoenix proposed?
A: Yes.
- Q: Will the houses be rentals?
A: Yes.
- Q: How big?

A: Around 800-900 SF is anticipated.

Q: When will the brewery open in the existing building?

A: They are slated to open in May of this year.

Q: There might be some erosion near the daycare and the dirt road to the east. Will you take a look, please?

A: Yes, we will take a look and see if there's anything that needs to be done.

Q: Is it possible to install a gate on the dirt road to limit access?

A: That is not something that we intend to do ourselves, but it might be something that you could do and we can talk with you more about that.

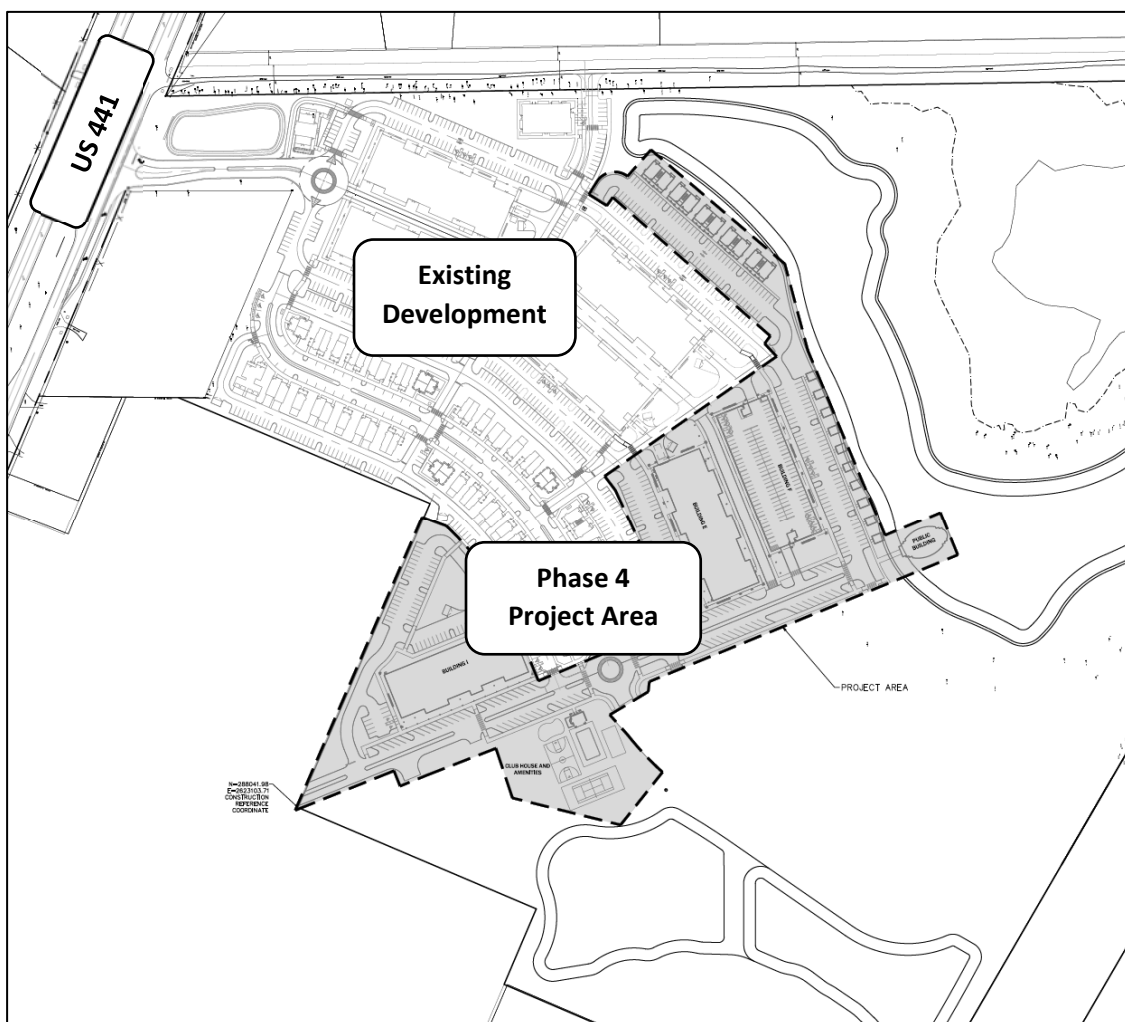
Q: Any changes to the overall master plan for the property?

A: No changes – this is just the next phase.

[illegible]

This is an informational notice about the next proposed phase of development at Santa Fe Tech City in Alachua, FL. You are receiving this notice as a method to inform neighboring property owners of the proposed development.

San Felasco Tech City Phase 4 is a proposed development plan for approximately 127,000 +/- square feet of office/light manufacturing space and 30 +/- residential units with associated infrastructure located at 13900 Tech City Circle on Alachua County Tax Parcel Numbers 05844-004-001 & 05855-005-000. An exhibit showing the proposed buildings and improvements is included below for your information.



If you have any questions, please contact:

Sergio Reyes, P.E.
sreyes@edafl.com

eda consultants, inc.
(352) 373-3541

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

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

05962-001-000
RUSH ROBERT A
11 SE 2ND AVE
GAINESVILLE, FL 32601

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

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

05949-000-000
SAN FELASCO RESEARCH VENTURES
LLC
PO BOX 238
LAKE BUTLER, FL 32054

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



LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE; NORTH 72 DEG. 51 MIN. 49 SEC. WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8 INCH IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 06 DEG. 52 MIN. 05 SEC., A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEG. 24 MIN. 13 SEC. WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6" X 6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEG. 59 MIN. 42 SEC. WEST A DISTANCE OF 1385.74 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 22 DEG. 09 MIN. 10 SEC. EAST A DISTANCE OF 159.44 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 66 DEG. 13 MIN. 12 SEC. WEST A DISTANCE OF 229.98 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 01 DEG. 33 MIN. 25 SEC. EAST A DISTANCE OF 169.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS #940) MARKING THE POINT OF BEGINNING; THENCE NORTH 23 DEG. 50 MIN. 23 SEC. EAST A DISTANCE OF 2014.63 FEET TO A SET 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD(200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 624.24 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00 DEG. 37 MIN. 49 SEC. EAST A DISTANCE OF 70.65 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A DELTA OF 10 DEG. 00 MIN. 21 SEC., A RADIUS OF 2712.57 FEET AND A CHORD BEARING NORTH 63 DEG. 45 MIN. 03 SEC. WEST, 473.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE SOUTH 00 DEG. 08 MIN. 45 SEC. WEST A DISTANCE OF 2657.79 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 66 DEG 00 MIN. 09 SEC. EAST A DISTANCE OF 209.40 FEET TO

A FOUND 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01 DEG. 07 MIN. 22 SEC. EAST A DISTANCE OF 340.98 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 65 DEG. 57 MIN. 03 SEC. EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE AND UNRESTRICTED EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING TWO PARCELS OF REAL PROPERTY.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET; THENCE RUN SOUTH 00 DEG. 08' 45" WEST PARALLEL WITH AND 30 FEET FROM THE WEST LINE OF SAID GENERAL ELECTRIC CO. PROPERTY, 2718.29 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE AT U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 32.8 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, BEING A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 08' 45" EAST ALONG THE WEST LINE AT SAID PROPERTY 2715.11 FEET TO THE P.O.B., BEING AND LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER ON THE NORTH LINE OR SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE

SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81 DEG. 45' 18" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE

MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 65.6 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET; THENCE NORTH A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72° 51' 47" WEST ON SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06° 52' 05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 24' 13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET; THENCE NORTH 66° 00' 17" WEST, A DISTANCE OF 58.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 23° 59' 25" EAST, A DISTANCE OF 664.68 FEET;
2. THENCE NORTH 66° 04' 35" WEST, A DISTANCE OF 265.85 FEET;
3. THENCE NORTH 24° 28' 46" EAST, A DISTANCE OF 680.88 FEET;

4. THENCE NORTH 65° 49' 12" WEST, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

5. THENCE NORTH 24° 11' 00" EAST, A DISTANCE OF 870.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY);

6. THENCE NORTH 58° 45' 42" WEST, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 881.26 FEET;

7. THENCE SOUTH 23° 50' 23" WEST, A DISTANCE OF 1504.88 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 65° 30' 13" EAST, A DISTANCE OF 699.02 FEET; THENCE NORTH 24° 02' 31" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE NORTHWESTERLY PROJECTION OF THE BOUNDARY OF SAID PARCEL A; THENCE SOUTH 65° 49' 12" EAST ON SAID NORTHWESTERLY PROJECTION, A DISTANCE OF 167.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING AN AREA OF 26.98 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF TAX PARCEL 05855-004-000

A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY., FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5)

COURSES AND DISTANCES:

1) NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,251.02 FEET;

2) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;

3) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;

4) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET TO

THE POINT OF BEGINNING;

5) THENCE CONTINUE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.

10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 856311
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,646.00
Intang. Tax: \$0.00

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

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

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


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

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

Signed, sealed and delivered in our presence:

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

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

By: 
Virginia Hipp Johns, Authorized Member


(Corporate Seal)

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

By: 
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)


Witness Name: JAMES D. SALTER

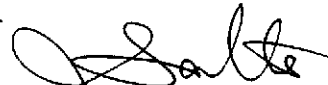

Witness Name: Genese Bolduc

State of Florida
County of Alachua

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

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

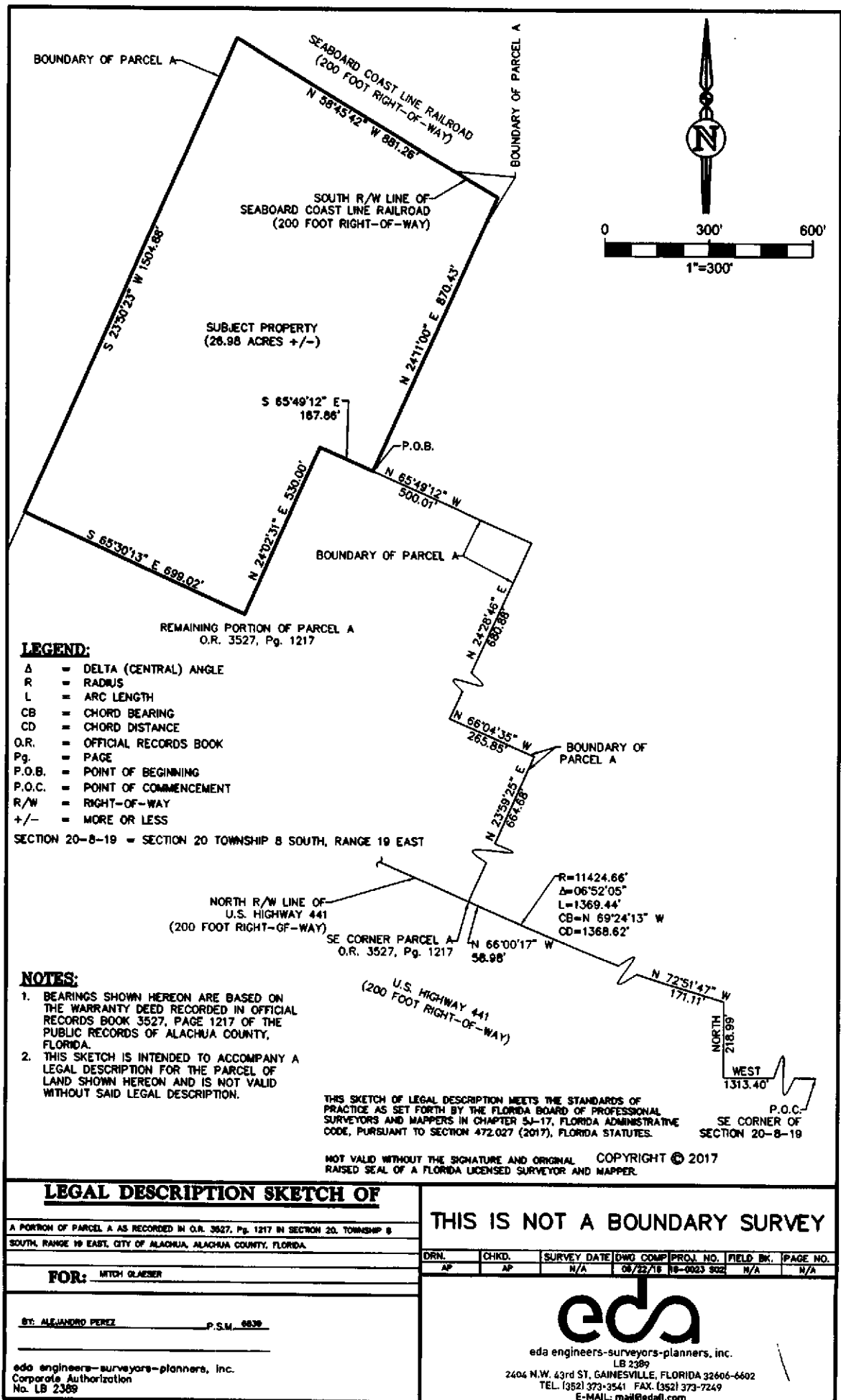


Exhibit "A"

①

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

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

Doc Stamp-Deed: \$6,207.60



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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Legal Description attached hereto as EXHIBIT A.

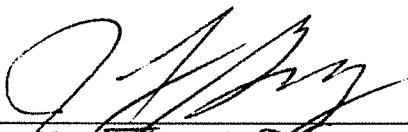
Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

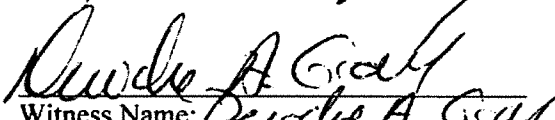
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

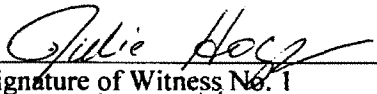
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

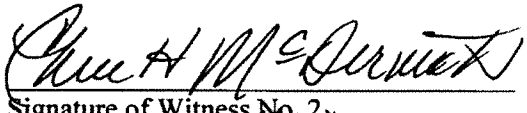
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: James F. Gray


 Witness Name: Deirdre A. Gray


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


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

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

By: 
TOM R. SPERRING, SR., Manager

By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

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

[Notary Seal]



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

Deirdre A. Gray
Notary Public

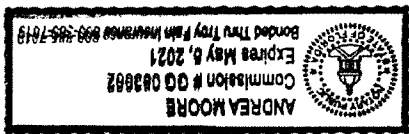
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

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

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

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

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

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

Easement Parcel #1

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

Easement Parcel #2

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

5/3/2019 2:35 PM
BOOK 4682 PAGE 834
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 888112
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$86.10
Intang. Tax: \$0.00

Consideration: \$12,283.00

Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 19-0399.2 DE

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on May 1, 2019 between Phoenix Commercial Park, LLP, a Florida limited liability limited partnership whose post office address is Post Office Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 S.W. 42 Street, Suite 2, Gainesville, FL 32608, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: Portion of 05855-004-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Subject to the Easement for Ingress/Egress and for Access, Maintenance and Use of Wells located in Easement Area recorded in O.R. Book 4682, Page 646, of the Public Records of Alachua County, Florida.

THIS INSTRUMENT WAS PREPARED by James D. Salter of Salter, Feiber, P.A. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands.

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


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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:


 Witness Name: JAMES D. SALTER


 Witness Name: Dorene Erickson


 Witness Name: JAMES D. SALTER


 Witness Name: Dorene Erickson

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

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

By: 
 Virginia H. Johns, Manager

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

By: 
 Lisa M. Albertson, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Virginia H. Johns, as Manager of Virginia H. Johns, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. She ☐ is personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Time Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019 by Lisa M. Albertson, as Manager of Lisa M. Albertson, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Time Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____



Legal Description

A Portion of Alachua County Tax Parcel 05855-004-000

Section 20, Township 8 South, Range 19 East

City of Alachua, Alachua County, Florida

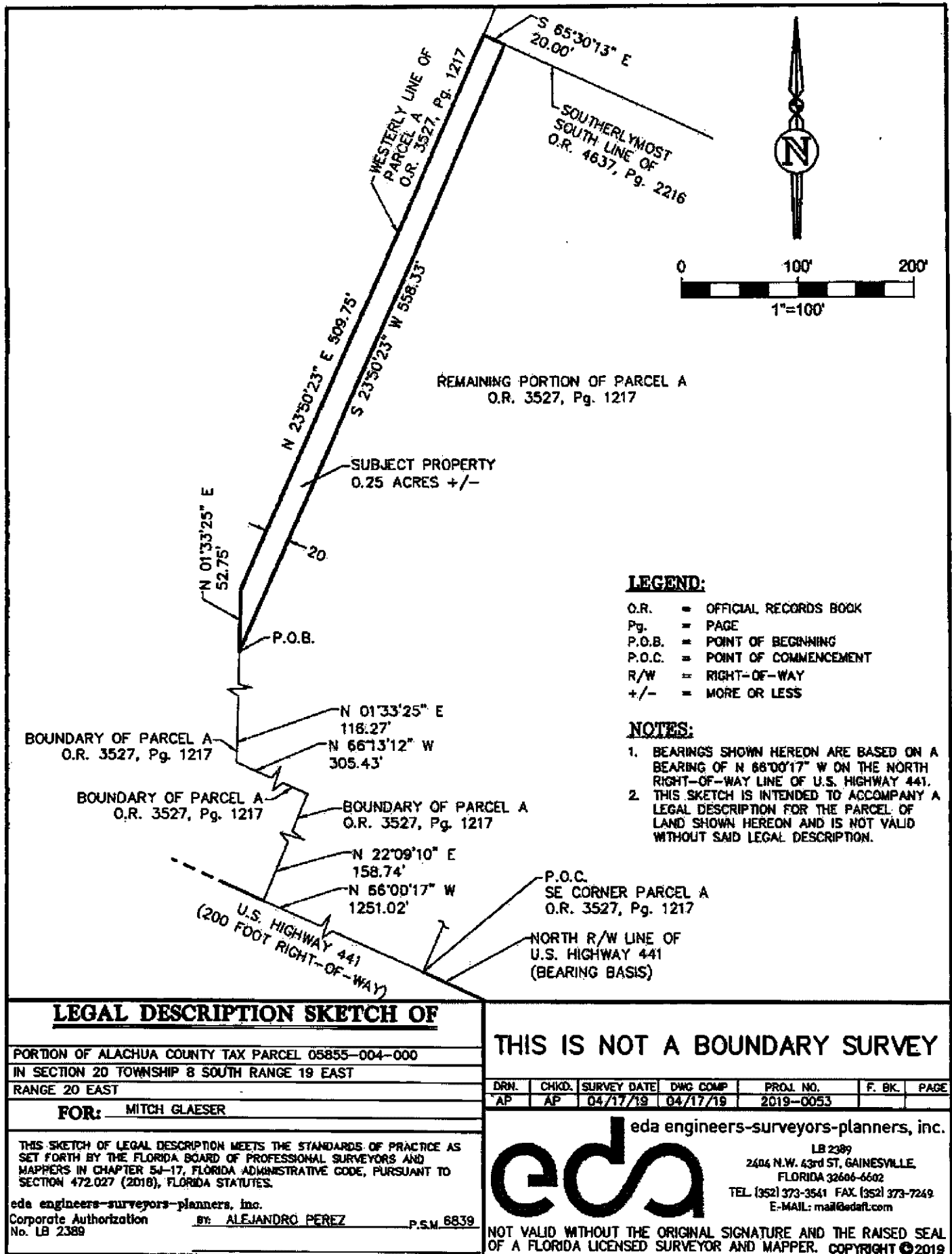
A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,251.02 FEET;**
- 2) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;**
- 3) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;**
- 4) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET TO THE POINT OF BEGINNING;**
- 5) THENCE CONTINUE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;**

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.





