City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date:
Acceptance Date:
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: San Felasco Hammock State Park Shop Building
2. Address of Subject Property: 11101 Cellon Creek Loop, Alachua, FL 32615
3. Parcel ID Number(s): 04033-000-000
4. Existing Use of Property: 08030 - State(Tiitf) Vacant/Xf
5. Future Land Use Map Designation :
6. Zoning Designation: CSV
7. Acreage: 300

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): Michael Freidin Title: Project Manager
   Company (if applicable): George & Associates Consulting Engineers, Inc.
   Mailing address: 1967 Commonwealth Lane, Suite 200
   City: Tallahassee State: Florida ZIP: 32303
   Telephone: 850-521-0344 FAX: 850-521-0345 e-mail: mfreidin@gaceng.net
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Florida Department of Environmental Protection
   Mailing Address:
   City: Tallahassee State: Florida ZIP:

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

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

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

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

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

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

10. Proof of payment of taxes.

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

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Michael Freidin
Project Manager,George and Associates Consulting Engineers

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Leon

The foregoing application is acknowledged before me this 5th day of April, 20__, by Michael Freidin, who is/are personally known to me, or who has/have produced _____ as identification.

CHARLES CLAYTON COURSON
MY COMMISSION EXPIRES FEBRUARY 1, 2021
#GG 068401
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12720 NW 109th LN, Alachua FL (San Felasco State Park)

Parcel ID Number(s): 04033-000-000

Acreage: 300 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael W. Foster, Jr. Title: Bureau Chief

Company (if applicable): Bureau of Design and Construction, Office of Operations, FDEP

Mailing Address: 3900 Commonwealth Boulevard, MS520

City: Tallahassee State: Florida ZIP: 32399

Telephone: 850-245-2694 FAX: e-mail: michael.foster@dep.state.fl.us

C. AUTHORIZED AGENT

Name: Michael Freidin Title: Project Engineer

Company (if applicable): George & Associates Consulting Engineers, Inc.

Mailing address: 1967 Commonwealth Lane, Suite 200

City: Tallahassee State: Florida ZIP: 32303

Telephone: 850-521-0344 FAX: 850-521-0345 e-mail: mfreidin@gaceng.net

D. REQUESTED ACTION:

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

Signature of Applicant

Philip Madden, Assistant Chief
Bureau of Design & Construction

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of LEON

The foregoing application is acknowledged before me this 17 day of January, 2017, by Philip Madden, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA
LEYLANI VELEZ FRAGUADA
MY COMMISSION EXPIRES OCTOBER 20, 2020
#GG 040653
Bonded Thru Troy Fain Insurance

SEAL

Signature of Notary Public, State of FL

George & Associates
Consulting Engineers, Inc.

4/18/2017

City of Alachua Planning & Community Development
15100 NW 142nd Terrace, Alachua, FL 32615
Tallahassee, FL 32301

RE: San Felasco State Park- Proposed Shop Building
Site Plan Permit Application
City of Alachua DRT Comment Responses

The response to comments from the Development Review Team for the San Felasco State Park Shop Building have been provided on the following pages with responses shown in red. All comments have been addressed to the best of our knowledge and adhering to the City of Alachua Site Plan requirements set forth in the Land Development Codes and Comprehensive Plan. If you have any questions or require additional information, please contact our office at your convenience (850) 891-7169.

Sincerely,

Mike Freidin
Project Manager
George & Associates Consulting Engineers, Inc.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Hammock State Park Shop Building

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: State of Florida (FDEP)

AGENT: Michael Freidin, George & Associates Consulting Engineers, Inc.

DRT MEETING DATE: April 11, 2017

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Conservation

ZONING: CSV

OVERLAY: NA

DEVELOPMENT AREA ACREAGE: ± .33 acres

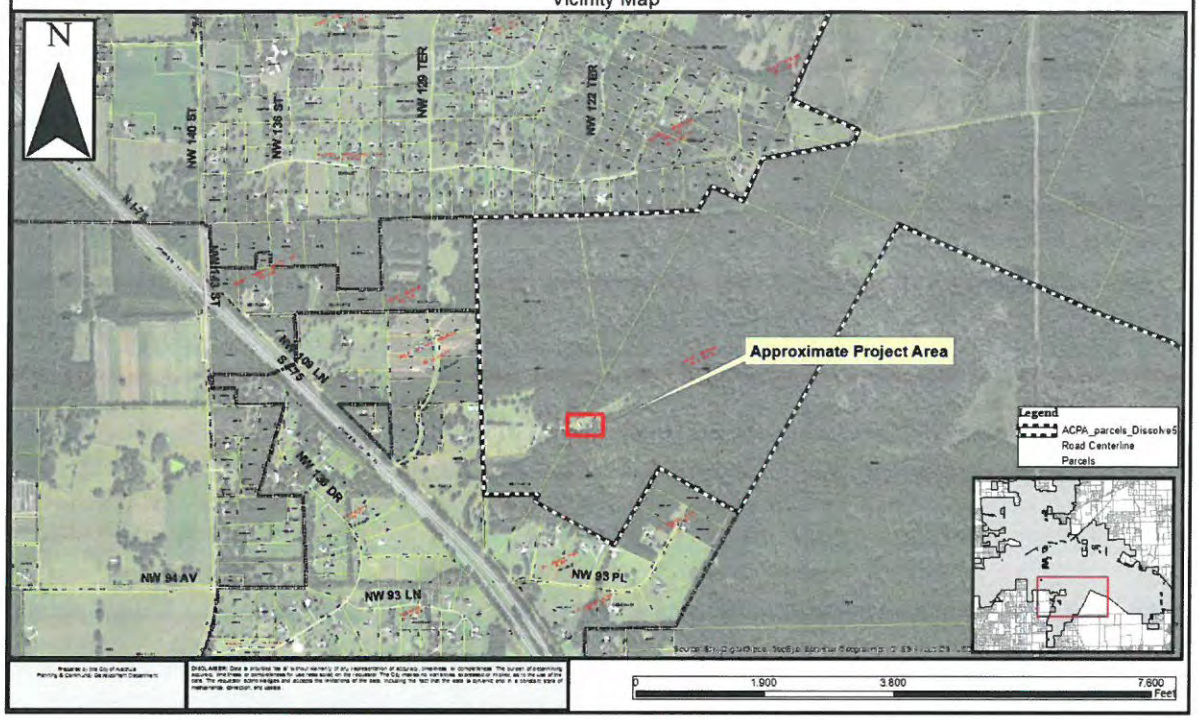
PARCEL: 04033-000-000

PROJECT LOCATION: North of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property.

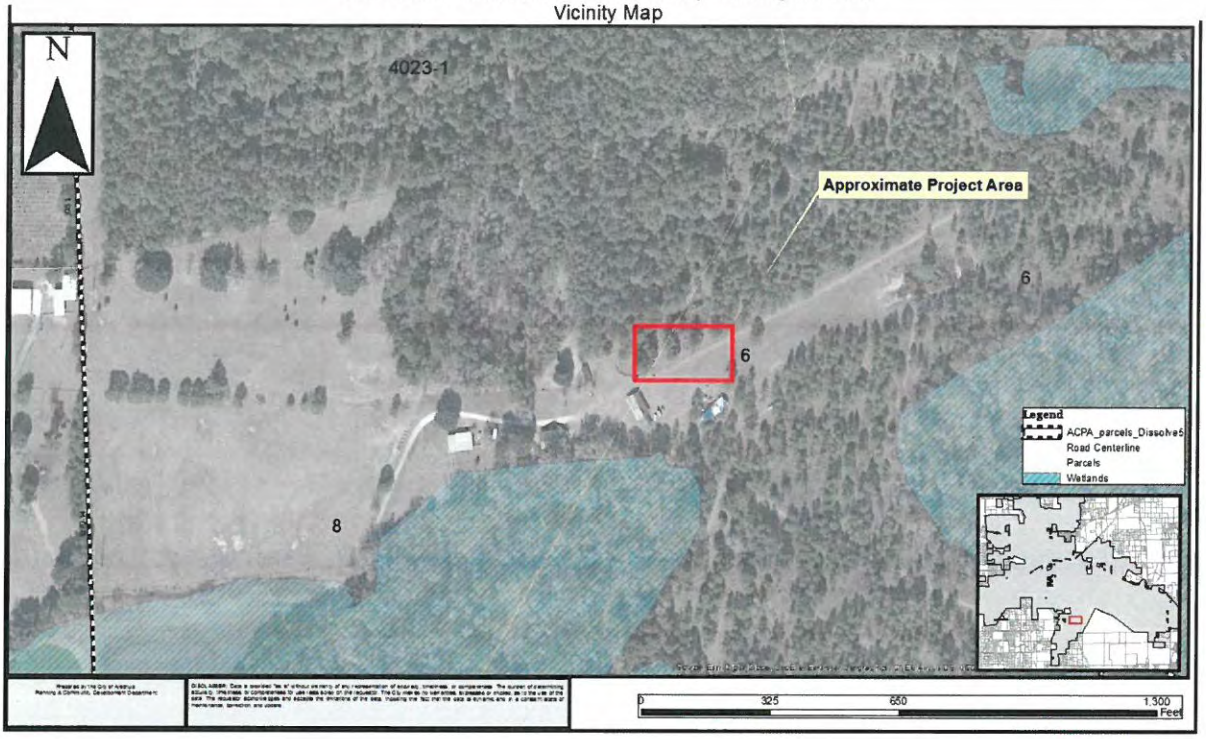
PROJECT SUMMARY: Construction of a ±2,030 square foot building and associated private infrastructure, parking, and landscaping.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Monday, April 17, 2017.**