Search > Account Summary

Real Estate Account #05855 005 000

Owner:
THE LASER INVESTMENT GROUP LLC

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2021** for **\$212.78**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00 Paid \$212.78	11/17/2021 Receipt #21-0027330	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$213.05	02/17/2021 Receipt #20-0108078	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$219.20	04/15/2020 Receipt #19-0150056	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$207.79	11/30/2018 Receipt #18-0041927	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$201.68	11/30/2017 Receipt #17-0044220	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$133.23	11/28/2016 Receipt #16-0035176	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$134.02	11/30/2015 Receipt #15-0039143	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$133.29	11/29/2014 Receipt #14-0036037	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$132.41	11/15/2013 Receipt #13-0017243	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$128.62	11/30/2012 Receipt #12-0049255	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$131.70	11/16/2011 Receipt #2011-3007465	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$130.68	11/30/2010 Receipt #2010-3017897	Print (PDF)
Total Amount Due	\$0.00		



[Search](#) > Account Summary

Real Estate Account #05962 002 000

Owner:
LASER INVESTMENT GROUP LLC (THE)

Situs:
13025 NW US HWY 441
ALACHUA 32615

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2021** for **\$75,076.41**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill ⓘ	\$0.00	Paid \$75,076.41	11/17/2021	Receipt #21-0027328	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$67,640.97	02/17/2021	Receipt #20-0108084	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$16,508.69	11/19/2019	Receipt #19-0024350	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$7,957.92	12/18/2018	Receipt #18-0062753	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$7,676.65	12/29/2017	Receipt #17-0075317	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$7,532.55	11/30/2016	Receipt #16-0039163	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$6,819.43	11/30/2015	Receipt #15-0036467	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$6,621.51	03/31/2015	Receipt #14-0122508	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$6,130.53	01/31/2014	Receipt #13-0083486	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$5,933.95	03/28/2013	Receipt #12-0113055	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$4,168.01	01/20/2012	Receipt #2011-3026306	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,219.39	03/29/2011	Receipt #2010-3030933	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$4,284.41	04/30/2010	Receipt #2009-9078485	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$3,953.94	05/19/2009	Receipt #2008-8088032	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$3,861.98	03/31/2008	Receipt #2007-7024297	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$4,248.83	03/30/2007	Receipt #2006-6017807	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$4,185.54	11/28/2005	Receipt #2005-9049757	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$4,406.50	03/31/2005	Receipt #2004-4026620	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$4,383.41	12/08/2003	Receipt #2003-3050352	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$4,172.64	03/27/2003	Receipt #2002-0268197	Print (PDF)
Total Amount Due	\$0.00				



[Search](#) > Account Summary

Real Estate Account #05844 004 001

Owner:

THE LASER INVESTMENT GROUP LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/17/2021** for **\$198.23**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00 Paid \$198.23	11/17/2021 Receipt #21-0027327	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$205.82	02/17/2021 Receipt #20-0108081	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$214.24	04/15/2020 Receipt #19-0150056	Print (PDF)
Total Amount Due	\$0.00		



City of Alachua

MAYOR GIB COERPER

Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER**MIKE DAROZA**

December 20, 2021

VIA ELECTRONIC MAIL (jason.aldridge@dos.myflorida.com)

Jason Aldridge
Deputy State Historic Preservation Officer, Division of Historical Resources
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: DHR Project File No.: 2018-2670-F

Dear Mr. Aldridge:

Thank you for your assistance with the San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942). We are pleased to have worked with the property owner and the State to ensure the preservation of the Cemetery, ensuring all recommendations from your office have been met, as provided for in your correspondence dated Nov. 24, 2020.

Again, your assistance has been valuable throughout this process and we are pleased to closeout this project.

Sincerely,

Mike DaRoza
City Manager



Worksheet for Wastewater Flow

Project Name : San Felasco Tech City Phase 4
 Customer / Builder Name : Laser Investment Group
 Property Address : 13000 Block of NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.0	80	1,200
Warehouse - Per loading bay	100.0	4	400
Office Building - Per 100 SF of floor space	15.0	1,015	15,225
Stores - Per Bathroom	200.0	4	800
Residential - Per Unit	250.0	74	18,500
Restaurant - Per Seat	40.0	150	6,000
Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	250.0	20	5,000
Single Family Residence - Per Unit	250.0	10	2,500
Pavilion - Per Bathroom	200.0	2	400
TOTAL DEMAND			63,604
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			221 gpm
TOTAL DEMAND			221 gpm



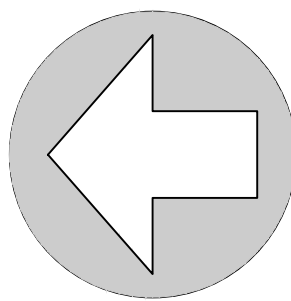
Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City Phase 4
 Customer / Builder Name :
 Property Address : 13000 Block of NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.0	80	1,200
Warehouse - Per loading bay	100.0	4	400
Office Building - Per 100 SF of floor space	15.0	1,015	15,225
Stores - Per Bathroom	200.0	4	800
Residential - Per Unit	275.0	74	20,350
Restaurant - Per Seat	40.0	150	6,000
Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
TOTAL DEMAND			66,204
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			230 gpm
TOTAL DEMAND			230 gpm

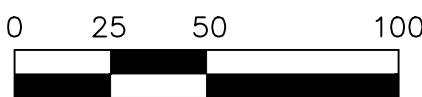


EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com



NORTH

SCALE: 1" = 50'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 08-164

Project phase: EXHIBIT

Project title:

SAN FELASCO
TECH CITY
MASTER PLANNING

Sheet title:

PROPOSED WATER MAIN EXHIBIT

Designed: TAR

Drawn: TAR

Checked: SJR

Date: 05/09/22

Sheet No.:

C800





May 27, 2022

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32616

Mr. Tabor,

This letter shall serve as the official closing document relating to the restoration of the San Felasco Tech City Cemetery.

Our restoration efforts have either met or exceeded all requirements at both the State and local levels.

We continue to receive praise from agencies and community groups now that we properly recognize and maintain a respectful resting place for those who were all but forgotten.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Mitch Glaeser', is written over a light blue circular stamp.

Mitch Glaeser, Managing Member
San Felasco Tech City

Worksheet for Trip Generation

Project Name : San Felasco Tech City - Phase 4
 Customer / Builder Name : Laser Investment Group, LLC
 Property Address : 13200 Tech City Circle, Alachua, Florida

PROPOSED

PROPOSED: 10 DWELLING UNITS

ITE LAND USE: 210 (SINGLE-FAMILY DETACHED HOUSING)

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

10 DWELLING UNITS

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.70	10	7.00	26%	74%	1.82	5.18
PM	0.94	10	9.40	63%	37%	5.92	3.48
AVG	9.43	10	94.30	50%	50%	47.15	47.15

PROPOSED

PROPOSED: 5, 4 STORY BUILDINGS WITH 4 UNITS EACH

ITE LAND USE: 221 (MULTIFAMILY HOUSING [MID-RISE])

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 273-304

20 UNITS

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.35	20	7.00	26%	74%	1.82	5.18
PM	0.39	20	7.80	60%	40%	4.68	3.12
AVG	4.54	20	90.80	50%	50%	45.40	45.40

PROPOSED

PROPOSED: 87,861 SQ FT COMMERCIAL SPACE

ITE LAND USE: 770 (BUSINESS PARK)

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 873-883

92,597 SQ FT

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	1.35	92.60	125.0	85%	15%	106.26	18.75
PM	1.22	92.60	113.0	26%	74%	29.37	83.60
AVG	12.44	92.60	1151.9	50%	50%	575.95	575.95

	AM	PM	AVG
SINGLE-FAMILY	7	9	94
MULTIFAMILY (MID-RISE)	7	8	91
COMMERCIAL	125	113	1152
NET	139	130	1337

Mr. Jason Aldridge

November 29th, 2020

Deputy State Historic Preservation Officer

For Compliance and Review

500 South Bronough Street

Tallahassee, Florida 32399

RE: DHR Project File No.: 2018-2670-F

Mr. Aldridge:

We appreciate and are in receipt of your November 24th, 2020 letter outlining your office's recommendations for mitigation measures.

We agree with the plan and wish to proceed with the measures you and your office have recommended.

As requested, this is our confirmation that we will be implementing the recommendations as the applicant.

Please proceed to notify the permitting agency.

If you have any questions, please never hesitate to call, or email me directly.

Sincerely,



Mitch Glaeser, Managing Member

Laser Investment Group, LLC

352-538-0072

Cc: Adam Boukari, City Manager, City of Alachua



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Mitch Glaeser
Emory Group
13900 Tech City Circle, Suite 100
Alachua, FL 32615

November 24, 2020

RE: DHR Project File No.: 2018-2670-F, Received by DHR: November 19, 2020
Suwannee River Water Management District, San Felasco Tech City, App. No. 23201-3, Permit No. ERP-001-232301-2

Mr. Glaeser:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP), or otherwise of historical, architectural or archaeological value.

The San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942) was initially documented during a cultural resources assessment survey completed in September 2019. The cemetery boundaries and burial locations were studied during subsequent ground penetrating radar (GPR) and cadaver dog surveys. Although the cemetery has lost much of its original integrity, these surveys provided sufficient information to suggest that the cemetery possesses historic significance at the local level and may be eligible for listing in the NRHP. Based on the available information our office previously recommended that the proposed project avoid the cemetery or, if avoidance is not feasible, that consultation with our office continue to develop a mitigation plan for the cemetery pursuant to Chapter 267, *Florida Statutes*.

Consultation with project proponents and the City of Alachua determined that avoiding the cemetery was not feasible. Therefore, the proposed San Felasco Tech City development will result in an adverse effect to the historic cemetery. To adequately resolve the adverse effect, our office recommends the following mitigation measures:

- The removal of burials should be supervised by a professional archaeologist due to the age and likely poor condition of the burials and the potential for encountering additional unidentified burials within the project area. All associated activities should be carried out in a manner consistent with the requirements of Section 872.02, *Florida Statutes*.
- The professional archaeologist should provide our office with a brief summary report, including an updated Historical Cemetery Form following completion of reburial activities.
- A Florida Historical Marker, or equivalent city or county marker, recognizing the history of the cemetery should be installed at or near the remaining portion of the cemetery. Text for the marker should be developed in consultation with our office and should be installed by December 31, 2021, or at later date if agreed to in advance by the applicant and our office.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

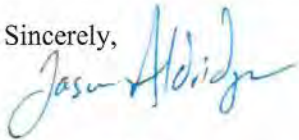


Mr. Glaeser
DHR Project File No.: 2018-2670-F
November 24, 2020
Page 2

Please confirm in writing that these mitigation measures are acceptable and will be implemented by the applicant. Once our office receives confirmation from the applicant, we will notify the permitting agency that adverse effects to the historic cemetery will be subjected to sufficient mitigation and that the project to proceed.

If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,



Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review



Archaeological and Historical Conservancy, Inc.

4800 S.W. 64th Ave, Suite 107 Davie, FL 33314

Phone: 954-792-9776 Fax: 954-792-9954

Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

**Archaeological Monitoring for the
San Felasco Tech City Cemetery Grave Relocation Project
2020.171**

CONSULTANT SUMMARY

In February, 2021 the Archaeological and Historical Conservancy, Inc. (AHC) conducted archaeological monitoring for Laser Investment Group, LLC, for the San Felasco Tech City Cemetery grave relocation project.

This historic African American cemetery had been previously documented as 8AL6942 based on an archival review, pedestrian survey, and metal detection assessment by SouthArc, Inc. (Saionz and Wayne 2019).

A subsequent GPR study was independently conducted by RM Baker for the property owner (Baker 2020). Baker identified 45 anomaly patterns interpreted to possibly represent interments. Those anomalies were classified by Baker as “high-priority” if they fell within 5-feet of an existing headstone, “medium-priority” if they were greater than 5-feet from a stump or existing tree, and “low-priority” for all others. There were two (2) high- and eleven (11) medium-priority targets identified. The remaining 32 anomalies were considered low-priority.

Subsequently, a cadaver dog survey was conducted at the request of the DHR by Carolyn Tanner (Tanner 2020). A map was created by EDA Consultants Inc. showing the results of the dog survey, headstones, and field-marked GPR anomalies. The survey identified 11 specific targets.

In a letter dated November 24, 2020 the DHR in consultation with project proponents determined that avoidance of the cemetery was not feasible and recommended mitigation measures including a condition that the removal of the burials be supervised by a professional archaeologist, and should be carried out in a manner consistent with Section 872.02, Florida Statutes (Florida Division of Historic Resources, 2020).

The Chestnut Funeral Home was contracted by the property owner to conduct the disinterment and reburial.

METHODOLOGY

The AHC did not take part in identifying the targets for investigation/exhumation. We arrived on site to find 11 targets already identified as a result of prior phases of work (i.e. Baker 2020; Tanner 2020).

Monitoring primarily involved visual inspection of mechanical and manual excavations to remove the graves and complete the reburial. An area was set aside for the reburial in the southeast portion of the cemetery. Four reburial pits were mechanically excavated within the reburial plot and were monitored. Other reburial pits were opened as graves were found.

Generally, for the exhumations a mechanical excavator was used to open a pit immediately adjacent to a stake or one of the 4 headstone markers. For some targets a small bulldozer was used to strip the organic soil and expose the underlying sand. After mechanically removing the dark organic soil (A horizon), ~50-60cms an employee of the funeral home would enter the pit to manually clear loose soil and roots with a shovel.

The archaeologist then assisted by identifying the grave stains. This was done in combination of shovel shaving and shovel shining. Once the stain was identified, the pit was expanded to fully encompass the stain. The pit was then manually excavated. Once the grave was reached, all coffin wood and mortuary hardware was collected. The human remains were exhumed by the funeral home, and then transported to the newly dug burial pits. The remains were reburied by funeral home staff along with all associated grave goods and/or hardware.

RESULTS

A total of 11 targets were identified for excavation with each recorded as waypoints (wpt-1 through wpt-11) (Figure 1, 2). Those targets included dog hits (Figure 3), all headstones (Figure 4), and the field-marked GPR anomalies (Figure 5). It is important to note that not all GPR anomalies, including low probability and some medium probability anomalies, were ground-truthed or excavated, only those that were field-marked by Baker during the GPR assessment, canine targets, and head stone locations.

In total, 10 graves were found during the excavations. Grave stains were typically identifiable as mottled disturbances in the otherwise homogenous yellow-tan sand. The stains typically measured 6-7 ft long and 3-4 ft wide and were oriented east to west. The human remains from all graves were exhumed. The 10 graves represented 11 individuals, including 8 adults, 1 sub-adult, and 2 infants (buried together in one grave; Figure 15). There were two identified clusters of graves.

The first cluster was comprised of four graves and five individuals and included wpts 6-9. Those graves were found in proximity to a standing headstone for B.L. Gifford (wpt-6: Figure 12). Gifford was identified by Saionz and Wayne (2019) as being Butler Gifford of South

Carolina without any direct evidence that he ever lived in Florida. Butler Gifford was noted as having a brother, Samuel, living in Hague, and Saionz and Wayne (2019) suggest that he may have either been visiting or temporarily living with his brother at the time of his death. Interestingly, the Gifford casket also had a viewing window, identifiable by the broken glass pane above the cranium (Figure 12). Butler Gifford was also a member of the Independent Order of Odd Fellows. The cluster did include the two infants buried just to the south of B.L. Gifford (wpt-9; Figure 13), one subadult of +/- 4yrs (wpt-7) and one other adult (wpt-8). None of the graves in proximity were marked and it is unclear whether this cluster represents a familial connection or otherwise.

The second cluster was found near two broken and fallen headstones and was comprised of two graves and two individuals. The fallen headstones were for Letitie (presumably Letitia) Taylor (Figures 14, 16) and “Elizabeth” with the last name missing and unknown (Figures 15, 16). Again, it is unclear whether there was a connection, but they were found within two meters of one another.

The other four graves (wpts 1, 4, 5 and 10) were isolated and separate from the clusters. All four graves were unmarked. In all cases they were adults. One burial, wpt-10, was found with a fraternal, Knights of Pythius, lapel pin (Figure 18).

In general, the coffin wood and hardware were first encountered at approximately 5ft below ground surface. In general, preservation was fairly good. The coffin wood was well-preserved in some cases (Figure 19). Recovered hardware included casket handles and rails (Figure 20), escutcheons (Figure 21), thumb screws (Figure 21), and coffin plates/plaques. The skeletal remains were also well-preserved, allowing for the complete removal of all bones. Individuals were found with their heads to the west and feet to the east with two exceptions. For wpt-5, marked with a monument for John S. Abram, the head was oriented to the east and feet were to the west, with the grave marker at the feet. Also, for the infant burial, likely twins, one head was oriented to the west and one was oriented to the east.

The infant grave (wpt-9) was much smaller, only 2.5 ft long and 1.5 ft wide, and was found amongst a cluster of three other graves. It was also shallower, found at roughly 2ft below ground surface. It is unclear whether the GPR picked up the infant grave as a separate anomaly, or whether it was coincidental amongst the other adjacent targets.

CONCLUSIONS

The grave relocation project, as carried out by Chestnut Funeral Home, was successful in exhuming and reintering 10 graves representing 11 individual burials. The excavations associated with the four headstones were successful in locating and exhuming the graves associated with the headstones for “John S. Abram”, “B. L. Gifford”, “Letitie Taylor”, and “Elizabeth” (last name unknown).

All other graves were unmarked and were identified by either field-marked GPR anomalies and/or dog hits. One target (wpt-11) was both a field-marked GPR anomaly and positive for a dog hit, however excavations were unsuccessful in finding the grave. In that area a bulldozer was used to strip an area of about 10sq ft. The entire area was then shovel shaved by the archaeologist, but no grave stains were located. Deeper excavations were also unsuccessful in identifying a grave at that location.

While the project was successful, it is possible that other graves may still occur and if human remains are encountered during development than Florida Statue 872.02 will apply.

Sincerely,



Robert S. Carr
Executive Director
March, 2021

REFERENCES:

Baker, Robert M.

2020 Ground Penetrating Radar Exploration : Cemetery at Tech City Development, Alachua County, Florida. RM Baker, LLC. Job No. 20-2155

Florida Division of Historical Resources (FDHR)

2019 Letter from Jason Aldridge, DHR to Mitch Glaeser, Emory Group. On file at DHR. November 24, 2020.

Saionz, M and L Wayne

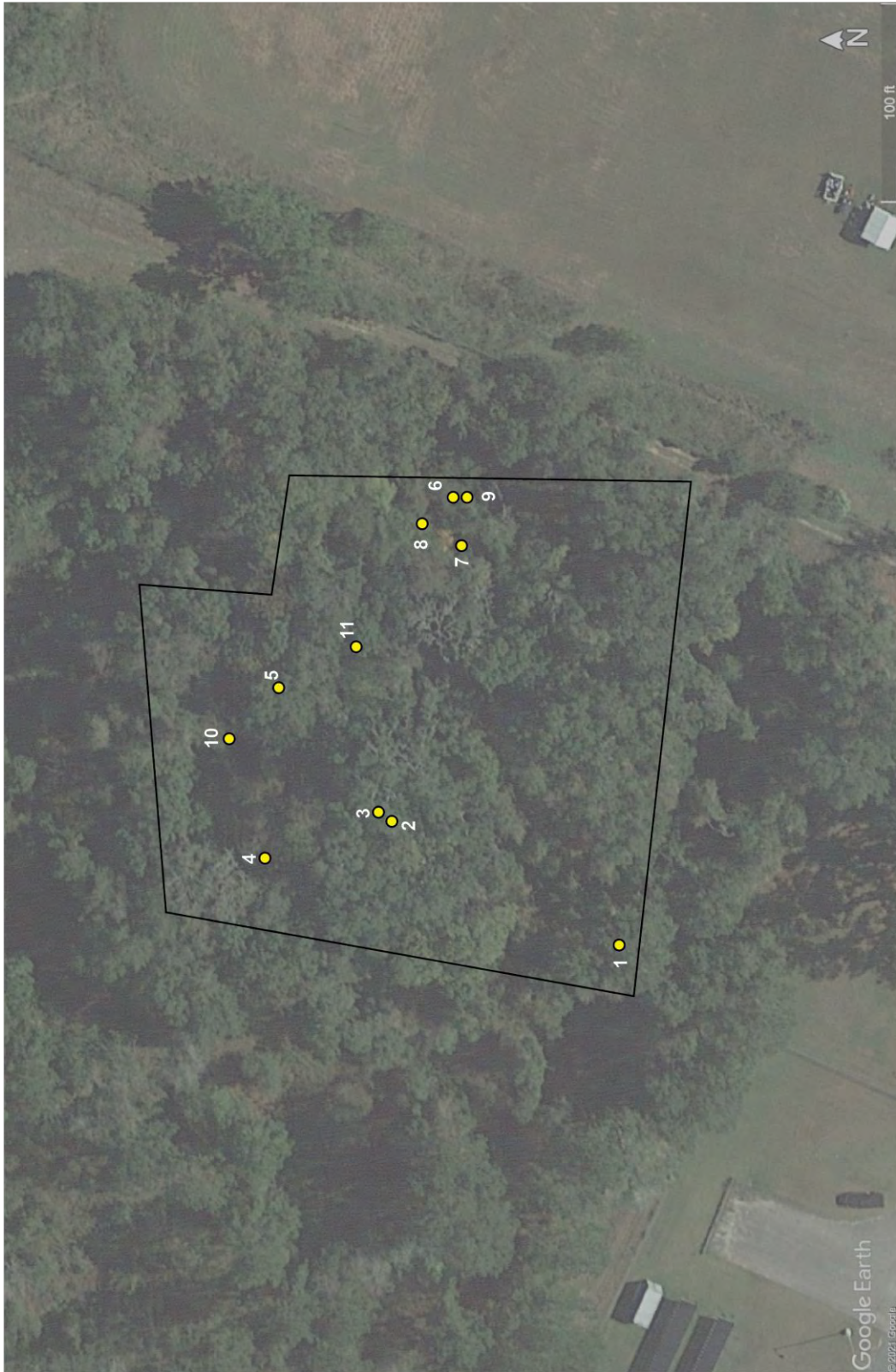
2019 Cultural Resource Assessment Survey, San Felasco Tech City, Alachua County, Florida. Southarc, Inc. Gainesville, Florida

Tanner, Carolyn

2020 Letter report from Carolyn Tanner to Mitch Glaeser, Laser Development, LLC. July, 2020.



Figure 1. Map showing targets as provided by EDA Consultants, Inc.



Aerial photograph showing eleven (11) marked target areas.

Figure 2. Aerial photograph showing location of eleven marked target areas.

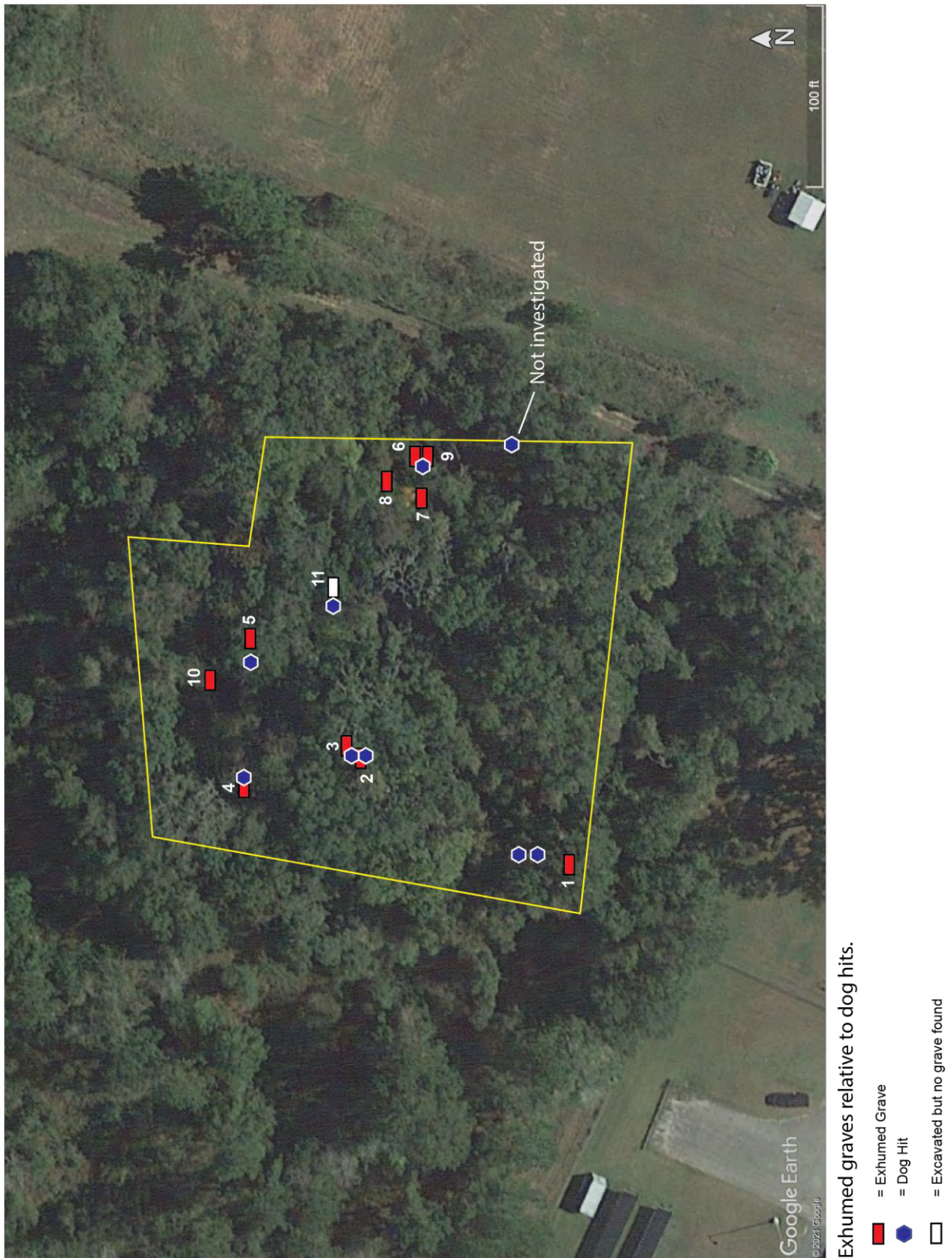


Figure 3. Aerial photograph showing graves in relation to cadaver dog hits

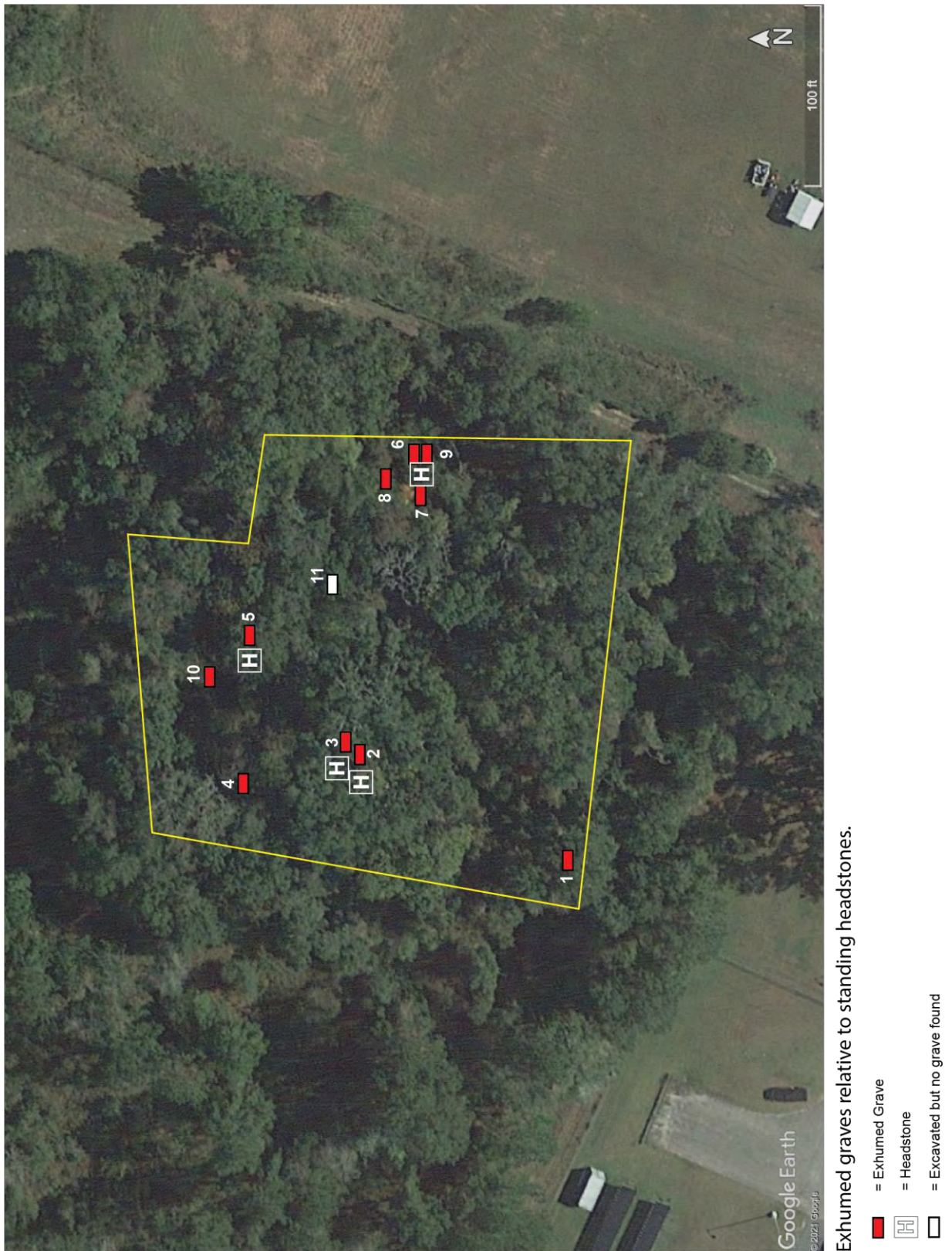


Figure 4. Aerial photograph showing graves in relation to headstones.

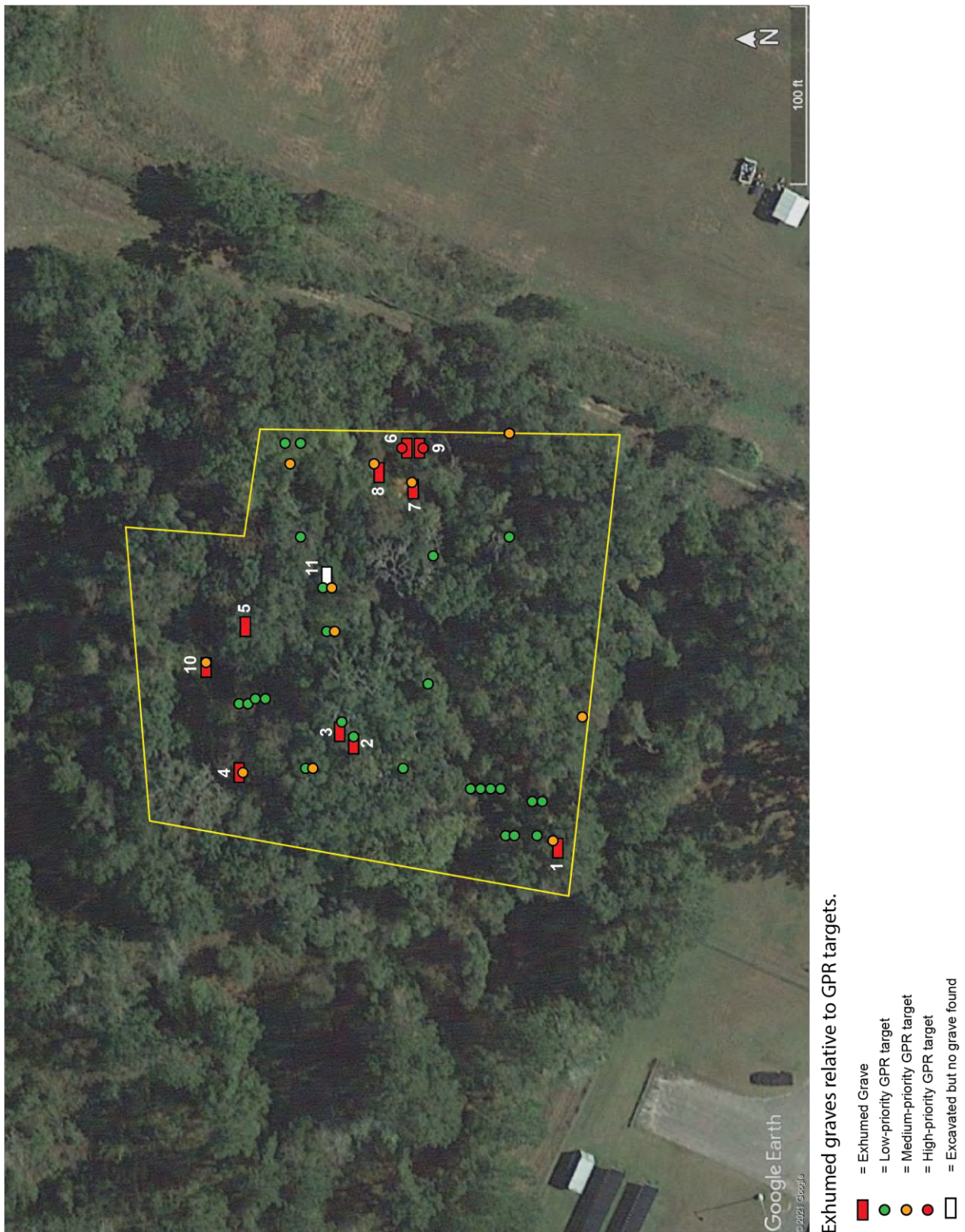


Figure 5. Aerial photograph showing graves in relation to GPR anomalies.



Figure 6. Stakes with pink flagging tape representing target areas.



Figure 7. Mechanical excavator having dug a pit near target.



Figure 8. Excavator (left) and bulldozer (right) clearing topsoil in target areas.



Figure 9. Manual excavation by Chestnut Funeral Home following mechanical digging.

Figure 10. Manual digging of a grave by Chestnut Funeral Home.



Figure 11. Coffin stain visible as dark red against the yellow soil.



Figure 12. Grave of B.L. Gifford, wpt-6. Left: Headstone marker; Right: Cranium with viewing glass.



Figure 13. Grave, wpt-9 with two infants, one with the head to the west, and one with head to the east.



Figure 14. Headstone for “Letitie Taylor”, wpt-3.



Figure 15. Headstone for “Elizabeth”, wpt-2.



Figure 16. Excavation of graves at wpts-2, 3.



Figure 17. Wpt-4, Grave exposed prior to exhumation.



Figure 18. Wpt-10, grave prior to exhumation with masonic lapel pin in situ (left); detail of Knight of Pythias lapel pin (right).



Figure 19. Coffin wood visible in situ (left) and removed from the grave (right).



Figure 20. Example of ornate casket handles.



Figure 21. Examples of thumb screws and escutcheons.



Figure 22. Newly dug graves prepared for reinterment.

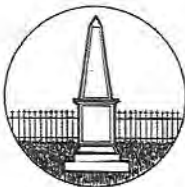


Figure 23. Reinterred burial with all remains and associated grave goods reburied.



Figure 24. Reburial plot showing all reinterred graves in place with relocated headstones and grave markers.

☐ Original
☒ Update



HISTORICAL CEMETERY FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site #8 **AL6942**
 Field Date 2-15-2021
 Form Date 2-26-2021
 Recorder # _____

Consult the *Guide to Historical Cemetery Form* for detailed instructions.

Cemetery Name San Felasco Tech City Cemetery Multiple Listing (DHR only) _____
 Project Name Monitoring of Grave Removals at AL6942 Survey # (DHR only) _____
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name ALACHUA USGS Date 1993 Plat or Other Map _____
 City/Town (within 3 miles) Alachua In City Limits? ☒ yes ☐ no ☐ unknown County Alachua
 Township 8S Range 19E Section 20 ¼ section ☐ NW ☒ SW ☐ SE ☐ NE Irregular Sect. Name _____
 Township _____ Range _____ Section _____ ¼ section ☐ NW ☐ SW ☐ SE ☐ NE
 Landgrant _____ Tax Parcel # _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 361000 Northing 3294875
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Address / Vicinity / Route to: _____
US 441 north between highway and NW 89th Street

Public Tract Containing Cemetery (e.g. park name) _____

HISTORY

Year Cemetery Established 1890 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Ownership History (especially original owners) _____
John Standley to Penelope Standley to Laura and John Dell to St. John's Methodist Episcopal Church (1897).
 Year Burials Ceased, if applicable _____ Reason(s) Burials Ceased (describe below) _____
Burials continued after St. John's ME Church moved closer to Alachua in 1910.

Range of Death Dates: Earliest Year 1894 Most Recent Year 1924

Acreage Expansions/Dates _____

List People Important in Local, State, or National History Buried in Cemetery

John Sherman Abrams, son of church trustee; B.L. Gifford, Independent Order of Odd Fellows member. See continuation.

Describe Previous Repair, Cleaning or Restoration Efforts

Mechanical clearing in January 2020 in preparation for GPR survey; exhumation of burials mechanically and by hand in February 2021.

DESCRIPTION

Type (select all that apply) ☒ community ☐ company town ☐ epidemic ☒ family ☒ fraternal order
☐ memorial park ☐ military(not national) ☐ municipal ☐ national ☐ potter's field
☐ prison ☒ religious ☐ Rural Movement ☐ other(describe): _____
 Ethnic Group(s) Interred (select all that apply) ☐ White non-Hispanic ☐ Hispanic ☐ Asian ☐ Caribbean ☒ African American
☐ American Indian-tribe: _____ ☐ other(describe): _____
 Current Status: ☐ still used for burials ☐ no longer used for burials, but maintained ☒ abandoned
 Condition: ☐ well maintained ☐ some areas maintained ☐ poorly maintained ☒ not maintained, but easily identifiable
☐ not maintained, hard to identify ☐ not identifiable but known to exist (explain): Identified in property records
 Total # of Graves: 10 Does Total # Include Unmarked Graves?: ☒ yes ☐ no
 Describe Evidence of Unmarked Graves (include count) GPR anomalies
 Total Cemetery Size (give length by width or area, specify ft, m, ac, ha, etc.) 1.32 acres
 Describe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) Based on property records and GPR testing
 Historical Vegetation (trees, shrubs, flowers) Trees and scrub
 Public Access: ☐ unlimited ☒ restricted: how? Property is privately owned.
 Threats (select all that apply) ☒ abandonment ☐ agriculture ☐ mining/timbering ☐ public development ☒ private development
☐ desecration/vandalism ☐ other (explain): _____
 Associated Historical Properties/Archaeological Remains (non-cemetery) Oyster shell; bottle glass, whiteware (c 1900-1920)
☐ Check if *Historical Structure Form* completed ☐ Check if *Archaeological Site Form* completed

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	<input type="checkbox"/> Owner Objection
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GRAVE MARKER DESCRIPTIONS

Grave Groupings (select all that apply) ☒ family ☒ fraternal order ☐ military ☐ religious ☐ ethnic heritage ☐ other (describe below):Groupings Indicated By (select all that apply) ☐ curbing ☒ fence ☐ hedge ☐ wall ☒ other (describe below):

Odd Fellows symbol on marker, 2019; Knights of Pythias pin in grave, 2021. See continuation.

Describe Orientation of Graves (East/West, North/South, etc.) East/West: heads west except for Abrams (head east)

Describe/List Methods of Marking Graves Used (i.e., headstones, mounds, depressions, objects or plants, etc.)

Headstones, marker/monument, metal plaque, foot markers.Marker Materials (select all that apply) ☐ marble ☒ concrete/cement ☐ fieldstone ☒ granite ☐ wrought iron
☐ cast iron ☐ white bronze/zinc ☐ sandstone ☐ slate ☐ wood
☒ other (describe): metal

Describe Grave Articles Found in Cemetery (objects or decorative items placed on graves by well-wishers)

Metal plaque inscribed "At Rest." In graves: Knights of Pythias lapel pin, Fragment of glass vase.