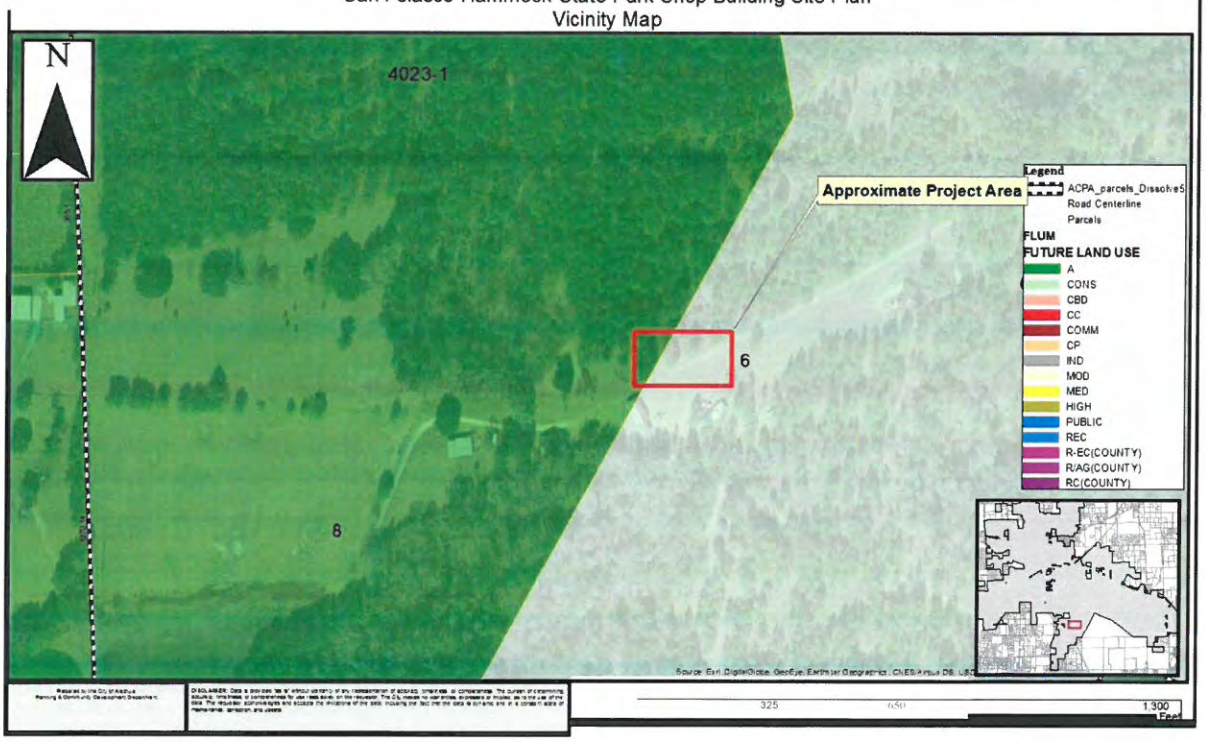
San Felasco Hammock State Park Shop Building Site Plan
Vicinity Map



San Felasco Hammock State Park Shop Building Site Plan
Vicinity Map



San Felasco Hammock State Park Shop Building Site Plan
Vicinity Map



San Felasco Hammock State Park Shop Building Site Plan
Vicinity Map

San Felasco Hammock State Park Shop Building Site Plan
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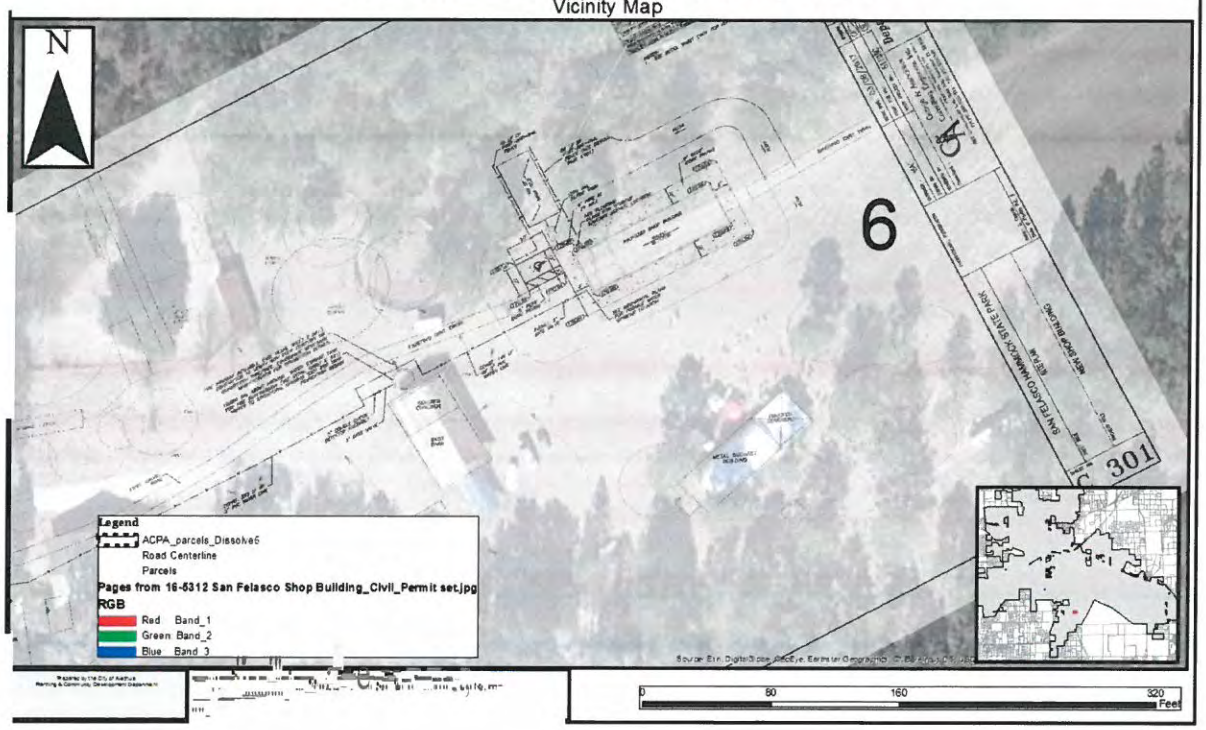


Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

A. <u>Comprehensive Plan Consistency</u>

1. Analysis of consistency with the Comprehensive Plan should also address Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element.
   Response: Have complied, see attached revised Comprehensive Plan Consistency Analysis which addresses objective 1.8 of the Future Land Use Element.
   The following statement has been added to paragraph one of attached Comprehensive Plan Analysis;
   "The proposed shop building is considered an ancillary use within the State Park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1.1, and consistent with Policy 1.8.a in the Future Land Use Element of the City of Alachua Comprehensive Plan. The shop building is an ancillary building, non-residential use that is necessary for the management of conservation lands that San Felasco State park encompasses."

2. Please provide a description of soils located within the project area to demonstrate compliance with Objective 1.5 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.
   Response: Have complied, see attached revised Comprehensive Plan Consistency Analysis which addresses objective 1.5 of the Conservation and Open Space Element. The following statement has been added to paragraph three and four of attached Comprehensive Plan Analysis:

   "In accordance with Objective 1.5 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building is located in the northwest portion of the park not accessible to the public, only park staff. The predominant soil types in the area are Millhopper sand which is a Type-A sand according to USDA that is moderately well drained. According to the geotechnical subsurface analysis completed for this project by Southern Earth Science, the depth to seasonal high water table was estimated to be approximately 5.5' below finished grade elevation. The Geotech report and USDA soils maps are available upon request from George and Associates.