Describe Marker Damage and Conditions (i.e., sunken, tilted, chipped, weathered but standing, broken in fragments, vandalized, etc.)

Toppled, broken, fragmented, weathered, displaced.Characterize Condition of Inscriptions (legible, illegible, none, etc.) Some legible, some faded or fragmented.

Distinctive Grave Markers, Monuments, and/or Architectural Features

Abrams monument; Gifford headstone; Bicie Ford headstone; Elizabeth... headstone; L...Taylor marker; bench and ornamental fence fragments; ornate coffin hardware. See continuation.

Signatures of Stone Carvers (specify name, town if available)

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Monitoring of GPR survey (2020), monitoring of burial exhumation (2021)

Bibliographic References (if unpublished give FMSF manuscript # or location where document available)

Saionz and Wayne 2019: Manuscript #26583. Carr and White 2020: AHC Technical Report #1268. Baker 2020: Ground Penetrating Radar Exploration: Cemetery at Tech City Development, Alachua County,

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not)

Ten previously identified graves containing 11 individuals (one grave had two sub-adults) were exhumed for relocation to another cemetery by the Chestnut Funeral Home, Gainesville.

Areas of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", etc.)

1. African American 3. Community planning & develo 5. Religion
2. Black history 4. Ethnic heritage 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological and Historical Conservancy, Inc.
Document description Field notes and photos File or accession #s 2020.171
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #s _____

INFORMANT & RECORDER INFORMATION

Local Informant (name and contact information)

Recorder Information: Name Robert S. CarrAffiliation Archaeological and Historical Conservancy, Inc.Address / Phone / E-mail 4800 SW 64 Ave Ste 107, Davie, FL 33314 (954) 792-9776/9954 archlgcl@bellsouth.net

Required Attachments

① PHOTOCOPY OF USGS 7.5' MAP WITH BOUNDARIES CLEARLY MARKED

② PHOTOS - DIGITAL (.jpeg or .tiff) AND HARD COPY FORMAT (plain paper acceptable)

Helpful photos include the main gate or entrance, representative general views, unusual monuments or markers, and damage or neglect.

Grave Articles Found in Cemetery

A metal plaque with the words "At Rest" was found on the surface near a grave (Figure 1). No other surface offerings were apparent. Interred in a grave, a fragment of a glass vase was found. Several pieces of ornate coffin hardware, handles, screws, and trim, were found – further indicating the historical importance of the cemetery (Figures 2 and 3).



Figure 1. Well wisher's plaque.

Grave Groupings:

In addition to the fragments of ornamental iron fence found near the Abrams monument in 2019 (Saionz and Wayne) and 2020 (Carr and White), in 2021 the grave of B. L. Gifford was found to be surrounded by graves in a possible family plot.

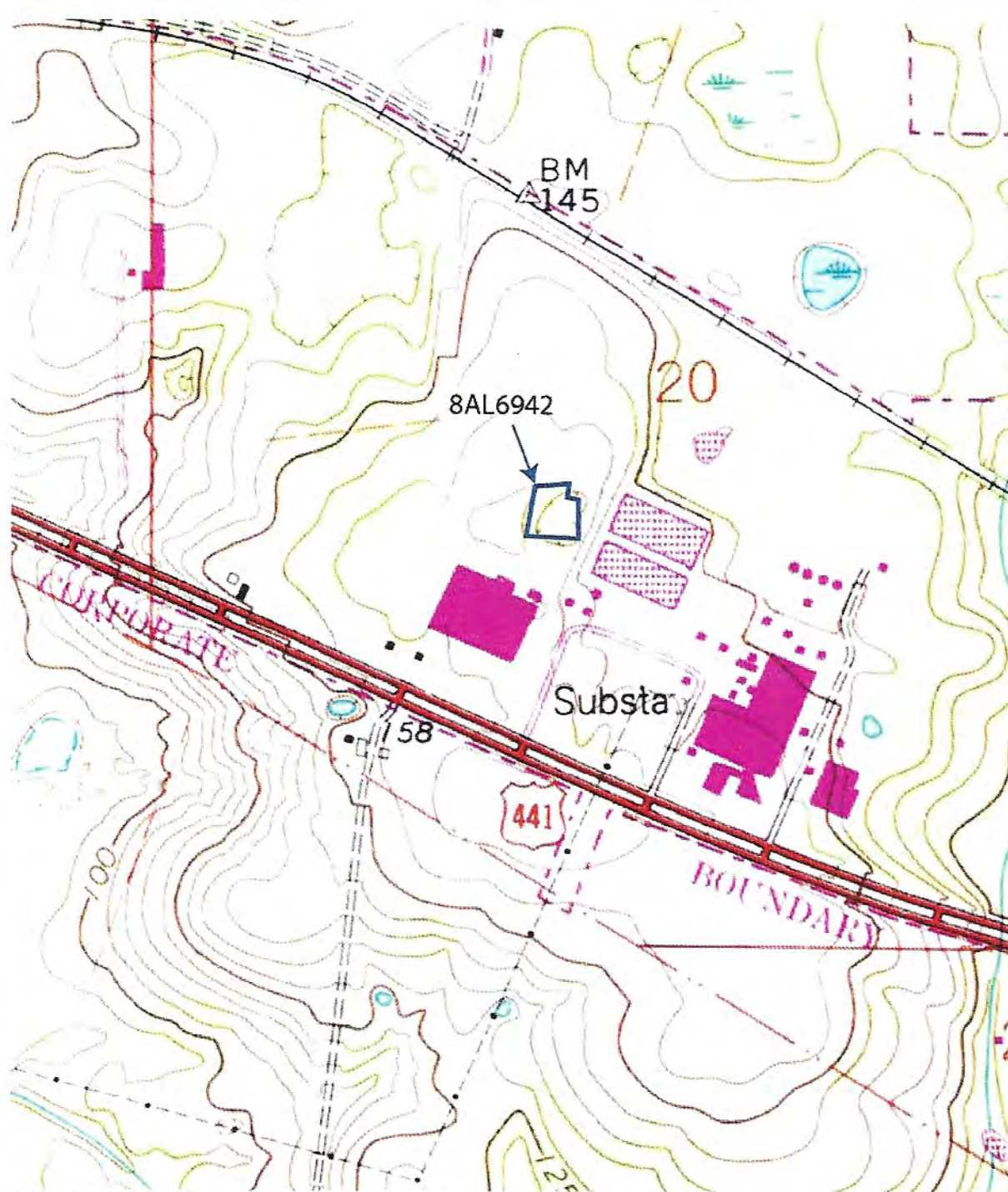
Indicating possible fraternal order groupings: in addition to the previously noted Odd Fellows symbol on the Abrams headstone, other graves yielded a tie pin with a probable fraternal order design (Figure 4) and a Knights of Pythias lapel pin (Figure 5).




Figure 2. Coffin handle.

Figure 3. Coffin screw.



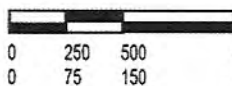


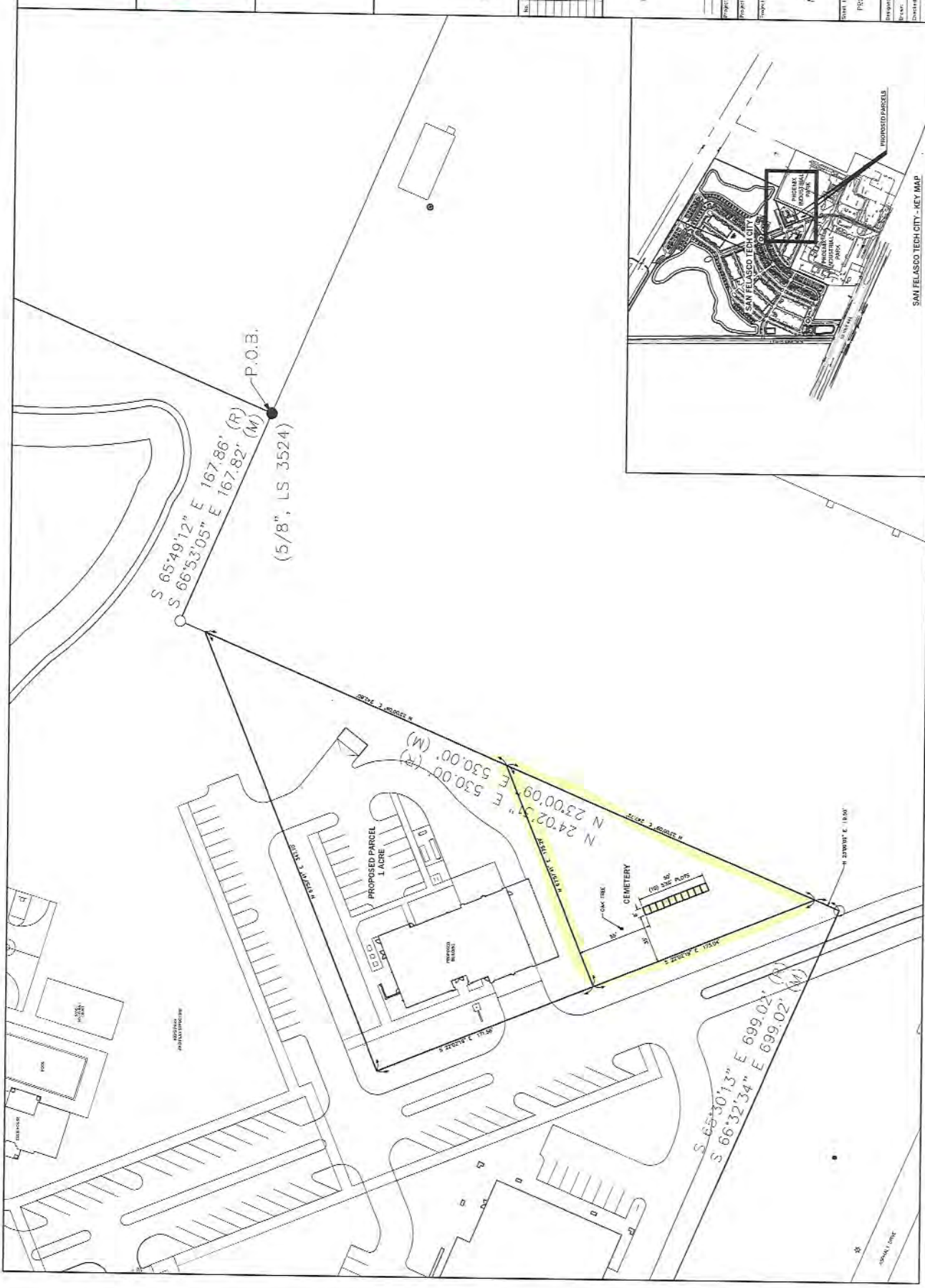
USGS map showing the location of 8AL6942, San Felasco Tech City Cemetery.

 = 8AL6942 CEMETERY BOUNDARY

TOWNSHIP 8S, RANGE 19E, SECTION 20

USGS MAP: ALACHUA, REV. 1993







June 24, 2022

Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Re: San Felasco Tech City Phase 4 Site Plan

The applicant's responses to the Letter in regards to the third Project Assistance Team (PAT) review issued on June 20, 2022 are below.

Previous Comments – 4/7/22 PAT Comments

1. Article 3, Zone Districts

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

- i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): *“Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of nonresidential uses per acre shall be used for the preservation calculation.”* See attached sample exhibit.

Remaining Issues: The exhibit appears to include all planned dwellings and not just those previously permitted or proposed as part of Phase 4. The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

- ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): *“Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.”* See attached sample exhibit.

Remaining Issues: The exhibit calculates the project's density, but not the maximum gross density. Revise accordingly.

RESPONSE: The exhibit has been revised accordingly.

2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

- (i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

Remaining Issues: Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86th Drive (Sheet C220); existing stop sign at intersection of NW 86th Drive and driveway east of east of Tech City Circle (Sheet C220).

RESPONSE: Street name signs have been called out the referenced locations.

- (ii) A detail of stop sign/street name signs.

Remaining Issues: Detail on Sheet C370 states "City Name". Signage should state "Street Name".

RESPONSE: The detail has been revised to state "Street Name."

- b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

Remaining Issues: Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

RESPONSE: The sidewalk and ramp have been removed.

3. Section 6.8, Design Standards for Business Uses / Architectural Plans

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised architectural plans.

- b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

Remaining Issues: Renumbered Sheet A-02 references Building D.

RESPONSE: Please see revised architectural plans.

4. Miscellaneous

- a. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

Remaining Issues: Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

RESPONSE: Please see revised tie-in design.

- b. Please clarify the proposed use of the 'public building'.

Remaining Issues: Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the 'public building' is as a 'neighborhood recreation center'. For consistency with the intended use and clarity of the use, please change all references to this building as the 'public building' to the 'neighborhood recreation center'.

RESPONSE: The building has been relabeled as "Neighborhood Recreation Center".

Previous Comments – 5/2/2022 Resubmittal

5. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

Remaining Issues: The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

RESPONSE: The handicap spaces have been relocated.

6. Concurrency Impact Analysis

- a. Project Impacts do not appear to include the 'public building'

Remaining Issues: Transportation and solid waste impacts do not include the 'public building'.

RESPONSE: Please see revised Concurrency Impact Analysis.

- b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the

correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

Remaining Issues: Comment was not addressed.

RESPONSE: Please see revised Concurrency Impact Analysis.

7. Miscellaneous

- a. C200 Series: Remove stormwater basin inlets and popoffs.

Remaining Issues: Inlets still shown.

RESPONSE: We always show inlets on our dimension plan series and will remain as shown.

New Comments – 5/31/22 Resubmittal

8. Article 3, Zone Districts

- a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.
 - i. Remove future Phase 5 site improvements from the exhibit.
 - ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.
 - iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

RESPONSES: Please see the revised exhibit.

9. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons; $40 / 3 = 13.33$) and the maximum number of off-street parking spaces is 16 ($13 \times 125\% = 16.25$). Please revise the parking calculations on Sheet C100 accordingly.

RESPONSES: The parking calculations table has been updated accordingly.

10. Public Services / Fire Rescue / Engineering Review Comments

- a. Comments from the Public Services Department are forthcoming.
- b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.
- c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

RESPONSE: All comments have been addressed. Please see responses below.

11. Miscellaneous

- a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

RESPONSE: Please see revised parking calculations table.

Fire Rescue Comments

1. Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

RESPONSE: Noted.

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

RESPONSE: Noted.

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

RESPONSE: Noted.

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

RESPONSE: Hydrants are provided in appropriate locations and distances from buildings.

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

RESPONSE: This note has been added to the cover sheet.

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

RESPONSE: Noted.

7. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

RESPONSE: All FDC's are free standing and within 35 feet of fire hydrants.

JBPro Comments

C200 – Dimension Plan

1. Please show dimensions on dumpster pad

RESPONSE: A callout with the dumpster pad dimensions has been added.

2. Please label retaining wall.

RESPONSE: Retaining wall is now labelled.

C220 – Dimension Plan

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86th Drive due to the median. What control radii was utilized to determine how far south the median end was located.

RESPONSE: The medians have been revised as necessary. A turn radius of 25' was used.

2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

RESPONSE: Additional details for the neighborhood recreation center will be provided at the time of the building permit application.

C230 – Dimension Plan

1. Signage for end of road does not appear to be located on subject parcel.

RESPONSE: Per previous discussion with the City, the end of road sign is provided at the end of the road stubout on the adjacent property.

C240 – Dimension Plan

1. Please show sidewalk connections between amenities prior to final approval.

RESPONSE: Amenities have been removed and will be submitted with a future site plan application.

C320 – Paving, Grading and Drainage Plan

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.

RESPONSE: The sidewalk grading has been revised.

2. Show spots on the handicap ramp on the east side of this sheet.

RESPONSE: Spot elevations have been added to all handicap ramps.

3. Please show spots on the dumpster pad.

RESPONSE: Spot elevations are provided on the dumpster pad.

4. Show site grading contours through open space around the buildings.

RESPONSE: Site grading contours are provided in the open space around the buildings.

5. Show top and bottom of wall elevations along the proposed retaining wall.

RESPONSE: Top and bottom elevations of the retaining wall are now called out.

C330 – Paving, Grading and Drainage Plan

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.

RESPONSE: Inlet has been relocated outside of the ADA parking space and access aisle.

2. Show additional grading detail for the proposed building within the basin.

RESPONSE: The FFE is shown, final details will be submitted at the time of the building permit application.

3. Please provide spot elevations for the ramp outside of Building F.

RESPONSE: Spot elevations are provided.

4. Add grades to show cross slope of the Woonerf area and sidewalk around it.

RESPONSE: Spot elevations have been added to the woonerf.

5. Show site grading contours through open space around the buildings.

RESPONSE: Site grading contours are shown in the open space around the buildings.



Concurrency Impact Analysis San Felasco Tech City – Phase 4

The proposed project includes a total of 30 additional residential units and 92,597 SF of office/light industrial space, pavilion and neighborhood recreational center to serve the multi-use development at San Felasco Tech City.

Stormwater:

A detailed stormwater management plan is included with this submittal. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

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

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

Project Impact:

Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
Public Building - Per Bathroom	200.0	2	400
TOTAL DEMAND			22,629

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,300,250
Tech City Phase 4	22,629
Reserved Capacity ²	200,907
Residual Capacity	776,214
Percentage of Permitted Design Capacity Utilized	66.25%

Sanitary Sewer:

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

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

Project Impact:

Proposed			
Office Building - Per 100 SF of floor space	15.0	306	4,595
Office Building - Per 100 SF of floor space	15.0	300	4,503
Office Building - Per 100 SF of floor space	15.0	272	4,081
Warehouse - Per loading bay	100.0	4	400
Multi-Family Residence - Per Unit	275.0	20	5,500
Single Family Residence - Per Unit	275.0	10	2,750
Pavilion - Per Bathroom	200.0	2	400
Neighborhood Recreational Center - Per Bathroom	200.0	2	400
TOTAL DEMAND			22,629

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	677,000
Tech City Phase 4	22,629
Reserved Capacity ²	180,101
Residual Capacity	620,270
Percentage of Permitted Design Capacity Utilized	58.64%

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed

buildings will generate approximately 104 pounds of solid waste per day $92,597 \text{ SF} / 1,000 \text{ SF} \times 12 = 1,111$ pounds per day).

Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 55.8 tons per year $(30 \text{ DU} \times 2.55 \text{ persons/DU} \times 0.73 \text{ tons/capita/year} = 55.8 \text{ tons per year})$.

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	42,296.00	7,719.02
Reserved Capacity ²	17,754.19	3,240.14
New River Solid Waste Facility Capacity³	50 years	

Recreation:

San Felasco Tech City Phase 4 will provide passive and active recreational facilities for employees and residents as a part of the Master Plan for the development. The project impacts are $30 \text{ DU} \times 2.55 \text{ persons/DU} \times 5 \text{ acres}/1,000 \text{ persons} = 0.38 \text{ acres}$. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	52.87
Tech City Phase 4	0.38
Reserved Capacity ³	3.94
Available Recreation Acreage	78.29

Traffic:

The proposed use of the project site as a mixed use site with residential, commercial and office use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

TABLE 1 – PROJECT TRIP GENERATION**PROPOSED**

PROPOSED: 10 DWELLING
 UNITS
 ITE LAND USE: 210 (SINGLE-FAMILY DETACHED HOUSING)
 SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES
 218-236

DWELLING
 10 UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	10	7.00	26%	74%	1.82	5.18
PM	0.94	10	9.40	63%	37%	5.92	3.48
AVG	9.43	10	94.30	50%	50%	47.15	47.15

PROPOSED

PROPOSED: 5, 4 STORY BUILDINGS WITH 4 UNITS EACH
 ITE LAND USE: 221 (MULTIFAMILY HOUSING [MID-RISE])
 SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES
 273-304

20 UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.35	20	7.00	26%	74%	1.82	5.18
PM	0.39	20	7.80	60%	40%	4.68	3.12
AVG	4.54	20	90.80	50%	50%	45.40	45.40

PROPOSED

PROPOSED: 87,861 SQ FT COMMERCIAL
 SPACE
 ITE LAND USE: 770 (BUSINESS PARK)
 SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES
 873-883

92,597 SQ FT

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.35	92.60	125.0	85%	15%	106.26	18.75
PM	1.22	92.60	113.0	26%	74%	29.37	83.60

AVG	12.44	92.60	1151.9	50%	50%	575.95	575.95
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	AM	PM	AVG
SINGLE-FAMILY	7	9	94
MULTIFAMILY (MID-RISE)	7	8	91
COMMERCIAL	125	113	1152
NET	139	130	1337

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (4127, 3)	100%	1337

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected	
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (4127, 3)	MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	3,599	1278	18,143
		Peak Hour	3,870	2,118	476	133	1,614

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	3/22/2022
Project:	San Felasco Tech City	Engineer:	MD
	Phase 4 (Public Building)	Checked By:	SJR
Location:	13000 Block of NW US HWY 441		
	Gainesville, FL		

Subject Building

Construction Class (p. 4):	Joisted Masonry Construction	construction coefficient (F) (p. 2):	1
Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4432 sq.ft.			
Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.			
Effective Area (A_i) (p. 9) :	4,432	sq. ft.	(Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)):	1198.318822
---	-------------

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy:	Combustible (C-3)	Occupancy Factor (O_i) (p. 11):	1
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Exposures (p. 16)

Front:	construction of facing wall of exposure building (p. 4):	Joisted Masonry Construction	
	Distance (ft.) to the exposure building:	61 - 100	
	Length of exposure wall:	16	
	Number of stories of exposure wall:	3	
	Length x number of stories:	48	
	Opening Protection in exposure wall:	Unprotected	
	Factor for exposure (X_i) from Table 330.A (p. 17):	0.07	

Back:	construction of facing wall of exposure building (p. 4):		
	Distance (ft.) to the exposure building:		
	Length of exposure wall:		
	Number of stories of exposure wall:		
	Length x number of stories:	0	
	Opening Protection in exposure wall:	Unprotected	
	Factor for exposure (X_i) from Table 330.A (p. 17):	0	

Left:	construction of facing wall of exposure building (p. 4):		
	Distance (ft.) to the exposure building:		
	Length of exposure wall:		
	Number of stories of exposure wall:		
	Length x number of stories:	0	
	Opening Protection in exposure wall:	Unprotected	
	Factor for exposure (X_i) from Table 330.A (p. 17):	0	

Right:	construction of facing wall of exposure building (p. 4):		
	Distance (ft.) to the exposure building:		
	Length of exposure wall:		
	Number of stories of exposure wall:		
	Length x number of stories:	0	
	Opening Protection in exposure wall:		
	Factor for exposure (X_i) from Table 330.A (p. 17):	0	

Communications (p. 18)

Passageway Opening Protection:	
Construction class of communication (Table 330.B) :	
Is communication open or enclosed?	
Length of communication (in feet):	
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 1250 \times 1 \times [1 + (0.16 + 0)]$$

$$NFF = 1450 \text{ gpm}$$

$$NFF = 1500 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



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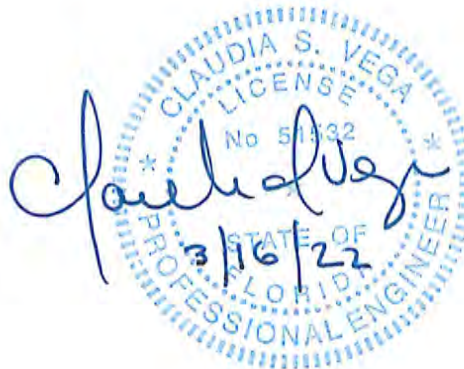
Needed Fire Flow for Single-Family Homes

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	500
Sprinkler System	=	no
Occupancy Class	=	R-3
Construction Type	=	II(000)
Required Needed Fire Flow Per NFPA	=	1,000 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	1,000 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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consultants inc.

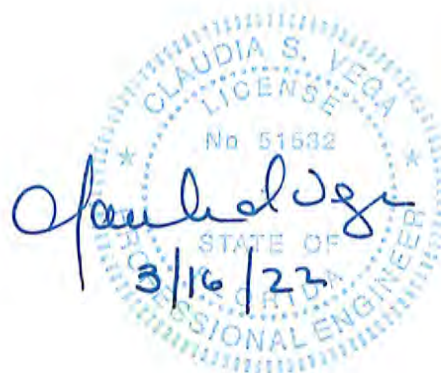
Needed Fire Flow for Multi-Family Homes

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	1,496
Sprinkler System	=	yes
Occupancy Class	=	R-3
Construction Type	=	II (111)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,125 gpm
Needed Fire Flow	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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consultants inc.

Needed Fire Flow for Pavilion

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	1,052
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	II(000)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,125 gpm
Needed Fire Flow	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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consultants inc.

Needed Fire Flow for Building I

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	27,206
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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Needed Fire Flow for Building F

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	30,020
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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consultants inc.

Needed Fire Flow for Building E

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

Fire Flow Area (SF)	=	30,635
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	III (211)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	75%
Reduction per 18.4.5.2.1		1,875 gpm
Needed Fire Flow	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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Needed Fire Flow for Public Building

Project Name : San Felasco Phase 4
Customer / Builder Name : Laser Investment Group
Property Address : 13000 Block of NW US HWY 441

NFPA Calculation

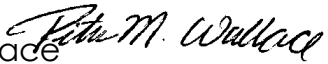
Fire Flow Area (SF)	=	4,432
Sprinkler System	=	no
Occupancy Class	=	R-3
Construction Type	=	V (000)
Required Needed Fire Flow Per NFPA	=	1,750 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	1,750 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,750	gpm
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MEMORANDUM

4/22/2022

TO: Mr. Justin Tabor, AICP
Principal Planner, City of Alachua
Planning and Community Development Department
P. O. Box 9
Alachua, Florida 32616-0009

FROM: Peter M. Wallace 
President, Ecosystem Research Corporation (ERC)

RE: San Felasco Tech City-Environmental Resource Assessment- Phase 4

Mr. Justin, Ecosystem Research Corporation was asked by Mr. Mitch Glaeser, CEO of the Emory Group Companies, to perform an Environmental Resource Assessment (ERA) of the Phase 4 area for the expansion of the existing San Felasco Tech City Facility Complex. ERA's have been conducted on previous Phases of the Project Site and surrounding areas, briefly defined as follows:

1. Environmental Resource Assessment-Parcel No. 05962-002-000, San Felasco Tech City, Phase 1 and adjacent Areas, Dated: 3 June 2018
2. Letter Report to Justin Tabor: San Felasco Tech City ERA, Phase 2 and 3, Dated: 3 October 2019
3. Environmental Resource Assessment, Development Plan Application, Phoenix Commercial Park, Parking Addition, Alachua County, Florida, Dated: 4 October 2009.

This ERA addressed the site conditions within the Phoenix Commercial Park in 2009. The western area of the Phoenix Property as it existed in 2009 has since been incorporated into the San Felasco Tech City Development Area and included as part of what is now the Phase 4 Expansion Site. The cemetery historically located within Parcel 05855-005-000 was described by ERC at this time and the existing conditions in 2009 were defined.

The ERA of the Phase 4 Expansion site was performed 8–11 April 2022 by ERC by a series of pedestrian survey transects across the Phase 4 area and immediately adjacent areas to the boundary. The results of the ERA are briefly discussed below along with the results of studies conducted by other Professionals. These pertain to relocation of gopher tortoises found in the development site and results of grave relocations performed in the cemetery historically located within the southeast corner of the Phase 4 area but has now been moved outside the development boundary of Phase 4. The results related to the cemetery are contained in **Attachment 1** while the Gopher Tortoise relocation information is contained in **Attachment 2**. The general results are itemized, as follows:

1. The Proposed Development Plan for the Phase 4 Expansion is shown on **Figure 1**. The location of the Phase 4 Site in relation to the other phases of San Felasco Tech City are provided on **Figure 2**. The locations where data were collected during the field survey are shown on **Figure 3**. Each Ground Positioning System (GPS) icon represents a point where observations of the existing conditions encountered on the ground were recorded. In general, the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation. There are No naturally occurring native plant habitats remaining within the Phase 4 Expansion Site.
2. In 2009, ERC described an old cemetery within the Phoenix Commercial Park Property as it existed. Based on the summary information related to the cemetery compiled by the Project Archaeologists and included in **Attachment 1**, the cemetery was established circa 1890. Through work performed as part of this Project, the cemetery is now referred to as The San Felasco Tech City Cemetery and is designated as *Florida Master Site File No: 8AL6942*. There were 11 gravesites identified within the cemetery by ground penetrating radar and cadaver dogs, and 10 actual remains were found, excavated, and re-interred. On **Figure 4**, as shown on a 2001 aerial photograph, the historical boundary of the cemetery correlates with the boundary of *Tax Parcel 05855-005-000*. During the field survey the area bounded by the cemetery icons on **Figures 3** and **4** currently exists as a well-maintained, mowed pasture grass area. During the field review, ERC could not visually differentiate the old cemetery boundary as shown on the 2001 aerial on **Figure 4** from the proposed boundary that currently exists on the Site Plans as shown in schematic on **Figure 5**. The relocated gravesites are now within the southeast section of the old cemetery and within the very northeast section of the Cemetery Polygon differentiated in the field by the presence of the mowed grasses (**Figures 3** and **4**). To

simply say all the lines on the map are not visually apparent in the field. The new cemetery is now located off site of Phase 4 and is currently designated by a Historical Marker. An iron fence will be installed by San Felasco Tech City to permanently define the area. All grave removal activities were performed with cooperation of local pastors, funeral directors, and licensed archaeologists. The site has been respectfully and thoughtfully handled throughout all phases of the grave relocation activities. When ERC visited the site in 2009 the area was overrun with briars and debris and not identifiable as a final resting place. The current condition is a vast improvement and more respectful remembrance of this sacred land. The survey location of the re-interred gravesites in relation to Phase 4 and property boundaries is shown on **Figure 5**. The current existing conditions of the cemetery and gravesites is shown in **Photographs 3-5**.

3. Listed Species Surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on **Figure 3**. No gopher tortoises or other listed species were encountered or are expected within the Expansion Area. ERC identified an Active burrow within the southwest corner of the Phase 4 area in 2019. Gopher tortoise relocation permits were obtained for the Phase 4 area from the Game Commission (included as **Attachment 2**) and two burrows were excavated and relocated to a conservation area on 10 June 2020. The most recent survey did not encounter any new burrows, and none are expected.

Justin, this memo summarizes the existing conditions of the Phase 4 Expansion Area and provides support information related to Listed Species and Cultural Resource issues that have been addressed within the Phase 4 Expansion Site. If you have any addition questions, please do not hesitate to call.



Figure 1. Site plan for the San Felasco Tech City Phase 4 Expansion.

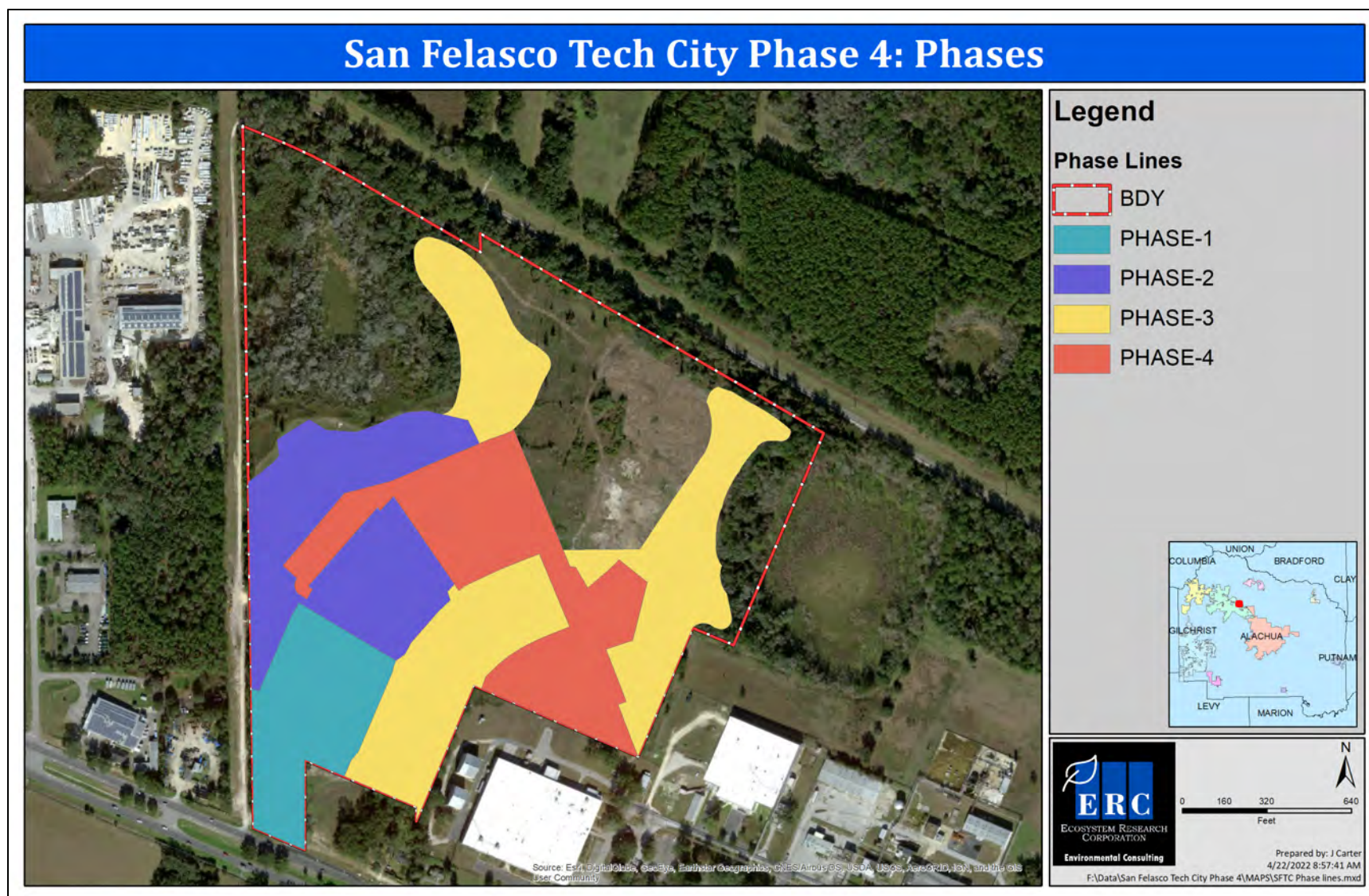


Figure 2. Phase boundaries completed, under development, or proposed for development for the San Felasco Tech City Project Site.

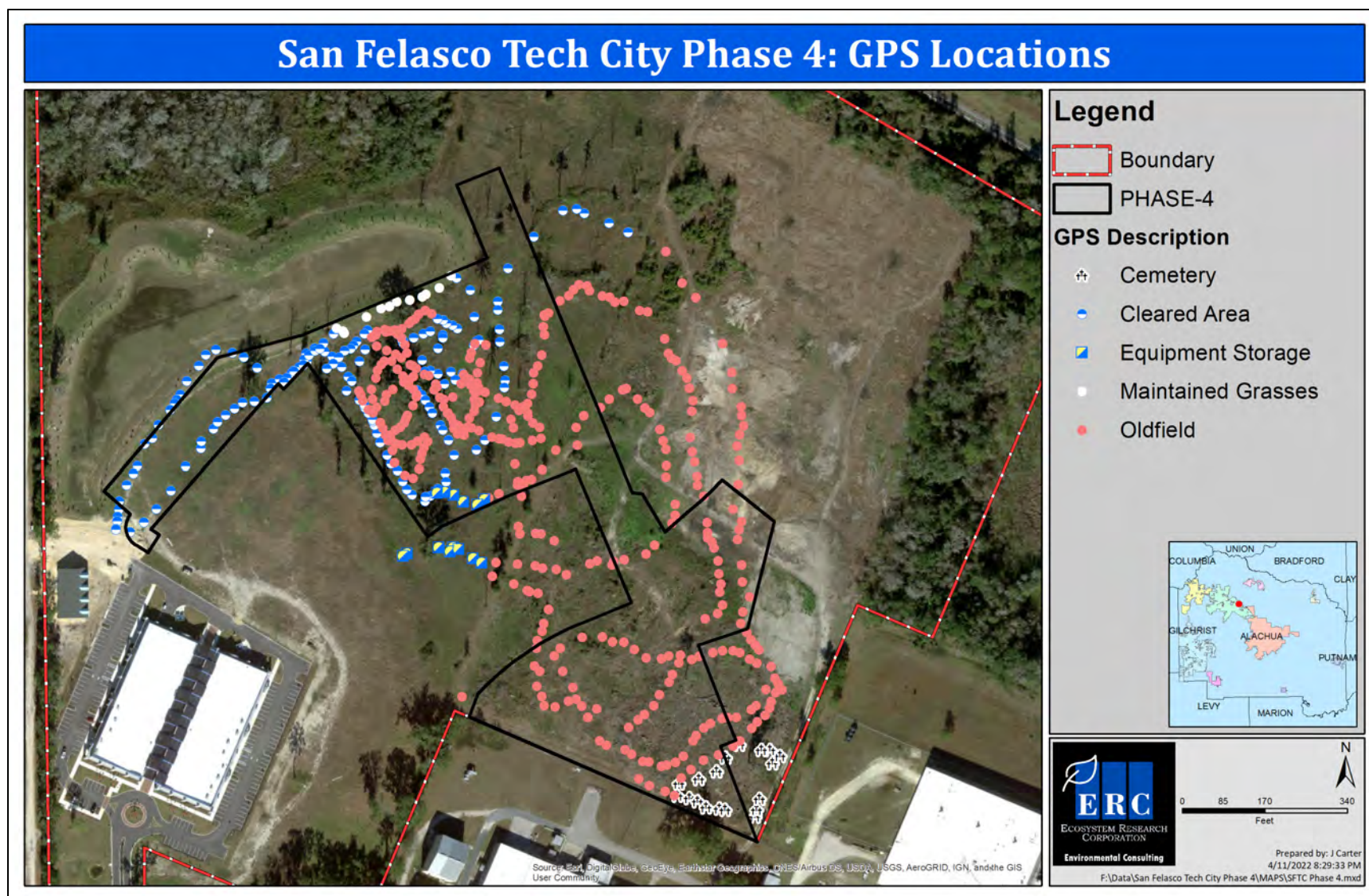


Figure 3. GPS icons showing areas where field surveys were performed for the San Felasco Tech City Phase 4 project.