   This project will implement Best Management Practices for erosion control measures to minimize any erosion and ensure no sediment leaves limits of construction during the duration of construction activities which is consistent of Policy 1.5.b of the Comprehensive Plan. The trees being removed are not protected, Native or heritage species of trees. Sheet C201 of the plan set shows the Erosion Control Plan for this project. This project has minimized impacts to existing native vegetation and will not impact any steep or seepage slopes, which is consistent with Policy 1.5.c of the Comprehensive Plan."

3. GIS analysis indicates presence of wetlands in the vicinity, please verify applications consistency with Objective 1.10 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.
   Response: Have complied, see attached revised Comprehensive Plan Consistency Analysis which addresses objective 1.5 of the Conservation and Open Space Element. The following statement has been added to paragraph one of attached Comprehensive Plan Analysis:

   "Objective 1.10 of the Conservation and Open Space Element of the Comprehensive Plan addresses protection of wetlands from any human caused disturbances. The proposed project will have no impacts to wetlands or existing wetland buffers in the area, which is consistent with Policy 1.10.g of the Comprehensive Plan with a required buffer of 75'. According to the Alachua County GIS, the limits of construction of the proposed shop building are approximately 200' to the nearest wetland which is located to the southwest. The proposed project has been reviewed and a no permit required letter has been issued by the Suwanee River Water Management District and attached with the site plan application."

B. <u>Concurrency Impact Analysis</u>
   1. Please address solid waste impacts to public facilities in request for exemption from concurrency compliance.
      Response: Have complied, the Concurrency Impact Analysis narrative has been revised to address the solid waste and request exemption. The exemption has been requested because the proposed shop building will not generate any additional solid waste from this portion of the park. The proposed shop building is replacing an existing building located approximately 700 feet to the west. All park staff currently in that building will be moved to the new shop building.
      See attached revised concurrency Impact Analysis narrative that goes into detail for the request for exemption and what is currently used to collect and dispose of solid waste on-site.

C. <u>Development Standards</u>
   1. Section 6.2- Tree protection/landscape/xeriscape standards
      a. Section 6.2.3(D) requires screening of mechanical equipment. Show mechanical equipment on landscape plan and method of screening that complies with this Section.
         Response: Have complied, the mechanical equipment has been shown on site and landscape plans consistent with Section 6.2.3 (D). Mechanical equipment is located on the west side of the building and has been screened using Florida Anise shrubs, which is on the recommended City of Alachua Plant list in the LDC App. 6.2.2-A.

      b. Section 6.2.2(D) (1) (b) (iii) requires a row of shrubs or shrub masses planted along all facades of building. No such shrubs identified on landscape plans. Please address.
         Response: The proposed building has 3-bays for vehicles and equipment to enter and *exit through. As shown on Landscape sheet C303, the north and south side will be exposed to vehicular traffic. Large trees will prohibit any vehicles from entering and existing shop building and shrubs will not be sustained in the vehicular path area. Therefore, shrubs have been placed on the east and west sides of the building and placed adequately to*

provide airflow and meet requirements of Section 6.2.2(D)(1)(b)(iii)

c. Assuming 10 inch tree (species not identified) to be removed is a regulated tree, mitigation will be required in accordance with 6.2.1 (D) (1).
Response: Have complied, Park Rangers identified the 10" tree species to be a gum and not on protected tree list, therefore no additional mitigation required.

d. Additional understory/ ornamental tree required on east side of building (Code Reference 6.2.2 (D) (1) (b) ii).
Response: Have complied, an additional Fig Tree has been added to Landscape Plan to comply with 6.2.2(D)(1)(b)(ii) stated below.
Eight ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

e. Additional three (3) canopy tree required on south (front) façade (Code reference 6.2.2 (D) (1) (b) i).
Response: As stated above, The proposed building has 3-bays for vehicles and equipment to enter and exit through. As shown on Landscape sheet C303, the north and south side will be exposed to vehicular traffic. Large trees will prohibit any vehicles from entering and existing shop building. This building does not technically have a façade due to the bays facing north and south and no street to face, sicne this is in the private section of the park in which public does not have access and is not visible from and public streets. We are requesting exemption from placing trees in the north and south sides of building due to the impracticability in this situation. We have the required proposed Canopy trees shown that comply with LDC 6.2.2 (D) for the canopy trees per acre as shown in the tree tabulation shown on sheet C303.

f. Section 6.2.2 (D)(8)(v) limits the number of plantings that can be from any one type. Additional planting types required (may be able to meet compliance through the addition of the shrubs (see above comment C.1.b. above).
Response: Have complied, no proposed trees and/or shrub species type exceed 50% within the scope of project.

2. Section 6.3- Fencing
   a. Fence detail must show maximum height.
   Response: Have complied, the maximum height of 5' has been shown on site plan and detail sheets. The typical Pride Fence is 4-4.5' feet in height and will not exceed 5 feet.

D. *Fire Marshal/Public Services/ Review Comments*
   1. None.

E. *Completeness Review Comments:*
   1. The applicant must address all completeness review deficiencies as provided in

correspondence dated March 29, 2017 and noted below:

- **Site Plan Application, Section C:** The submitted site plan application does not indicate if any sale of the property is included as a part of this site plan.
  Action Needed to Address Deficiency: Complete section C of the Site Plan application.
  Response: Have complied, section C of the site plan application has been completed. See attached revised application.

  Section D.9., Proof of Ownership: The Site Plan application does not include proof of ownership.
  Response: Have provided in this submittal the Deed from the Alachua County Clerk office with info when the park was acquired in 1974 by the State of Florida and meets and bounds. The owner's affidavit has been attached with application. The Florida Department of Environmental Protection has sent an email correspondence stating the year in which this area of park was acquired.

Action Needed to Address Deficiency: Submit proof of ownership (i.e., deed or other verification such as a title opinion).

F. *Miscellaneous/General Issues*

1. Sheet C 101 references "Fernandex" Grant in legal description. Verify legal description on this sheet. It also appears that the "project area" may include a portion of an adjacent parcel. Please confirm that legal description includes all portions of the "project area".
   Response: The project is located on a 300-acre tract and a boundary survey was not completed for this project, however the deed has been provided with a full legal description with OR and Book Number. We contacted Florida Department of Environmental Protection Division of State Lands to get original boundary survey and they do not have on file, but stated the park was acquired in 1974. The legal description(s) are from the City of Alachua property appraiser's website.

   All development activities for the proposed project are taking place on the parcel number listed on the application. The drainfield has been modified to provide the DOH required 2' setback from the adjacent property to the north.

2. Required Application Attachment D.6, Mailing labels for all property owners within 400' and those listed to receive public notice have not been submitted.
   Response: Have complied, two sets of mailing labels have been provided with the hard copy submittal.

3. Evidence of permit or application for permit for septic system from Alachua County Health Department.
   Response: Have complied; Copy of application that will be submitted has been provided with this submittal.

4. Zoning and Future Land Use designations must be shown on site plan.
   Response: Have complied, the zoning and future land use designation has been shown in the site data table on site plan sheet C301.

5. Exact project location must be shown in relation to existing tax parcel lines, as a zoning district boundary appears to transect development activities and development area.
   Response: All development activities for the proposed project are taking place on the parcel number listed on the application. The drainfield has been modified to provide the DOH required 2' setback from the adjacent property to the north.

6. Statement of proposed uses must be included on site plan.
   Response; Have complied, statement of uses added to site plan sheet C301.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF APRIL 17, 2017.

George & Associates
Consulting Engineers, Inc.

4/26/2017

City of Alachua Planning & Community Development
15100 NW 142nd Terrace, Alachua, FL 32615
Tallahassee, FL 32301

RE: San Felasco State Park- Proposed Shop Building
Site Plan Permit Application
Concurrency Exemption Request (Revision 1-Response to DRT Comments)
Parcel ID: 04033 000 000

We are requesting exemption from a Concurrency Impact Analysis for the San Felasco State Park Shop Building project based on the de minimis impacts this project will have on public facilities in accordance with City of Alachua LDC section 2.4.14(C)(3).

The proposed shop building is located in San Felasco State Park in a private area that will not be accessible to the public. The new building will be replacing an existing building on-site and therefore will not increase the personnel and/or employees that are currently working in this location. The potable water for the proposed building will be provided by an existing private well located approximately 300' to the west of the proposed shop building, which currently serves the existing buildings and ranger residence on site. There will be a septic system and drainfield constructed for the new shop building, therefore no public sewer systems will be affected by this building.