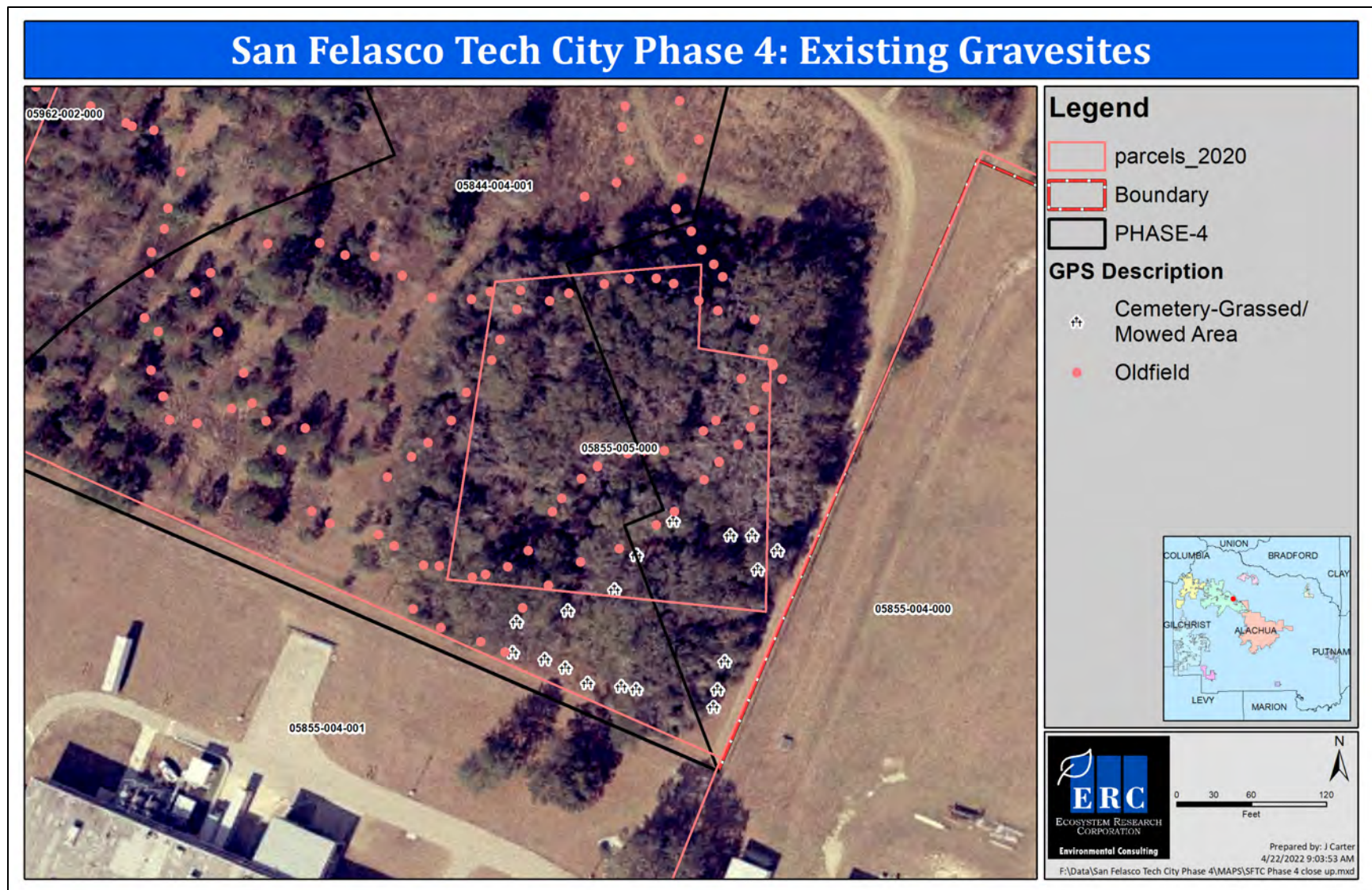


Figure 4. Close-up view of existing area where mowed pasture grass is maintained around the relocated grave sites on the San Felasco Tech City property shown on a 2001 historical aerial. The relocated gravesites are currently outside of the Phase 4 limits.

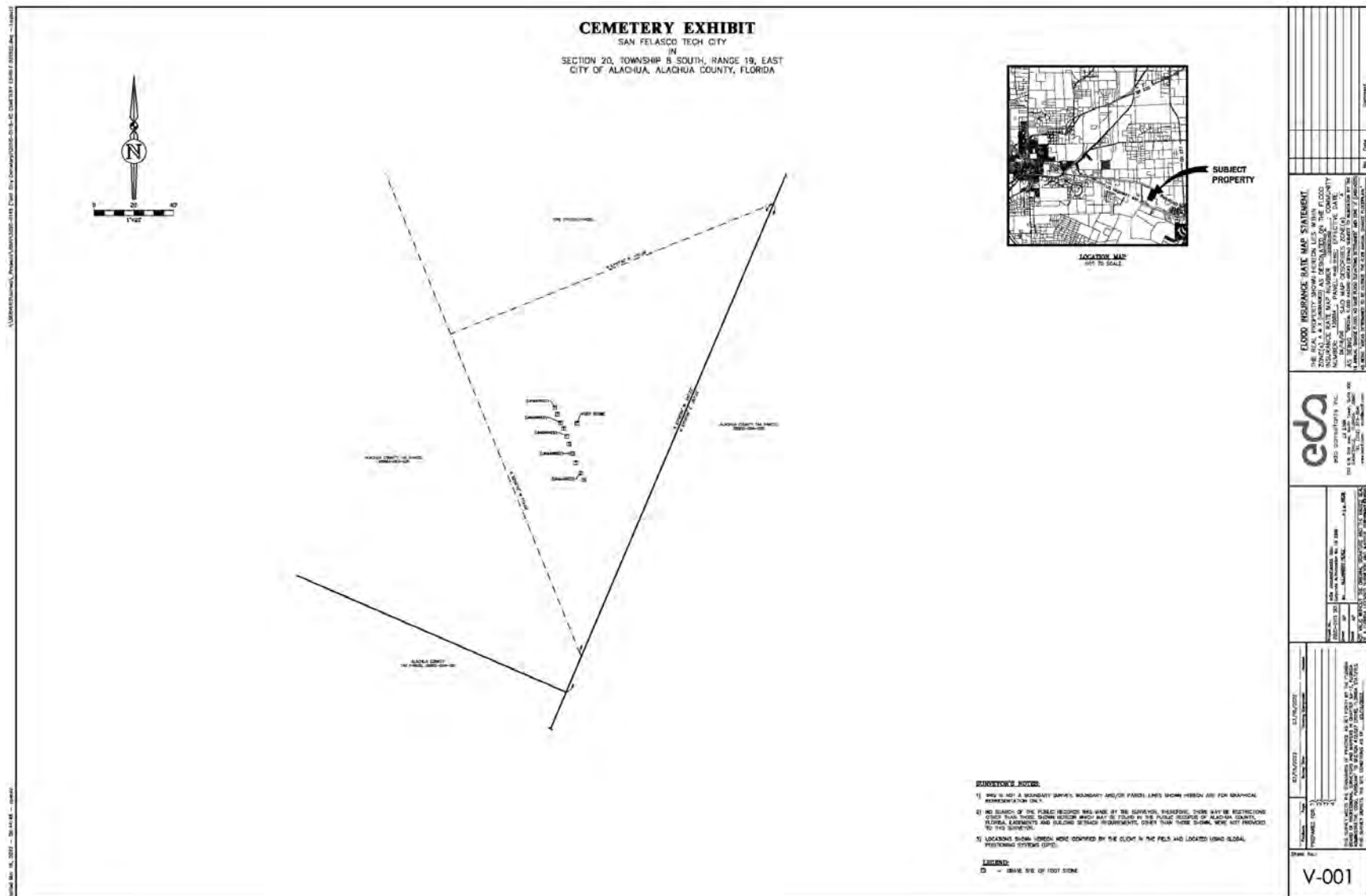


Figure 5. Close-up schematic of the relocated gravesites and new cemetery location on the San Felasco Tech City project site.

Appendix A: Photographs



Photo 1. General appearance of Oldfield habitat characteristic of majority of Phase 4 project site.



Photo 2. Phase 4 cleared ground west of ongoing development area.

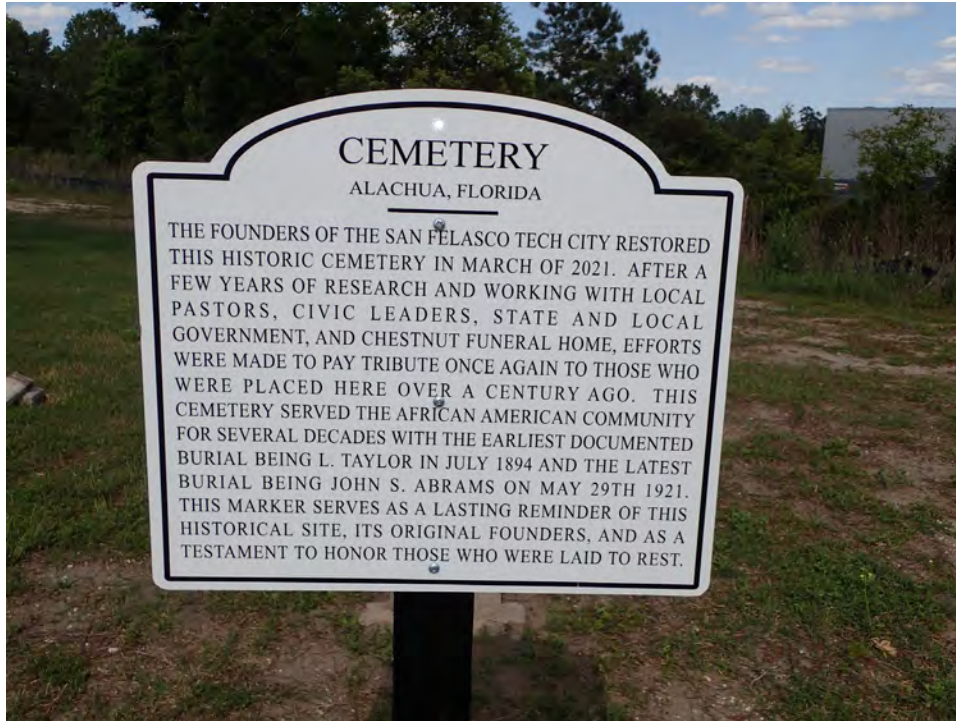


Photo 3. Memorial plaque established at cemetery at the San Felasco Tech City project site.



Photo 4. Final resting place for relocated gravesites with original gravestones and markers. The area is maintained with a mowed Bahiagrass cover.



Photo 5. Most prominent of grave markers shown in context with surrounding habitat of mowed Bahiagrass.

Attachment 1: Historical Cemetery

1. Letter from Florida Department of State
2. Letter from Mitch Glaeser regarding DHR Project File 2018-2670-F
3. Historical Cemetery Form
4. Monitoring Report by Archaeological and Historical Conservancy, Inc.
5. Letter from City of Alachua, Mike DaRoza



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Mitch Glaeser
Emory Group
13900 Tech City Circle, Suite 100
Alachua, FL 32615

November 24, 2020

RE: DHR Project File No.: 2018-2670-F, Received by DHR: November 19, 2020
Suwannee River Water Management District, San Felasco Tech City, App. No. 23201-3, Permit No. ERP-001-232301-2

Mr. Glaeser:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP), or otherwise of historical, architectural or archaeological value.

The San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942) was initially documented during a cultural resources assessment survey completed in September 2019. The cemetery boundaries and burial locations were studied during subsequent ground penetrating radar (GPR) and cadaver dog surveys. Although the cemetery has lost much of its original integrity, these surveys provided sufficient information to suggest that the cemetery possesses historic significance at the local level and may be eligible for listing in the NRHP. Based on the available information our office previously recommended that the proposed project avoid the cemetery or, if avoidance is not feasible, that consultation with our office continue to develop a mitigation plan for the cemetery pursuant to Chapter 267, *Florida Statutes*.

Consultation with project proponents and the City of Alachua determined that avoiding the cemetery was not feasible. Therefore, the proposed San Felasco Tech City development will result in an adverse effect to the historic cemetery. To adequately resolve the adverse effect, our office recommends the following mitigation measures:

- The removal of burials should be supervised by a professional archaeologist due to the age and likely poor condition of the burials and the potential for encountering additional unidentified burials within the project area. All associated activities should be carried out in a manner consistent with the requirements of Section 872.02, *Florida Statutes*.
- The professional archaeologist should provide our office with a brief summary report, including an updated Historical Cemetery Form following completion of reburial activities.
- A Florida Historical Marker, or equivalent city of county marker, recognizing the history of the cemetery should be installed at or near the remaining portion of the cemetery. Text for the marker should be developed in consultation with our office and should be installed by December 31, 2021, or at later date if agreed to in advance by the applicant and our office.

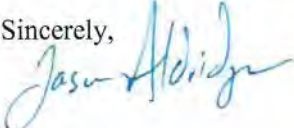
Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Mr. Glaeser
DHR Project File No.: 2018-2670-F
November 24, 2020
Page 2

Please confirm in writing that these mitigation measures are acceptable and will be implemented by the applicant. Once our office receives confirmation from the applicant, we will notify the permitting agency that adverse effects to the historic cemetery will be subjected to sufficient mitigation and that the project to proceed.

If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,


Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review

Mr. Jason Aldridge
Deputy State Historic Preservation Officer
For Compliance and Review
500 South Bronough Street
Tallahassee, Florida 32399

November 29th, 2020

RE: DHR Project File No.: 2018-2670-F

Mr. Aldridge:

We appreciate and are in receipt of your November 24th, 2020 letter outlining your office's recommendations for mitigation measures.

We agree with the plan and wish to proceed with the measures you and your office have recommended.

As requested, this is our confirmation that we will be implementing the recommendations as the applicant.

Please proceed to notify the permitting agency.

If you have any questions, please never hesitate to call, or email me directly.

Sincerely,



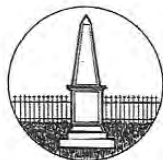
Mitch Glaeser, Managing Member

Laser Investment Group, LLC

352-538-0072

Cc: Adam Boukari, City Manager, City of Alachua

Page 1

☐ Original
☒ Update


HISTORICAL CEMETERY FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Consult the Guide to Historical Cemetery Form for detailed instructions.

Site #8 **AL6942**

Field Date 2-15-2021

Form Date 2-26-2021

Recorder #

Cemetery Name San Felasco Tech City Cemetery

Multiple Listing (DHR only)

Project Name Monitoring of Grave Removals at AL6942

Survey # (DHR only)

Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name ALACHUAUSGS Date 1993 Plat or Other MapCity/Town (within 3 miles) AlachuaIn City Limits? ☒ yes ☐ no ☐ unknown County AlachuaTownship 8S Range 19E Section 201/4 section ☐ NW ☒ SW ☐ SE ☐ NE Irregular Sect. NameTownship Range Section 1/4 section ☐ NW ☐ SW ☐ SE ☐ NE

Landgrant

Tax Parcel #

UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3611000Northing 3294875

Other Coordinates: X:

Y:

Coordinate System & Datum

Address / Vicinity / Route to:

US 441 north between highway and NW 89th Street

Public Tract Containing Cemetery (e.g. park name)

HISTORY

Year Cemetery Established 1890☒ approximately☐ year listed or earlier☐ year listed or later

Ownership History (especially original owners)

John Standley to Penelope Standley to Laura and John Dell to St. John's Methodist Episcopal Church (1897).

Year Burials Ceased, if applicable

Reason(s) Burials Ceased (describe below)

Burials continued after St. John's ME Church moved closer to Alachua in 1910.Range of Death Dates: Earliest Year 1894Most Recent Year 1924

Acreage Expansions/Dates

List People Important in Local, State, or National History Buried in Cemetery

John Sherman Abrams, son of church trustee; B.L. Gifford, Independent Order of Odd Fellows member. See continuation.

Describe Previous Repair, Cleaning or Restoration Efforts

Mechanical clearing in January 2020 in preparation for GPR survey; exhumation of burials mechanically and by hand in February 2021.

DESCRIPTION

Type (select all that apply)

☒ community☐ company town☐ epidemic☒ family☒ fraternal order☐ memorial park☐ military(not national)☐ municipal☐ national☐ potter's field☐ prison☒ religious☐ Rural Movement☐ other(describe):

Ethnic Group(s) Interred (select all that apply)

☐ White non-Hispanic☐ Hispanic☐ Asian☐ Caribbean☒ African American☐ American Indian-tribe:☐ other(describe):Current Status: ☐ still used for burials☐ no longer used for burials, but maintained☒ abandonedCondition: ☐ well maintained☐ some areas maintained☐ poorly maintained☒ not maintained, but easily identifiable☐ not maintained, hard to identify☐ not identifiable but known to exist (explain):Identified in property recordsTotal # of Graves: 10Does Total # Include Unmarked Graves?: ☒ yes ☐ noDescribe Evidence of Unmarked Graves (include count) GPR anomaliesTotal Cemetery Size (give length by width or area, specify ft, m, ac, ha, etc.) 1.32 acresDescribe Cemetery Boundary (e.g. "cast iron fence", stone or brick wall, hedge, etc.) Based on property records and GPR testingHistorical Vegetation (trees, shrubs, flowers) Trees and scrubPublic Access: ☐ unlimited ☒ restricted: how? Property is privately owned.Threats (select all that apply) ☒ abandonment☐ agriculture☐ mining/timbering☐ public development☒ private development☐ desecration/vandalism☐ other (explain):Associated Historical Properties/Archaeological Remains (non-cemetery) Oyster shell; bottle glass, whiteware (c 1900-1920)☐ Check if Historical Structure Form completed☐ Check if Archaeological Site Form completed

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date		Init.	
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)				

Page 2

HISTORICAL CEMETERY FORMSite #8 **AL6942****GRAVE MARKER DESCRIPTIONS**Grave Groupings (select all that apply) ☒ family ☒ fraternal order ☐ military ☐ religious ☐ ethnic heritage ☐ other (describe below):Groupings Indicated By (select all that apply) ☐ curbing ☒ fence ☐ hedge ☐ wall ☒ other (describe below):

Odd Fellows symbol on marker, 2019; Knights of Pythias pin in grave, 2021. See continuation.

Describe Orientation of Graves (East/West, North/South, etc.) East/West: heads west except for Abrams (head east)

Describe/List Methods of Marking Graves Used (i.e., headstones, mounds, depressions, objects or plants, etc.)

Headstones, marker/monument, metal plaque, foot markers.

Marker Materials (select all that apply) ☐ marble ☒ concrete/cement ☐ fieldstone ☒ granite ☐ wrought iron
☐ cast iron ☐ white bronze/zinc ☐ sandstone ☐ slate ☐ wood
☒ other (describe): metal

Describe Grave Articles Found in Cemetery (objects or decorative items placed on graves by well-wishers)

Metal plaque inscribed "At Rest." In graves: Knights of Pythias lapel pin, Fragment of glass vase.

Describe Marker Damage and Conditions (i.e., sunken, tilted, chipped, weathered but standing, broken in fragments, vandalized, etc.)

Toppled, broken, fragmented, weathered, displaced.

Characterize Condition of Inscriptions (legible, illegible, none, etc.) Some legible, some faded or fragmented.

Distinctive Grave Markers, Monuments, and/or Architectural Features

Abrams monument; Gifford headstone; Bicie Ford headstone; Elizabeth... headstone; L...Taylor marker; bench and ornamental fence fragments; ornate coffin hardware. See continuation.

Signatures of Stone Carvers (specify name, town if available)

RESEARCH METHODS (select all that apply)☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Monitoring of GPR survey (2020), monitoring of burial exhumation (2021)

Bibliographic References (if unpublished give FMSF manuscript # or location where document available)

Salonz and Wayne 2019: Manuscript #26583. Carr and White 2020: AHC Technical Report #1268. Baker 2020: Ground Penetrating Radar Exploration: Cemetery at Tech City Development, Alachua County,

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not)

Ten previously identified graves containing 11 individuals (one grave had two sub-adults) were exhumed for relocation to another cemetery by the Chestnut Funeral Home, Gainesville.

Areas of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", etc.)

1. African American 3. Community planning & develc 5. Religion
2. Black history 4. Ethnic heritage 6.**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological and Historical Conservancy, Inc.

Document description Field notes and photos File or accession #s 2020.171

2) Document type Maintaining organization

Document description File or accession #s

INFORMANT & RECORDER INFORMATION

Local Informant (name and contact information)

Recorder Information: Name Robert S. Carr

Affiliation Archaeological and Historical Conservancy, Inc.

Address / Phone / E-mail 4800 SW 64 Ave Ste 107, Davie, FL 33314 (954) 792-9776/9954 archlgcl@bellsouth.net

Required Attachments**1 PHOTOCOPY OF USGS 7.5' MAP WITH BOUNDARIES CLEARLY MARKED****2 PHOTOS - DIGITAL (.jpeg or .tiff) AND HARD COPY FORMAT (plain paper acceptable)**

Helpful photos include the main gate or entrance, representative general views, unusual monuments or markers, and damage or neglect.

Continuation Sheet

AL06942

Grave Articles Found in Cemetery

A metal plaque with the words "At Rest" was found on the surface near a grave (Figure 1). No other surface offerings were apparent. Interred in a grave, a fragment of a glass vase was found. Several pieces of ornate coffin hardware, handles, screws, and trim, were found – further indicating the historical importance of the cemetery (Figures 2 and 3).



Figure 1. Well wisher's plaque.

Grave Groupings:

In addition to the fragments of ornamental iron fence found near the Abrams monument in 2019 (Saionz and Wayne) and 2020 (Carr and White), in 2021 the grave of B. L. Gifford was found to be surrounded by graves in a possible family plot.

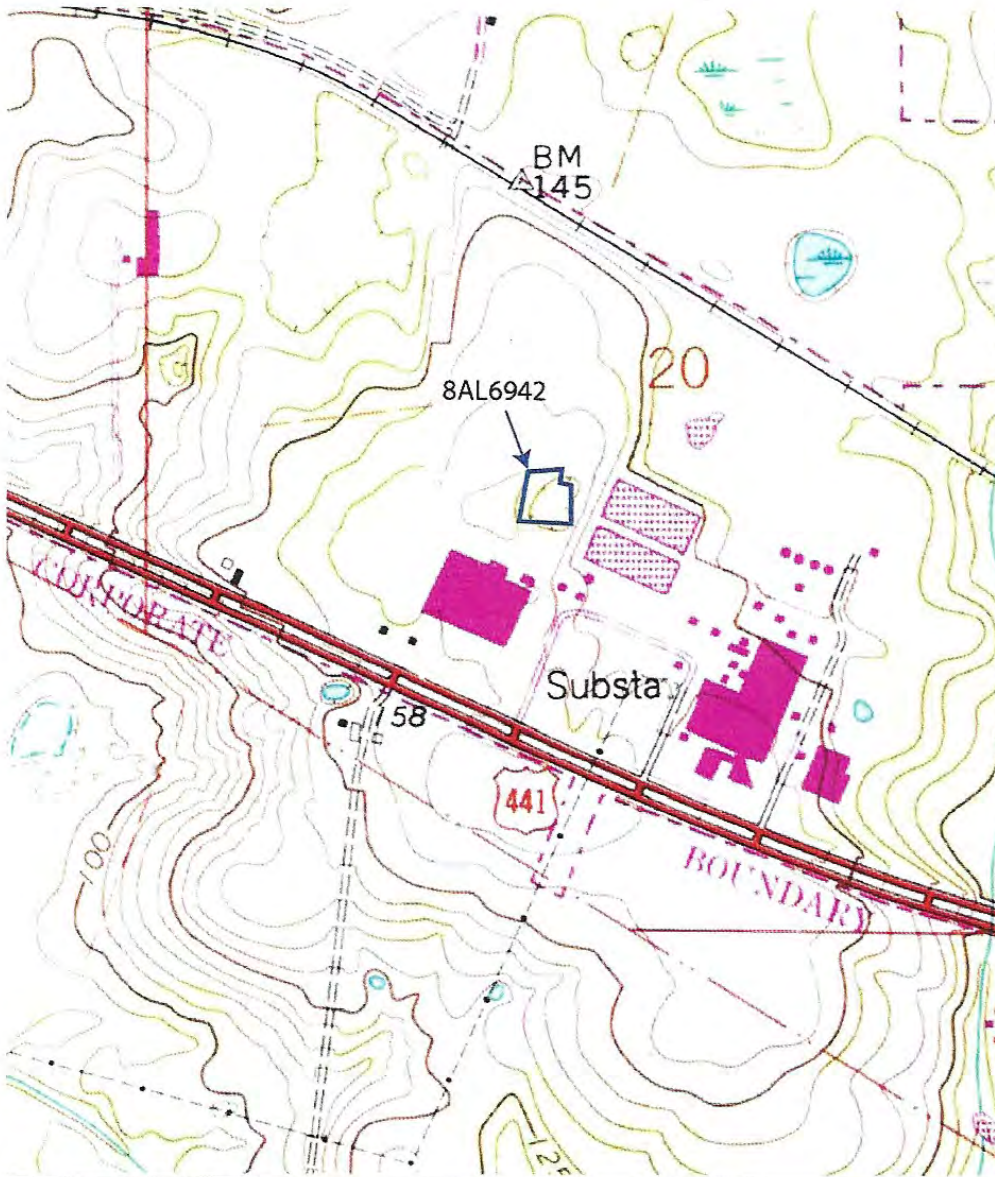
Indicating possible fraternal order groupings: in addition to the previously noted Odd Fellows symbol on the Abrams headstone, other graves yielded a tie pin with a probable fraternal order design (Figure 4) and a Knights of Pythias lapel pin (Figure 5).




Figure 2. Coffin handle.

Figure 3. Coffin screw.



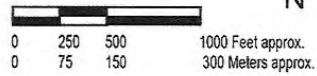


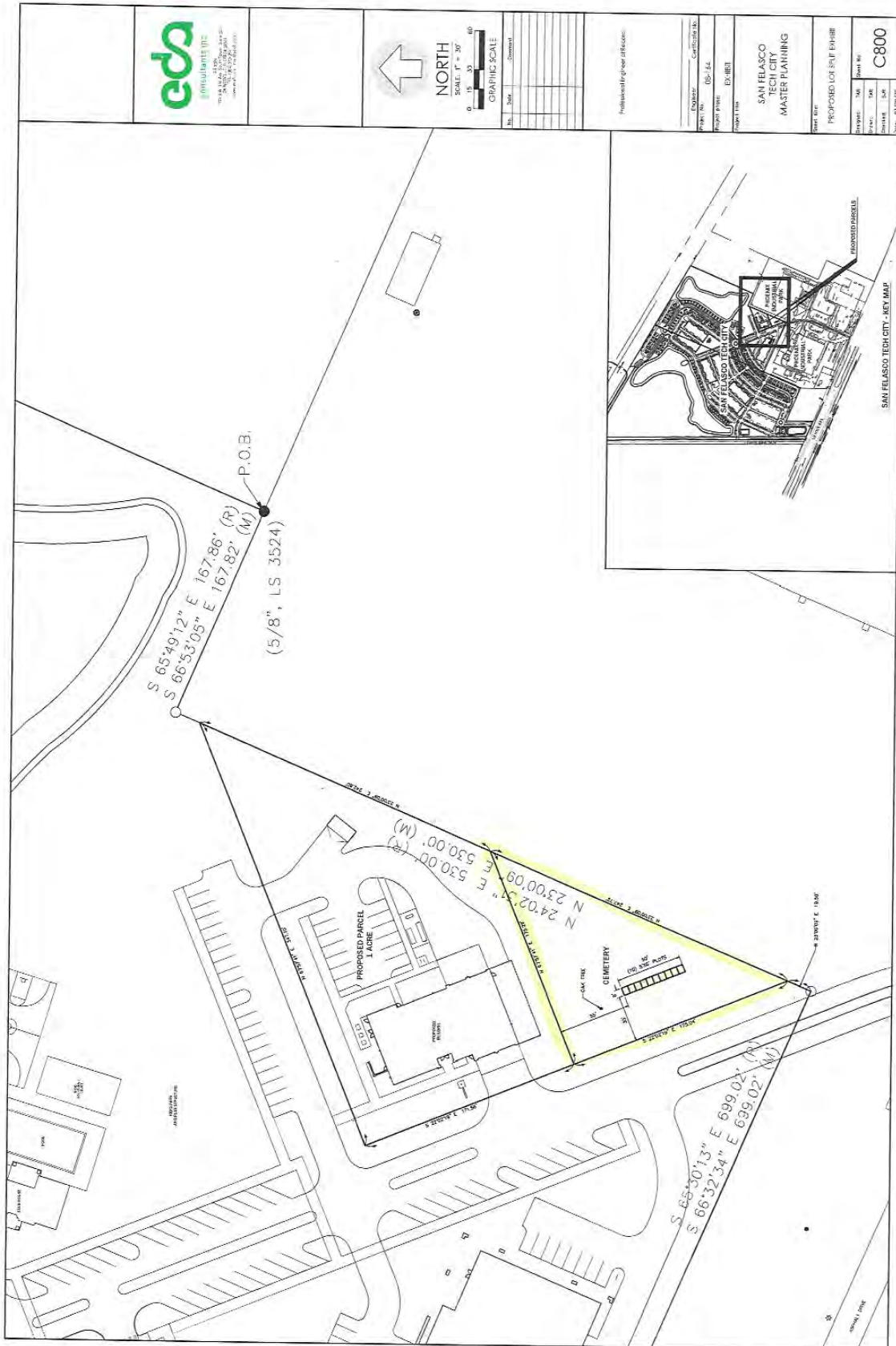
USGS map showing the location of 8AL6942, San Felasco Tech City Cemetery.

 = 8AL6942 CEMETERY BOUNDARY

TOWNSHIP 8S, RANGE 19E, SECTION 20

USGS MAP: ALACHUA, REV. 1993





Produced with geosoft software

Drawn By: C. J. S. L.
Project Name: SAN FELASCO TECH CITY
Project Title: MASTER PLANNING

Sheet No.: C800
Date: 03/27/20

PROPOSED LOT 15 E. E. 15.00'

PROPOSED LOT 15 E. E. 15.00'



Archaeological and Historical Conservancy, Inc.
4800 S.W. 64th Ave, Suite 107 Davie, FL 33314
Phone: 954-792-9776 Fax: 954-792-9954
Email: archlgcl@bellsouth.net Web: www.flarchaeology.com

**Archaeological Monitoring for the
San Felasco Tech City Cemetery Grave Relocation Project
2020.171**

CONSULTANT SUMMARY

In February, 2021 the Archaeological and Historical Conservancy, Inc. (AHC) conducted archaeological monitoring for Laser Investment Group, LLC, for the San Felasco Tech City Cemetery grave relocation project.

This historic African American cemetery had been previously documented as 8AL6942 based on an archival review, pedestrian survey, and metal detection assessment by SouthArc, Inc. (Saionz and Wayne 2019).

A subsequent GPR study was independently conducted by RM Baker for the property owner (Baker 2020). Baker identified 45 anomaly patterns interpreted to possibly represent interments. Those anomalies were classified by Baker as “high-priority” if they fell within 5-feet of an existing headstone, “medium-priority” if they were greater than 5-feet from a stump or existing tree, and “low-priority” for all others. There were two (2) high- and eleven (11) medium-priority targets identified. The remaining 32 anomalies were considered low-priority.

Subsequently, a cadaver dog survey was conducted at the request of the DHR by Carolyn Tanner (Tanner 2020). A map was created by EDA Consultants Inc. showing the results of the dog survey, headstones, and field-marked GPR anomalies. The survey identified 11 specific targets.

In a letter dated November 24, 2020 the DHR in consultation with project proponents determined that avoidance of the cemetery was not feasible and recommended mitigation measures including a condition that the removal of the burials be supervised by a professional archaeologist, and should be carried out in a manner consistent with Section 872.02, Florida Statutes (Florida Division of Historic Resources, 2020).

The Chestnut Funeral Home was contracted by the property owner to conduct the disinterment and reburial.

METHODOLOGY

The AHC did not take part in identifying the targets for investigation/exhumation. We arrived on site to find 11 targets already identified as a result of prior phases of work (i.e. Baker 2020; Tanner 2020).

Monitoring primarily involved visual inspection of mechanical and manual excavations to remove the graves and complete the reburial. An area was set aside for the reburial in the southeast portion of the cemetery. Four reburial pits were mechanically excavated within the reburial plot and were monitored. Other reburial pits were opened as graves were found.

Generally, for the exhumations a mechanical excavator was used to open a pit immediately adjacent to a stake or one of the 4 headstone markers. For some targets a small bulldozer was used to strip the organic soil and expose the underlying sand. After mechanically removing the dark organic soil (A horizon), ~50-60cmbs an employee of the funeral home would enter the pit to manually clear loose soil and roots with a shovel.

The archaeologist then assisted by identifying the grave stains. This was done in combination of shovel shaving and shovel shining. Once the stain was identified, the pit was expanded to fully encompass the stain. The pit was then manually excavated. Once the grave was reached, all coffin wood and mortuary hardware was collected. The human remains were exhumed by the funeral home, and then transported to the newly dug burial pits. The remains were reburied by funeral home staff along with all associated grave goods and/or hardware.

RESULTS

A total of 11 targets were identified for excavation with each recorded as waypoints (wpt-1 through wpt-11) (Figure 1, 2). Those targets included dog hits (Figure 3), all headstones (Figure 4), and the field-marked GPR anomalies (Figure 5). It is important to note that not all GPR anomalies, including low probability and some medium probability anomalies, were ground-truthed or excavated, only those that were field-marked by Baker during the GPR assessment, canine targets, and head stone locations.

In total, 10 graves were found during the excavations. Grave stains were typically identifiable as mottled disturbances in the otherwise homogenous yellow-tan sand. The stains typically measured 6-7 ft long and 3-4 ft wide and were oriented east to west. The human remains from all graves were exhumed. The 10 graves represented 11 individuals, including 8 adults, 1 sub-adult, and 2 infants (buried together in one grave; Figure 15). There were two identified clusters of graves.

The first cluster was comprised of four graves and five individuals and included wpts 6-9. Those graves were found in proximity to a standing headstone for B.L. Gifford (wpt-6: Figure 12). Gifford was identified by Saionz and Wayne (2019) as being Butler Gifford of South

Carolina without any direct evidence that he ever lived in Florida. Butler Gifford was noted as having a brother, Samuel, living in Hague, and Saionz and Wayne (2019) suggest that he may have either been visiting or temporarily living with his brother at the time of his death. Interestingly, the Gifford casket also had a viewing window, identifiable by the broken glass pane above the cranium (Figure 12). Butler Gifford was also a member of the Independent Order of Odd Fellows. The cluster did include the two infants buried just to the south of B.L. Gifford (wpt-9; Figure 13), one subadult of +/- 4yrs (wpt-7) and one other adult (wpt-8). None of the graves in proximity were marked and it is unclear whether this cluster represents a familial connection or otherwise.

The second cluster was found near two broken and fallen headstones and was comprised of two graves and two individuals. The fallen headstones were for Letitie (presumably Letitia) Taylor (Figures 14, 16) and "Elizabeth" with the last name missing and unknown (Figures 15, 16). Again, it is unclear whether there was a connection, but they were found within two meters of one another.

The other four graves (wpts 1, 4, 5 and 10) were isolated and separate from the clusters. All four graves were unmarked. In all cases they were adults. One burial, wpt-10, was found with a fraternal, Knights of Pythius, lapel pin (Figure 18).

In general, the coffin wood and hardware were first encountered at approximately 5ft below ground surface. In general, preservation was fairly good. The coffin wood was well-preserved in some cases (Figure 19). Recovered hardware included casket handles and rails (Figure 20), escutcheons (Figure 21), thumb screws (Figure 21), and coffin plates/plaques. The skeletal remains were also well-preserved, allowing for the complete removal of all bones. Individuals were found with their heads to the west and feet to the east with two exceptions. For wpt-5, marked with a monument for John S. Abram, the head was oriented to the east and feet were to the west, with the grave marker at the feet. Also, for the infant burial, likely twins, one head was oriented to the west and one was oriented to the east.

The infant grave (wpt-9) was much smaller, only 2.5 ft long and 1.5 ft wide, and was found amongst a cluster of three other graves. It was also shallower, found at roughly 2ft below ground surface. It is unclear whether the GPR picked up the infant grave as a separate anomaly, or whether it was coincidental amongst the other adjacent targets.

CONCLUSIONS

The grave relocation project, as carried out by Chestnut Funeral Home, was successful in exhuming and reintering 10 graves representing 11 individual burials. The excavations associated with the four headstones were successful in locating and exhuming the graves associated with the headstones for "John S. Abram", "B. L. Gifford", "Letitie Taylor", and "Elizabeth" (last name unknown).

All other graves were unmarked and were identified by either field-marked GPR anomalies and/or dog hits. One target (wpt-11) was both a field-marked GPR anomaly and positive for a dog hit, however excavations were unsuccessful in finding the grave. In that area a bulldozer was used to strip an area of about 10sq ft. The entire area was then shovel shaved by the archaeologist, but no grave stains were located. Deeper excavations were also unsuccessful in identifying a grave at that location.

While the project was successful, it is possible that other graves may still occur and if human remains are encountered during development than Florida Statue 872.02 will apply.

Sincerely,



Robert S. Carr
Executive Director
March, 2021

REFERENCES:

Baker, Robert M.

2020 Ground Penetrating Radar Exploration : Cemetery at Tech City Development, Alachua County, Florida. RM Baker, LLC. Job No. 20-2155

Florida Division of Historical Resources (FDHR)

2019 Letter from Jason Aldridge, DHR to Mitch Glaeser, Emory Group. On file at DHR. November 24, 2020.

Saionz, M and L Wayne

2019 Cultural Resource Assessment Survey, San Felasco Tech City, Alachua County, Florida. Southarc, Inc. Gainesville, Florida

Tanner, Carolyn

2020 Letter report from Carolyn Tanner to Mitch Glaeser, Laser Development, LLC. July, 2020.

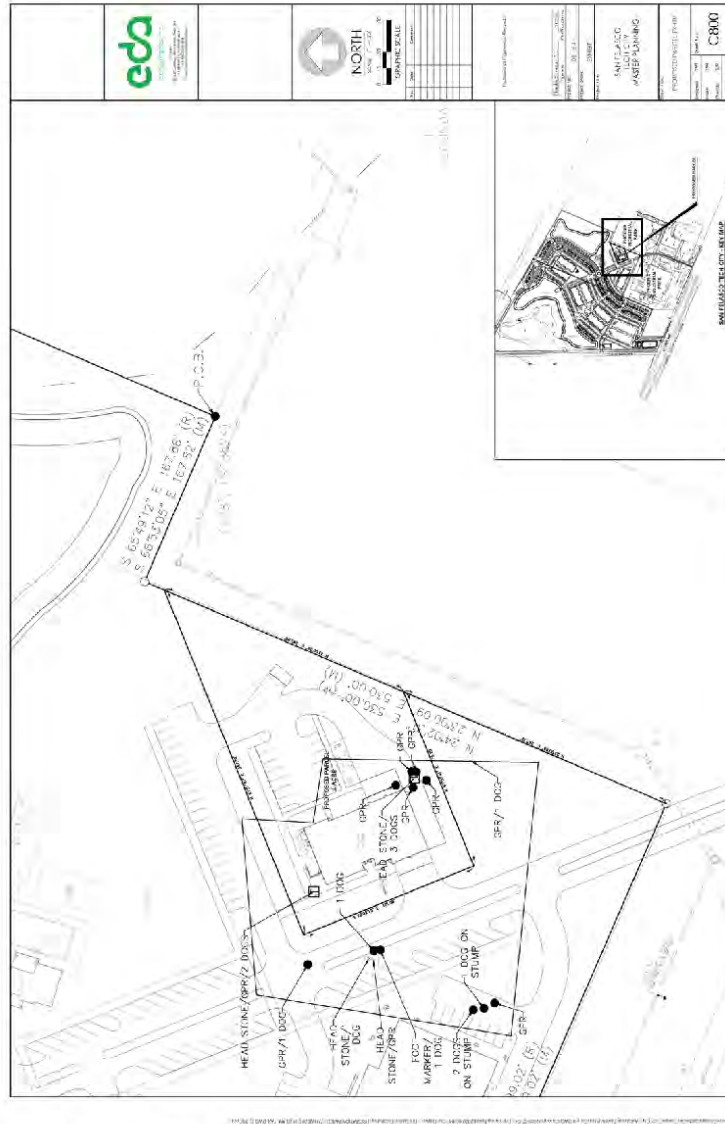


Figure 1. Map showing targets as provided by EDA Consultants, Inc.