The existing solid waste on-site is currently disposed in typical 65-gallon garbage cans and 2 yard bin which is collected and disposed off-site by Waste Pro. The area where the trash bin and cans are located is not within the project area. Photos of on-site garbage receptacles have been provided by park staff. The proposed shop building will be replacing the existing shop building and there will not be an increase in number of staff on site. Therefore, there will not be an increase in solid waste for this project.[1]

[1] Added Per DRT comments received April 11, 2017.

Given those factors, the public utilities capacity and level of service of the surrounding area will not be affected by this project.

Additionally, the traffic impact from this project is going to be extremely minimal. According to meeting notes, there are approximately 1 to 2 full time employees at the location each weekday and they are currently working in other location on site, therefore will not increase trips generated to the site and surrounding roadways. Since this area of the park is not for public access, these will be the only people traveling to the location on an average day. The Institution of Transportation Engineers Trip Generation 4th Edition is shown below, which gives us the average number of employees they use for a weekday at a state park is 7.8 employees. This gives them 60.198 trips per day, but that includes public vehicle trips going to the park as well. One reason we believe this data may even be inaccurate and that it should be based on a park-to-park basis is that the R^2 value is 0.448, indicating that there is not a strong trend in the data that was used to develop these numbers. A strong value for R^2 should be close to 1, but as we can see, this value is not near that. This leads us to believe that the trip generation for a state park situation needs to be evaluated based on the number of employees at this location specifically. Since there are only 1 to 2 employees traveling there per day, a maximum of 10 trips would likely be taken if the employees leave the site and come back multiple times in one day.

For the reasons stated above, we believe this project will have de minimis or no impacts to the public facilities level of service and that this project should be exempt from the Concurrency Impact Analysis during the review process. If you have any questions or concerns, please contact our office at your earliest convenience.

1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA, 32303 • PHONE 850.521.0344 • FAX 850.521.0345

George & Associates
Consulting Engineers, Inc.

4/18/2017

City of Alachua Planning & Community Development
15100 NW 142nd Terrace, Alachua, FL 32615
Tallahassee, FL 32301

RE: San Felasco State Park- Proposed Shop Building
Site Plan Permit Application
City of Alachua Comprehensive Plan Consistency Analysis
(Revision 1-Response to DRT Comments)
Parcel ID: 04033 000 000

The proposed shop building located within the San Felasco Hammock Preserve State Park on a 300- acre parcel, parcel number 04033 000 000, and is zoned conservation (CSV). According to the future land use map (FLUM) in the City of Alachua Comprehensive Plan, the parcel is designated as conservation zoning on the future land us map. The proposed shop building is considered an ancillary use within the State Park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1.1, and consistent with Policy 1.8.a in the Future Land Use Element of the City of Alachua Comprehensive Plan. The shop building is an ancillary building, non-residential use that is necessary for the management of conservation lands that San Felasco State park encompasses. The proposed project will not change the land use of the parcel at all. [1]

As outlined in Goal 1 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building will ultimately assist the city with conserving and managing the natural and environmental resources of the City. The shop building will provide a maintenance facility and shop that will allow the state park rangers and park personnel to store equipment and other items that will be essential to preservation, conservation and maintaining the open space and conservation areas within the state park. In addition, the design for the shop building has minimized all environmental impacts using best management practices, following Policy 2.1.b in the City of Alachua Comprehensive Plan, Conservation and Open Space Element. [1]

In accordance with Objective 1.5 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building is located in the northwest portion of the park not accessible to the public, only park staff. The

[1] Added Per DRT comments received April 11, 2017.

predominant soil types in the area are Millhopper sand which is a Type-A sand according to USDA that is moderately well drained. According to the geotechnical subsurface analysis

completed for this project by Southern Earth Science, the depth to seasonal high water table was estimated to be approximately 5.5' below finished grade elevation. [1]

This project will implement Best Management Practices for erosion control measures to minimize any erosion and ensure no sediment leaves limits of construction during the duration of construction activities which is consistent of Policy 1.5.b of the Comprehensive Plan. The trees being removed are not protected, Native or heritage species of trees. Sheet C201 of the plan set shows the Erosion Control Plan for this project. This project has minimized impacts to existing native vegetation and will not impact any steep or seepage slopes, which is consistent with Policy 1.5.c of the Comprehensive Plan. [2]

Objective 1.10 of the Conservation and Open Space Element of the Comprehensive Plan addresses protection of wetlands from any human caused disturbances. The proposed project will have no impacts to wetlands or existing wetland buffers in the area, which is consistent with Policy 1.10.g of the Comprehensive Plan with a required buffer of 75'. According to the Alachua County GIS, the limits of construction of the proposed shop building are approximately 200' to the nearest wetland which is located to the southwest. The proposed project has been reviewed and a no permit required letter has been issued by the Suwanee River Water Management District and attached with the site plan application. [2]

For these reasons, we believe that the proposed shop building follows the goals that are set out in the City of Alachua Comprehensive Plan, and ultimately works in the same direction that the City is planning.

[2] Added Per DRT comments received April 11, 2017.

NOTE: ALL DEVELOPMENT ACTIVITIES FOR NEW SHOP BUILDING WILL TAKE PLACE IN PARCEL NUMBER LISTED ON SITE PLAN APPLICATION.

AERIAL WITH OFFSET FROM ADJACENT PROPERTY

ISSUE DATE: 04/14/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
COMP. FILE No.:	A	#	#	C	#	#
STATE PROJECT No.:	B	#	#	D	#	#

DESIGNER :
DRAWN BY: TMD
REVIEWED BY: MAF
Consultant :

George & Associates Consulting Engineers, Inc.
CIVIL • ENVIRONMENTAL • TRANSPORTATION • WATER • WASTEWATER • LAND USE
ENGINEERING BUSINESS No. 7870
1567 Commonwealth Lane, Suite 200, Tallahassee, FL 32303
PHONE (850)210-1515 - FAX (850)210-1515