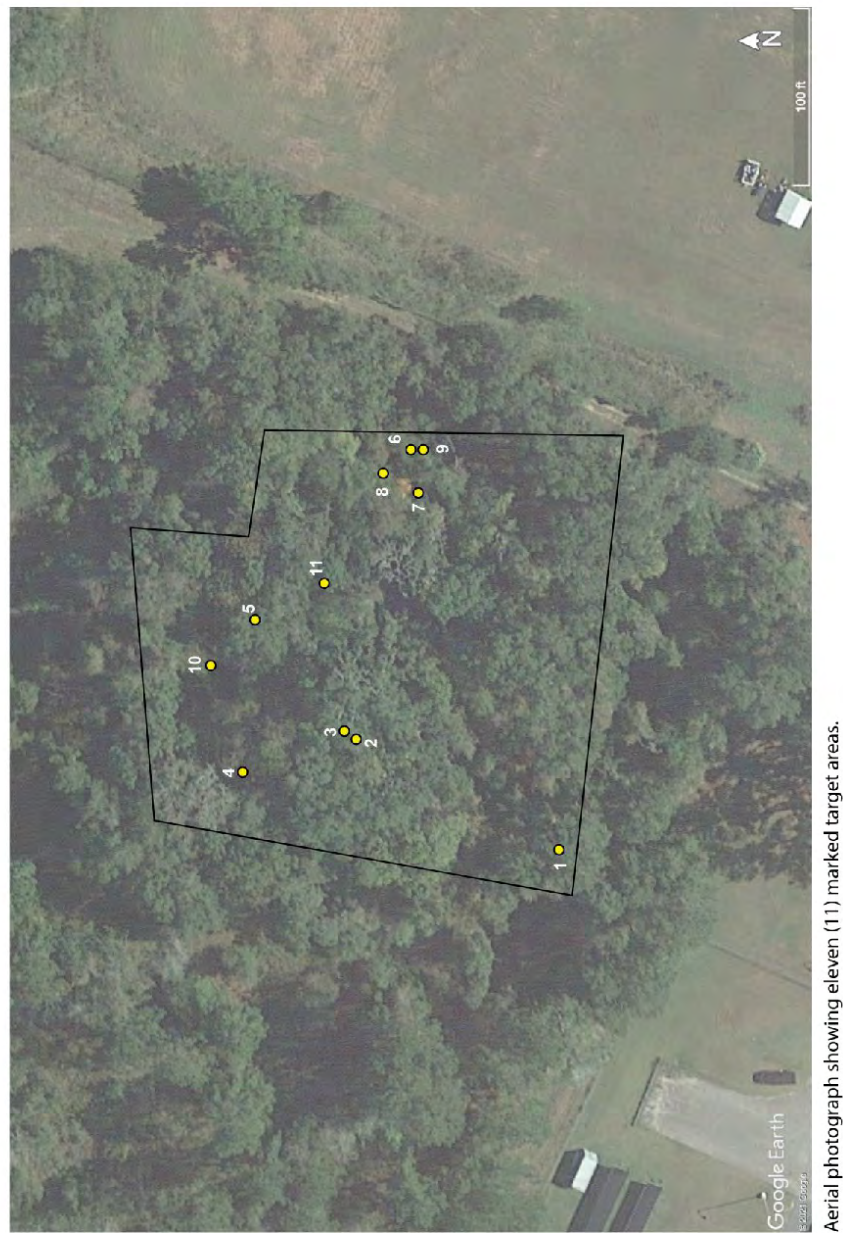


Figure 2. Aerial photograph showing location of eleven marked target areas.

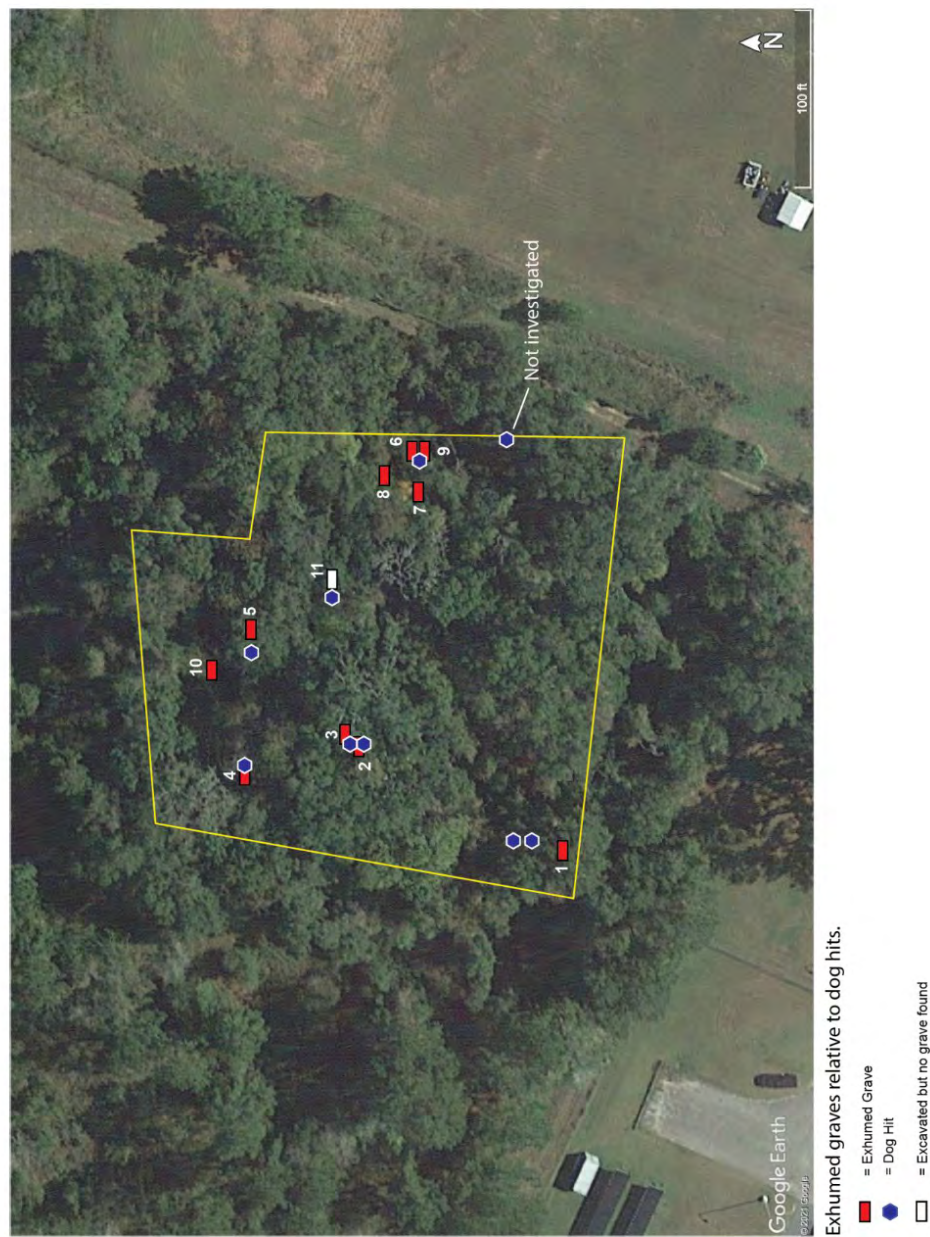


Figure 3. Aerial photograph showing graves in relation to cadaver dog hits

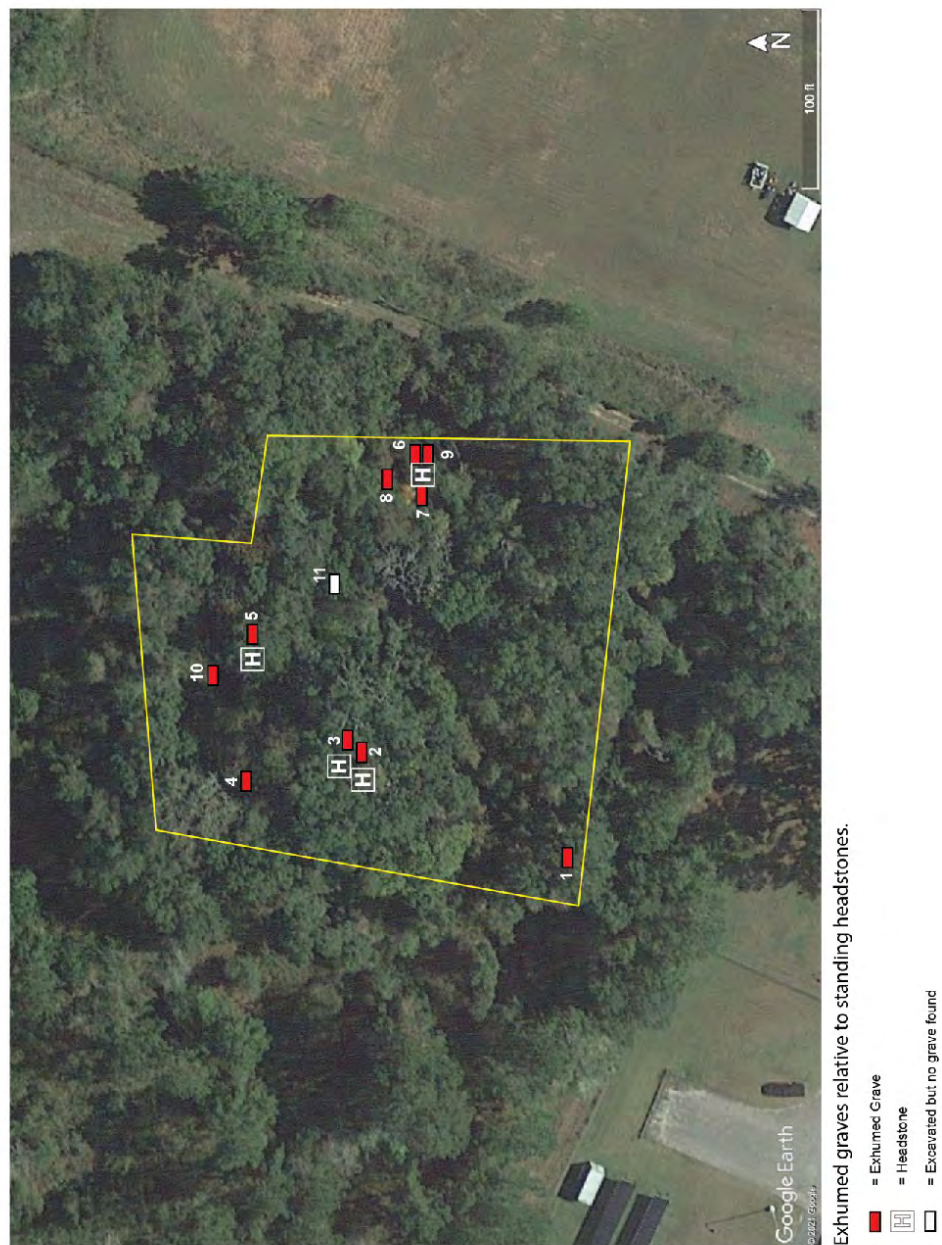


Figure 4. Aerial photograph showing graves in relation to headstones.

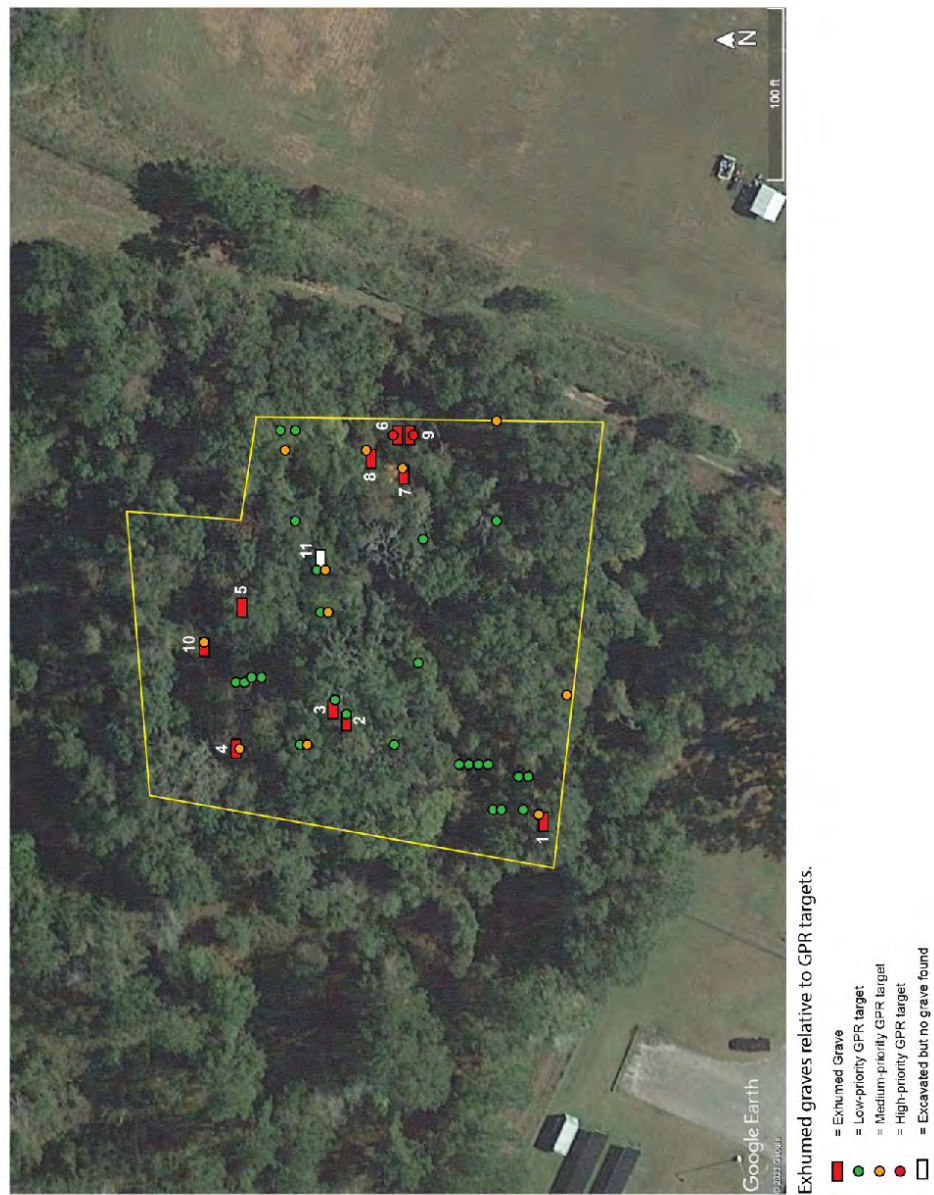


Figure 5. Aerial photograph showing graves in relation to GPR anomalies.



Figure 6. Stakes with pink flagging tape representing target areas.



Figure 7. Mechanical excavator having dug a pit near target.



Figure 8. Excavator (left) and bulldozer (right) clearing topsoil in target areas.



Figure 9. Manual excavation by Chestnut Funeral Home following mechanical digging.

Figure 10. Manual digging of a grave by Chestnut Funeral Home.



Figure 11. Coffin stain visible as dark red against the yellow soil.



Figure 12. Grave of B.L. Gifford, wpt-6. Left: Headstone marker; Right: Cranium with viewing glass.



Figure 13. Grave, wpt-9 with two infants, one with the head to the west, and one with head to the east.



Figure 14. Headstone for “Letitie Taylor”, wpt-3.



Figure 15. Headstone for
“Elizabeth”, wpt-2.



Figure 16. Excavation of graves at wpts-2, 3.



Figure 17. Wpt-4, Grave exposed prior to exhumation.



Figure 18. Wpt-10, grave prior to exhumation with masonic lapel pin in situ (left); detail of Knight of Pythias lapel pin (right).



Figure 19. Coffin wood visible in situ (left) and removed from the grave (right).



Figure 20. Example of ornate casket handles.



Figure 21. Examples of thumb screws and escutcheons.



Figure 22. Newly dug graves prepared for reinterment.



Figure 23. Reinterred burial with all remains and associated grave goods reburied.



Figure 24. Reburial plot showing all reinterred graves in place with relocated headstones and grave markers.



City of Alachua

MAYOR GIB COERPER

Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER**MIKE DAROZA**

December 20, 2021

VIA ELECTRONIC MAIL (jason.aldridge@dos.myflorida.com)

Jason Aldridge
Deputy State Historic Preservation Officer, Division of Historical Resources
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: DHR Project File No.: 2018-2670-F

Dear Mr. Aldridge:

Thank you for your assistance with the San Felasco Tech City Cemetery (Florida Master Site File No.: 8AL6942). We are pleased to have worked with the property owner and the State to ensure the preservation of the Cemetery, ensuring all recommendations from your office have been met, as provided for in your correspondence dated Nov. 24, 2020.

Again, your assistance has been valuable throughout this process and we are pleased to closeout this project.

Sincerely,

Mike DaRoza
City Manager

Attachment 2: Gopher Tortoises



Gopher Tortoise Conservation

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

Division of Habitat and Species Conservation

Species Conservation Planning Section

620 South Meridian Street, Mail Station 2A

Tallahassee, Florida 32399-1600

(850) 921-1031

Permittee Name: Laser Investment Group, LLC
 Permittee Address: 3201 SW 42nd Street Suite 2
 GAINESVILLE, FLORIDA
 32608 UNITED STATES

Permit Number: GTC-20-00179
 Effective Date: May 13, 2020
 Expiration Date: May 13, 2021

Agent Name: Barry Vance
 Agent Address: Water and Air Research, Inc.
 5020 SW 4th Circle
 OCALA, FLORIDA 34471
 UNITED STATES

IS AUTHORIZED TO:

Capture and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 4 gopher tortoises greater than 60 mm CL by non-harmful means and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities at the following site.

Authorized Capture Methods:

1. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
2. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

AUTHORIZED LOCATION(S):

37.7-acre San Felasco Tech City project site located at 13900 Tech City Circle (T8S,R19E,S20; Latitude 29° 46' 36.87" N Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest - West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Latitude 30°20'49.81"N and Longitude 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.

Permittee Signature: _____ Date: _____

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger

Authorized for: Eric Sutton, Executive Director

Authorizing Signature: _____

Date: 05/13/2020

Species Conservation Planning Section

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.
- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 05/01/2020 application (as supplemented), the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC [online permit system](#) or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
- 8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC [online permit system](#) or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the project site, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.
- 9 The Permittee shall notify the Gopher Tortoise Program Coordinator by uploading the notice to the FWC [online permit system](#), by email at GTPermits@MyFWC.com, or by phone at (850)921-1031 at least 24 hours (excluding weekends and holidays) before initiating the tortoise relocation effort.
- 10 Either this original permit, or a complete copy, must be clearly posted at the affected site at all times while engaged in the permitted tortoises relocation activities, and should remain posted until construction activities are completed.
- 11 Any gopher tortoise mortality or injury that occurs while conducting activities authorized under this permit shall be reported to the Gopher Tortoise Program Coordinator (by phone at 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of the occurrence. An injured gopher tortoise shall be promptly taken to either a licensed wildlife rehabilitation facility or a licensed veterinarian for evaluation and treatment. Contact information for the facility or veterinarian shall be included with the information reported.

- 12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC [online permit system](#) within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.
- 14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.
- 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as State-designated threatened species and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
- 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
- 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

Kaiser Consulting Group LLC.

San Felasco Tech City

Water & Air Research, Inc.

Recipient Site - Highlands Ranch Phase I

Permit #	**	Pick Up Date	Burrow #	Carapace	Plastron	ID #	Sex	Weight	Health	KCG Action	Release Date	Adult	Sub Adult	JV	< 60mm
GTC-20-00179A	1	06/10/20		280mm	274mm	1995	F	3640g	Healthy	Stats & Transport	06/10/20				
	2	06/10/20		258mm	245mm	1996	M	3720g	Healthy	Stats & Transport	06/10/20	2	0	0	0
Total												2	0	0	0

Total G.T. **2**

* Tortoises with a carapace less than 130mm are marked by notching per FWC guidelines

* Tortoises with a carapace of 130mm and greater are marked by drilling and notching per FWC guidelines

** Signifies the amount of tortoises relocated and not the ID number per FWC guidelines