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372

PROFESSIONAL REGISTRATION
State of Florida P.E. #

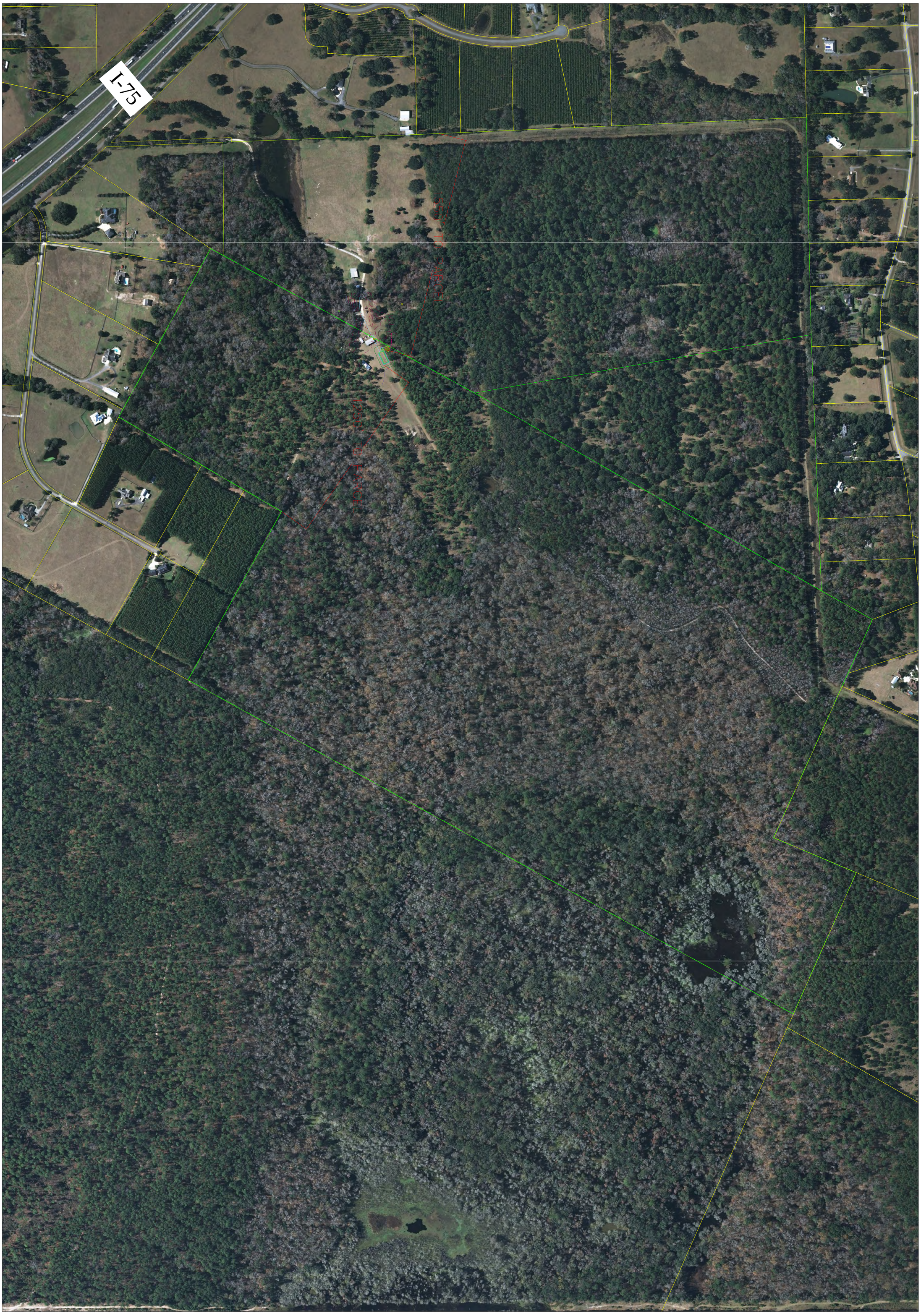
SHEET TITLE: AERIAL

PROJECT TITLE: SAN FELASCO SHOP BUILDING

SHEET NO. 1

Michael Freidin 4/18/2017 P:\Projects\16-5312\Images\Poster Aerial Image\Aerial_Parcels.dwg

AERIAL WITH DISTANCE BETWEEN PARCELS



SHEET NO. 1	AERIAL	PROFESSIONAL REGISTRATION	DESIGNER :	ISSUE DATE: 04/14/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE		DRAWN BY: TMD	COMP. FILE No.:	A	#	#	C	#	#
			REVIEWED BY: MAF	STATE PROJECT No.:	B	#	#	D	#	#
	PROJECT TITLE SAN FELASCO SHOP BUILDING	# State of Florida P.E. # #	Consultant : George & Associates Consulting Engineers, Inc. CIVIL - ENVIRONMENTAL - TRANSPORTATION - SYSTEMS PLANNING - LAND USE ENGINEERING BUSINESS NO. 7879 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE 850.521.0344 - FAX 850.521.0345							

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. _____
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR:

[✓] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: Florida Department of Environmental Protection

AGENT: George and Associates Consulting Engineers, Inc. TELEPHONE: 850-521-0344

MAILING ADDRESS: 1967 Commonwealth Lane, Suite 200 Tallahassee FL, 32303

==========

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

==========

PROPERTY INFORMATION

LOT: N/A BLOCK: N/A SUBDIVISION: N/A PLATTED: N/A

PROPERTY ID #: 04033-000-000 ZONING: CSV I/M OR EQUIVALENT: [No]

PROPERTY SIZE: 300 ACRES WATER SUPPLY: [✓] PRIVATE PUBLIC [ ]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [No] DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 11101 Cellon Creek Loop, Alachua FL 32615

DIRECTIONS TO PROPERTY: From I- 75 take exit 399 and go east on SR 20 towards Alachua. Take a right (south) on NW 143 street. Head south to NW 109th Lane and make a left (east). Proceed approximately 1.5 miles and the private enytrance of park will be on the left. Need gate code to access park. Call San Felasco Park to get access code

BUILDING INFORMATION [ ] RESIDENTIAL [✓] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	Warehouse	N/A	2030	Commercial
2				
3				
4				

[✓] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: _____ DATE: 04/17/17

DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC

APPLICANT:	Property owner's full name.
AGENT:	Property owner's legally authorized representative.
TELEPHONE:	Telephone number for applicant or agent.
MAILING ADDRESS:	P.O. box or street, city, state and zip code mailing address for applicant or agent.
LOT, BLOCK, SUBDIVISION:	Lot, block, and subdivision for lot (recorded or unrecorded subdivision). If lot is not in a recorded subdivision, a copy of the lot legal description or deed must be attached.
DATE OF SUBDIVISION:	Official date of subdivision recorded in county plat books (month/day/year) or date lot originally recorded. Dividing an approved lot into two or more parcels for the purpose of conveying ownership shall be considered a subdivision of the lot.
PROPERTY ID#:	27 character number for property. CHD may require property appraiser ID # or section/township/range/parcel number.
ZONING:	Specify zoning and whether or not property is in I/M zoning or equivalent usage.
PROPERTY SIZE:	Net usable area of property in acres (square footage divided by 43,560 square feet) exclusive of all paved areas and prepared road beds within public rights-of way or easements and exclusive of streams, lakes, normally wet drainage ditches, marshes, or other such bodies of water. Contiguous unpaved and non-compacted road rights-of-way and easements with no subsurface obstructions may be included in calculating lot area.
WATER SUPPLY:	Check private or public <= 2000 gallons per day or public > 2000 gallons per day.
SEWER AVAILABILITY:	Is sewer available as per 381.0065, Florida Statutes, and distance to sewer in feet.
PROPERTY ADDRESS:	Street address for property. For lots without an assigned street address, indicate street or road and locale in county.
DIRECTIONS:	Provide detailed instructions to lot or attach an area map showing lot location.
BUILDING INFORMATION:	Check residential or commercial.
TYPE ESTABLISHMENT:	List type of establishment from Table II, Chapter 64E-6, FAC. Examples: single family, single wide mobile home, restaurant, doctor's office.
NO. BEDROOMS:	Count all rooms designed primarily for sleeping and those areas expected to routinely provide sleeping accommodations for occupants.
BUILDING AREA:	Total square footage of enclosed habitable area of dwelling unit, excluding garage, carport, exterior storage shed, or open or fully screened patios or decks. Based on outside measurements for each story of structure.
BUSINESS ACTIVITY:	For commercial/institutional applications only. List number of employees, shifts, and hours of operation, or other information required by Table II, Chapter 64E-6, FAC.
FIXTURES:	Mark Floor/Equipment Drains or Others and specify item or "NA" if not applicable.
SIGNATURE / DATE:	Signature of applicant or agent. Date application submitted to the CHD with appropriate fees and attachments.

ATTACHMENTS: A site plan drawn to scale, showing boundaries with dimensions, locations of residences or buildings, swimming pools, recorded easements, onsite sewage disposal system components and location, slope of property, any existing or proposed wells, drainage features, filled areas, obstructed areas, and surface water. Location of wells, onsite sewage disposal systems, surface waters, and other pertinent facilities or features on adjacent property, if the features are with 75 feet of the applicant lot. Location of any public well within 200 feet of lot. For residences, a floor plan (residences) showing number of bedrooms and building area of each unit. For nonresidential establishments, a floor plan showing the square footage of the establishment, all plumbing drains and fixture types, and other features necessary to determine composition and quantity of wastewater.

WARRANTY DEED
(FROM CORPORATION)

BANCO FORM 31

3-03
5869 70
2152 70

This Warranty Deed *Made and executed the* 27th *day of* September, A. D. 19 74, *by*
CONTEXT DEVELOPMENT CO.

a corporation existing under the laws of Delaware, *and having its principal place of business at* 3010 Coral Way, Miami, Florida 33145
hereinafter called the grantor, to State of Florida, Board of Trustees of the Internal Improvement Trust Fund

whose postoffice address is Tallahassee, Florida

hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 1,956,570 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in* County, Florida, viz:

See Exhibit A attached hereto
and made a part hereof

Subject to zoning restrictions, easements, rights-of-way, reservations and limitations of record and taxes for the year 1974 and subsequent years.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE SEP 27 '74 P.B. 10528 469.80 | FLORIDA STAMP TAX 900.00 | FLORIDA STAMP TAX 900.00 | FLORIDA STAMP TAX 900.00 | FLORIDA STAMP TAX 900.00 | FLORIDA STAMP TAX 900.00 | FLORIDA STAMP TAX 900.00

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

030748 FLORIDA DEPT. OF REVENUE SEP 27 '74 P.B. 10513 DOCUMENTARY SUR TAX 352.70 | FLORIDA 27 '74 P.B. 10513 DOCUMENTARY SUR TAX 900.00 | DOCUMENTARY SUR TAX 900.00

287539

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(CORPORATE SEAL)

ATTEST: W. M. Porter, Assistant Secretary

CONTEXT DEVELOPMENT CO.

By James E. Schulte
James E. Schulte, Exec. Vice President

Signed, sealed and delivered in the presence of:

N. Jean Williams

STATE OF FLORIDA
COUNTY OF

908 PG 858

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared James E. Schulte and W. M. Porter

Executive Vice
well known to me to be the / President and Assistant Secretary respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, A. D. 19

N. Jean Williams
Notary Public, State of Florida
My Commission Expires

This Instrument prepared by: Roy C. Young, Esq., of Brown, Smith, Young & Johnson
Address Suite 740, Barnett Bank Building
Post Office Box
Tallahassee, Florida

September 20, 1974

For: Context Industries

Proposed tract to be deeded to State of Florida

Description:

Commence at the Northwest corner of Fractional Section 36-T8S-R18E as the Point of Beginning and run North 88° 40' 53' East along the North line of said Section, 1782.95' to the westerly line of Lot 2 of Haile Estate in the Fernandez Grant, thence run North 30° 16' 56" East along said West line 407.52' to the most Northerly corner of said lot and the Southerly line of Lot 8 in the Haile Estates in the Sanchez Grant, thence run South 64° 37' 13" East along the South line of said Lot 510.84 to the Southeast corner of said lot, thence run North 25° 26' East along the East line of said lot 688.73', thence run North 81° 33' 12" East 4009.23', thence run North 86° 33' 49" East 3610.85', thence run South 81° 47' 26" East 1946.10', thence run South 64° 10' 47" East 1815.93', thence run North 23° 17' 12" East 25.06', thence run South 73° 05' 09" East 3873.48' to the West R/W of State Road No. S-237, thence run South 1° 51' 32" East along said R/W 1762.57' to the P.C. of a curve concave to the West and having a radius of 4533.66', thence run Southerly along the arc of said R/W curve 1048.6', thence run North 76° 07' 44" West 3689.11' thence run South 19° 49' 08" East 3817.82' to he North line of Arrendondo Grant, thence run North 89° 08' 40" West along said North line 773.29', thence run North 55° 23' 08" West 7044.53 to the Southeast corner of Lot 29 of the L.L. Dell Estate, Thence run North 64° 46' 10' West along the South line of said lot, 1317.93' to the Southeast

Exhibit A, page 1, to Warranty Deed dated September 27, 1974, from Context Development Co. to State of Florida, Trustees of the Internal Improvement Trust Fund.

corner of Lot 28 of L.L. Dell Estate, thence run North 65° 07' 53" West along the South line of L.L. Dell Estate 3104.79', thence run South 29° 52' 44" West along the East line of Haile Estate in Fernandez Grant 4807.53' to the Southeast corner of Lot 5 of Haile Estate, thence run North 60° 02' 03" West along the South line of said lot 1340.02 to the Northeast corner of Lot 7 of Haile Estate, thence run South 31° 05' 18" West along the East line of said Lot 1309.06' thence run North 60° 26' 05" West along the South line of said Lot 1335.80', thence run North 30° 16' 56" East along the West line of said lot 106.57', thence run North 89° 50' 30" West 794.38', thence run North 1° 28' 54" West along the West line of Lot 1, 7, and 8 of Haile Estate 4062.36' to the North line of Section 35-T8S-R18E, thence run North 89° 45' 01" East along the North line of said Section 1520.09' to the NE corner of said Section and the P.O.B. Being and lying in T8S-R18 and 19 and Fernandez and Sanchez Grants, Alachua County, Florida and containing 1694 acres, more or less.

1694
P.E.M.

Checked by ____

Pam C. McGuff
Reg. Fla. Cert. No. 509

Exhibit A, page 2, to Warranty Deed dated September 27, 1974, from Context Development Co. to State of Florida, Trustees of the Internal Improvement Trust Fund.

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

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

John Tingue
333 Turkey Creek
Alachua, FL 32615

TCMOA President
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dr. Lee A. Niblock Niblock
12 SE 1st Street
Gainesville, FL 32601

John Amerson
2916 NE Jacksonville Rd
Ocala, Fl 34479

Traci L. Gresham
P.O. Box 9
Alachua, FL 32616

Hernandez & Infante W/H
Owner Parcel ID: 04029-010-001, 04029-010-002
12724 NW 93rd PL
Alachua, FL 32615

Pam Conklin
Owner Parcel ID: 04029-010-003
12708 NW 93rd PL
Alachua, FL 32615

Don & Donna M Gocek
Owner Parcel ID: 04029-010-004
12624 NW 93rd PL
Alachua, FL 32615

John Donald Tyson
Owner Parcel ID: 04029-010-005
12604 NW 93rd PL
Alachua, FL 32615

Crumpton & Verner-Crumpton
Owner Parcel ID: 04029-010-006
P.O. Box 249
Alachua, FL 32615

Current Resident
Owner Parcel ID: 04029-010-006
12507 NW 93rd Pl
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-007
12401 NW 93rd PL
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-008
12405 NW 93rd PL
Alachua, FL 32615

Foundation for Environmental
Owner Parcel ID: 04029-100-000
1501 Chelsford St
St. Paul, MN 55108

State of FL ILF
Owner Parcel ID: 04023-001-000, 05967-000-000, 04036-001-000
3900 Commonwelath Blvd
Tallahassee, FL 32399

Trustee Brenes
Owner Parcel ID: 03968-004-000
11505 NW 112th Ave
Alachua, FL 32615

Brenda K Pickens
Owner Parcel ID: 03968-005-000
550 NW 58th St
Gainesville, FL 32607

Current Resident
Owner Parcel ID: 03968-005-000
11613 NW 112TH Ave
Alachua, FL 32615

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

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

March 31, 2017

Philip Madden
Florida Department of Environmental Protection
3900 Commonwealth Blvd, MS520
Tallahassee, FL 32399

Subject: Environmental Resource Permit (ERP) No Permit Required (NPR): San Felasco Hammock State Park Shop Building, ERP-001-229695-1, Alachua County

Dear Mr. Madden:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before March 27, 2017. It has been determined that the proposed activity: the construction of an approximate 4,660 SF shop storage building at San Felasco Hammock State Park, follows Subsection 62-330.020(2)(c), Florida Administrative Code (F.A.C).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

DON QUINCEY Chair Chiefland, Florida
ALPHONAS ALEXANDER Vice Chair Madison, Florida
VIRGINIA H. JOHNS Secretary/Treasurer Alachua, Florida
KEVIN BROWN Alachua, Florida
GARY F. JONES Old Town, Florida
CHARLES KEITH Lake City, Florida
VIRGINIA M. SANCHEZ Old Town, Florida
RICHARD SCHWAB Perry, Florida
BRADLEY WILLIAMS Monticello, Florida
NOAH VALENSTEIN Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

Brian Brooker

Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Michael Foster, Florida Department of Environmental Protection
Michael Freidin, George & Associates Consulting Engineers, Inc.

DON QUINCEY Chair
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

NOAH VALENSTEIN
Executive Director

Legal Description: San Felasco Hammock State Park

Parcel Number: 04033-000-000

Haile Estate S/D PB A-56 Lots 1 2 3 4 5 6 7 in Fernandez Grant or 908/858

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1015367

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
04033 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

HAILE ESTATE S/D PB A-56 LOTS 1 2 3 4 5 6 7 IN FERNAN
See Additional Legal on Tax Roll

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO
HAMMOCK STATE RESERVE
% DEP-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	540,000	540,000	0	0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	540,000	540,000	0	0.00
LIBRARY GENERAL	1.3371	540,000	540,000	0	0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	540,000	540,000	0	0.00
SCHL DISCRNRY & CN (S01)	0.7480	540,000	540,000	0	0.00
SCHL GENERAL	4.6880	540,000	540,000	0	0.00
SCHOOL VOTED (S01)	1.0000	540,000	540,000	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.4093	540,000	540,000	0	0.00
17 CITY OF ALACHUA	5.9900	540,000	540,000	0	0.00

TOTAL MILLAGE 24.6764 **AD VALOREM TAXES** $0.00

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SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

If Paid By	Apr 28, 2017				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1015367

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
04033 000 000	Unassigned Location RE	

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO
HAMMOCK STATE RESERVE
% DEP-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

IF PAID BY	PLEASE PAY
☐ Apr 28, 2017	$0.00
☐	
☐	
☐	
☐	

Newberry surveying customers on solar energy

By C.M. WALKER
Today Reporter

NEWBERRY – The City of Newberry, in partnership with the Florida Municipal Power Agency (FMP) and municipal electric utilities throughout the state, will survey a random sample of its electric customers in early January to gather their opinions on solar energy, said Mike New, Newberry City Manager, in a recent press release.

The purpose of the survey is to gauge support of solar energy in Florida, even if it would require customers to pay more for electricity due to the higher cost of solar generation compared to other forms of generating electricity.

Although the release was neutral in its wording, Newberry Mayor Bill Conrad expressed his opinion regarding roof top solar panels. "Salesmen will tell potential customers that their panels will save them X amount of money over a 30-year-period, but the panels themselves are only warrantied for 20 years. That means the homeowner has to reinvest in new solar panels before they have received the benefit of the utility savings."

In addition, he points to the fact that roof top panels don't move with the sun, which means the amount of energy created at noon is much more than the energy created at 8 a.m. or 5 p.m.

A feasible option for those people willing to pay the difference for solar energy is that the city could consider a community solar farm, which is more efficient than roof top solar panels. Conrad believes that may be a better choice because "solar farm panels can move with the sun."

Conrad says people believe solar is cheaper, but it is not. "Actually, natural gas is less expensive right now. However, if people want to pay a little more for solar to benefit the earth, the city could consider building a solar farm," says Conrad.

"If the survey tells us that people are willing to pay more for solar, we will pay the cost to set up a solar farm, but they need to understand that it will still be more expensive than natural gas," he said.

Getting back to the telephone survey itself, it will be conducted by GreatBlue Research, a professional market research firm based in Cromwell, Conn. New commented that GreatBlue has expertise in this type of survey and was selected in a competitive bidding process by FMPA and its member utilities.

"We encourage customers who are called to participate in the short survey," said New. He added that, "the feedback we receive from customers will be vital to the city and FMPA in helping both entities to make decisions on adding renewable energy to our portfolio."

The survey results will be crucial in helping the city and FMPA understand the concerns and priorities of its customers and guide the utility in making decisions that best reflect the goals and future energy needs of the community.

GreatBlue will call a random sample of Newberry's customers. If customers have caller ID, the display will show the call is from GreatBlue. If customers do not have this technology, the phone number that appears will be 860-740-4000, or a variation of that (i.e., 860-740-4005, -4006, or -4007).

As required by law, GreatBlue will maintain the anonymity of customers who participate in the survey. No information will be released that might in any way reveal their answers to the survey questions.

Although the survey may not have begun in Newberry, contacts at GreatBlue Research indicate they expect to have their survey completed by Wednesday, January 18. However, GreatBlue's team will then have to begin the process of compiling the information to present to their client, FMPA. A representative from GreatBlue was not able to address how long that process might take.

Newberry residents with questions should contact the City at 352-472-2161.

# # #

Email cwalker@alachuatoday.com

City of Alachua's 12th Annual
MARTIN LUTHER KING, JR. DAY CELEBRATION

Monday, January 16, 2017
11 a.m.-3 p.m.
Cleather Hathcock, Sr. Community Center
15818 NW 140th St., Alachua

Join the City of Alachua in celebrating the legacy of Reverend Martin Luther King, Jr.

There will be something for everyone—community leader and citizen speakers, free entertainment, free kids activities and free lunch served at noon

Featured Speaker
Charles Chestnut, III
Performances By
Music & Arts Program for Youth
Senior Cha Cha Chas

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The City of Alachua (386) 418-1373
www.cityofalachua.com

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PUBLIC NOTICE

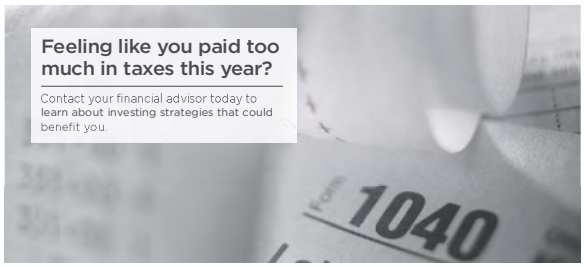
A neighborhood meeting will be held to discuss a proposed 3000 sf shop building located on a 300-acre parcel within the San Felasco State Hammock Park. The parcel is located in the City of Alachua and is zoned conservation(CSV). This is not a public hearing. The purpose of the meeting to inform neighboring property owners about the nature of the proposed project and seek their comments.

The proposed shop building is considered an ancillary use within the state park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1-1. The parcel is owned by Department of Environmental Protection Division of Parks and Recreation.

Meeting will be held Thursday, January 26, 2017 at the Alachua County Library
14913 NW 140th St, Alachua, FL, in Rooms A+B.
The hearing will be held from 6:00 p.m. to 7:30 p.m. EST.

Contact Person: Karin Zawrotny at (850)656-7326
Michael Freidin at (850)-521-0344

(Published: Alachua County Today - January 12, 2017)



Edward R Potts
Financial Advisor

14423 U S Hwy 441 Suite 9
Alachua, FL 32615
386-462-0417

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GFWC High Springs New Century Woman's Club, Inc
Jan 15th 11:30 - 1:30: Soup, Sandwiches & Sweets $8 fundraiser for Relay for Life
2:00 - 4:00: Women Singer/Songwriters (Free) tips will be donated to Relay for Life

January 10, 2017

Hernandez & Infante W/H
Owner Parcel ID: 04029-010-001, 04029-010-002
12724 NW 93rd PL
Alachua, FL 32615

RE: San Felasco Hammock State Park- Proposed Shop Building
Alachua County, Florida
Project Parcel number: 04033-000-000

Dear Sir or Madam,

The Florida Division of Parks and Recreation and the Florida Department of Environmental Protection invites you to attend the neighborhood meeting for the proposed Shop Building at the San Felasco State Park. The meeting will be held Thursday, January 26 at Alachua County Library at 14913 NW 140th St, Alachua, Florida in, Rooms A+B. The hearing will be held from 6:00 p.m. to 7:30 p.m. EST. The purpose of the meeting is to inform neighboring property owners about the nature of the proposed project and seek any comments. This proposed project will consist of an approximate 3, 000 square foot shop building to accommodate park activities.

Representatives from DodStone Group Architects, George and Associates Consulting Engineers and Florida Department of Environmental Protection will attend the meeting to discuss the proposed new shop building located on a 300-acre parcel within the San Felasco State Hammock Park. This parcel is zoned Conservation (CSV). The proposed shop building is considered an auxiliary use within the state park and is consistent with the City of Alachua Land Development code section 4.1-1.

Maps, drawings, and other information will be on display at the public hearing. Representatives will be available to discuss proposed improvements, answer questions, and receive comments.

Should you have questions regarding the proposed project or scheduled public hearing, please contact Karin Zawrotny, AIA, at (850)656-7326 or via email at kzawrotny@dodstone.com or Michael Freidin at (850)-521-0344 or via email at mfreidin@gaceng.net.

We look forward to seeing you there.

Sincerely,

Michael Freidin
George & Associates Consulting Engineers, Inc.

EXAMPLE

San Felasco State Park Shop Building - Neighborhood Meeting Mail out notification List

Parcel Number	Prefix	First Name	Last Name	Company	Maling Address	City	State	Zip	Location Address	City	State	Zip
	Ms.	Antoinette	Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653				
	Mr.	Dan	Rhine		288 Turkey Creek	Alachua	FL	32615				
	Mr.	Tom	Gorman		9210 NW 59th Street	Alachua	FL	32653				
	Mr.	Richard	Gorman		5716 NW 93rd Avenue	Alachua	FL	32653				
	Ms.	Peggy	Arnold		410 Turkey Creek	Alachua	FL	32615				
	Mr.	David	Forest		23 Turkey Creek	Alachua	FL	32615				
	Mr.	John	Tingue		333 Turkey Creek	Alachua	FL	32615				
	TCMOA	President		TCMOA	1000 Turkey Creek	Alachua	FL	32615				
	Ms.	Linda Dixon, AICP	Dixon	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611				
	Mr.	Craig	Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641				
	Ms.	Jeannette	Hinsdale		P.O. Box 1156	Alachua	FL	32616				
	Ms.	Lynn	Coullias		7406 NW 126th Ave	Alachua	FL	32615				
	Ms.	Lynda	Coon		7216 NW 126 Avenue	Alachua	FL	32615				
	Ms.	Tamara	Robbins		PO Box 2317	Alachua	FL	32616				
		Dr. Lee A. Niblock	Niblock	Alachua County Manager	12 SE 1st Street	Gainesville	FL	32601				
	Mr.	John	Amerson	All County Marion Property Management	2916 NE Jacksonville Rd	Ocala	Fl	34479				
	Ms.	Traci L.	Gresham	Alachua City Manager	P.O. Box 9	Alachua	FL	32616				
04029-010-001, 04029-010-002	Sir or Ma	Hernandez & Infante W/H		Hernandez & Infante W/H	12724 NW 93rd PL	Alachua	FL	32615				
04029-010-003	Ms.	Pam Conklin			12708 NW 93rd PL	Alachua	FL	32615				
04029-010-004	Mr. and M	Don & Donna M Gocek			12624 NW 93rd PL	Alachua	FL	32615				
04029-010-005	Mr.	John Donald Tyson			12604 NW 93rd PL	Alachua	FL	32615				
04029-010-006	Sir or Ma	Crumpton & Verner-Crumpton		Crumpton & Verner-Crumpton	P.O. Box 249	Alachua	FL	32616	12507 NW 93rd Pl	Alachua	FL	32615
04029-010-006	Sir or Ma	Current Resident			12507 NW 93rd Pl	Alachua	FL	32615				
04029-010-007	Mr. and M	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-010-008	Mr. and M	Anthony G & Anna R Boggess			12405 NW 93rd PL	Alachua	FL	32615				
04029-100-000	Sir or Ma	Foundation for Environmental		Foundation for Environmental	1501 Chelsford St	St. Paul	MN	55108				
04023-001-000, 05967-000-000, 04036-001-000	Sir or Ma	State of FL ILF		State of FL ILF	3900 Commonwelath Blvd	Tallahassee	FL	32399				
03968-004-000	Sir or Ma	Trustee Brenes			11505 NW 112th Ave	Alachua	FL	32615				
03968-005-000	Ms.	Brenda K Pickens			550 NW 58th St	Gainesville	FL	32607	11613 NW 112TH Ave	Alachua	FL	32615
03968-005-000	Sir or Ma	Current Resident			11613 NW 112TH Ave	Alachua	FL	32615				
03968-006-000	Mr. and M	Jack & Teressa Bragg			P.O. Box 183	La Crosse	FL	32658	11709 NW 112TH	Alachua	FL	32615
03968-006-000	Sir or Ma	Current Resident			11709 NW 112TH	Alachua	FL	32615				
03968-007-000	Mr.	Brian D Clay			11807 NW 112th Ave	Alachua	FL	32615				
03968-008-000	Mr. and M	Esmond & Michelle Grosz			11901 NW 112th Ave	Alachua	FL	32615				

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Tingue
333 Turkey Creek
Alachua, FL 32615

TCMOA President
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dr. Lee A. Niblock Niblock
12 SE 1st Street
Gainesville, FL 32601

John Amerson
2916 NE Jacksonville Rd
Ocala, Fl 34479

Traci L. Gresham
P.O. Box 9
Alachua, FL 32616

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Owner Parcel ID: 04029-010-003
12708 NW 93rd PL
Alachua, FL 32615

Don & Donna M Gocek
Owner Parcel ID: 04029-010-004
12624 NW 93rd PL
Alachua, FL 32615

John Donald Tyson
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12604 NW 93rd PL
Alachua, FL 32615

Crumpton & Verner-Crumpton
Owner Parcel ID: 04029-010-006
P.O. Box 249
Alachua, FL 32615

Current Resident
Owner Parcel ID: 04029-010-006
12507 NW 93rd Pl
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-007
12401 NW 93rd PL
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-008
12405 NW 93rd PL
Alachua, FL 32615

Foundation for Environmental
Owner Parcel ID: 04029-100-000
1501 Chelsford St
St. Paul, MN 55108

State of FL ILF
Owner Parcel ID: 04023-001-000, 05967-000-000, 04036-001-000
3900 Commonwelath Blvd
Tallahassee, FL 32399

Trustee Brenes
Owner Parcel ID: 03968-004-000
11505 NW 112th Ave
Alachua, FL 32615

Brenda K Pickens
Owner Parcel ID: 03968-005-000
550 NW 58th St
Gainesville, FL 32607

Current Resident
Owner Parcel ID: 03968-005-000
11613 NW 112TH Ave
Alachua, FL 32615

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Neighborhood Meeting

San Felasco State Park
Proposed New Shop Building

January 26,2017 6:00-7:30 pm
Location: Alachua County Library at 14913 NW 140th St, Alachua, Florida

Sign In Sheet

Name	*Property Address (If applicable)*	*Company/Organization*	*Phone #*	*E-mail Address*
Brenda Pickens	Alachua Highlands	Lot #3	(352) 339-6323	epic@bellsouth.net
Teresa & Jack Bragg	Alachua Highland	Lot #6	386 462 4857	
Kevin Ratkus		Alachua County		kratkus@alachuacounty.us
Robert Steele		FPS	850 408 4760	
Esmond Grosz	Alachua Highlands	Lot 8	407-542-3847	mrplantee@outlook.com
Mike Freidin		G & A	850-321-0344	mfreidin@gacinc.net
Karin I Zaunsky		DodStone	850-321-8449	kzaunsky@dodstone

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.

DEPARTMENT OF ENVIRONMENTAL PROTECTION FLORIDA

DodStone GROUP · ARCHITECTS

www.dodstone.com
DodStone GROUP - ARCHITECTS
Architecture
Planning
Design
FL License # AA26001632

San Felasco State Park Shop Building
Neighborhood Meeting

Meeting Date: January 26, 2017
Date Minutes prepared: January 27, 2017
Minutes prepared by: K. Zawrotny
Location: Branch Library, City of Alachua

Participants:

Jack Bragg	Lot #6	jbragg226@gmail.com	
Teresa Bragg	Lot #6		
Michael Friedin	G&A	mfreidin@gaceng.net	850-521-0344
Esmond Grosz	Lot #8	mrplante@outlook.com	
Brenda Lickens	Lot #3	epic@bfl.edu	
Kevin Ratkus		kratkus@alachuacounty.us	
Robert Steele	FDEP	Robert.Steele@dep.state.fl.us	
Karin Zawrotny	DGA	kzawrotny@dodstone.com	850-656-7326

Abbreviations:

G&A	George & Associates Consulting Engineers
DGA	DodStone Group Architects, Inc.
FDEP	Florida Department of Environmental Protection

Distribution: All participants (as long as email was legible on the sign-in sheet), Jodie Dodson, Gretchen Miller, Robert George, and Justin tabor.

If any attendee disagrees with the content of the Minutes please contact the DodStone Group within five (5) working days from date minutes received.

NEW BUSINESS:
The intent of this meeting was to review the project scope with any interested parties and to answer any of their questions. The following is a list of topics reviewed and questions addressed

01.26.01 DGA and G&A reviewed the overall scope of the project. Boards were present showing the location of the intended construction site relative to the site boundaries, a site plan of the general vicinity showing the location to the existing structures, and plans and elevations of the building itself. Robert Steele asked to keep the boards for his use afterwards and they were turned over to him after the meeting.

01.26.02 The design team noted that the shop building is located in a 'back-of-house' area of the park that has already been developed. The general public does not currently have access to this area, and this project will not change that condition. The new building is intended to replace a smaller, wooden structure. It is anticipated that the same type of activities that are on-going now would continue in the future with little change.

3011-1 Powell Road
Tallahassee, FL 32308
Ph. 850.656.7326

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GROUP - ARCHITECTS
Architecture
Planning
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The following are a list of questions or concerns raised by the attending public:

01.26.03 How close is the construction to my property?

This was the main question of concern. After showing each person where their property was in relation to the construction site, this concern was alleviated.

01.26.04 Will any fracking occur on this site?

This project will not introduce any such activities to this site. Robert Steele noted that it was not currently the Park's intention to allow this type of activity.

01.26.05 Is harvesting of timber expected?

Some minor clearing of trees (less than ten, probably just three) will be necessary to site the building. No other timber reduction will be associated with this project. Robert Steele noted that the Park does engage in some periodic tree removal to promote the overall health of the ecology and to remove invasive species. Vast clearing of tracts are not part of this project scope.

01.26.06 Some trees have fallen from the Park onto our site and others look to be in danger of doing so.

This project will not impact the outer boundaries of the park property. This issue does not have any direct bearing on this project, however Robert Steele noted that he would review the area in question and see if anything could be done. He gave his contact information directly to the person raising this concern.

01.26.07 What is the time frame of this project?

Currently the project is still under design and still has to go through permit review. Construction is not expected to begin for several months. Once construction does begin, it will likely be completed within six months. Exact dates are not known at this time.

01.26.08 Will this project impact current visitation to the Park?

No. The area of construction and access to the area of construction is from 'back-of-house'. Access to the Park is not anticipated to be impacted in any way by this project.

01.26.09 One person expressed an interest in obtaining a copy of the plans and elevations as they were considering a similar development elsewhere in Alachua County – outside of City Limits.

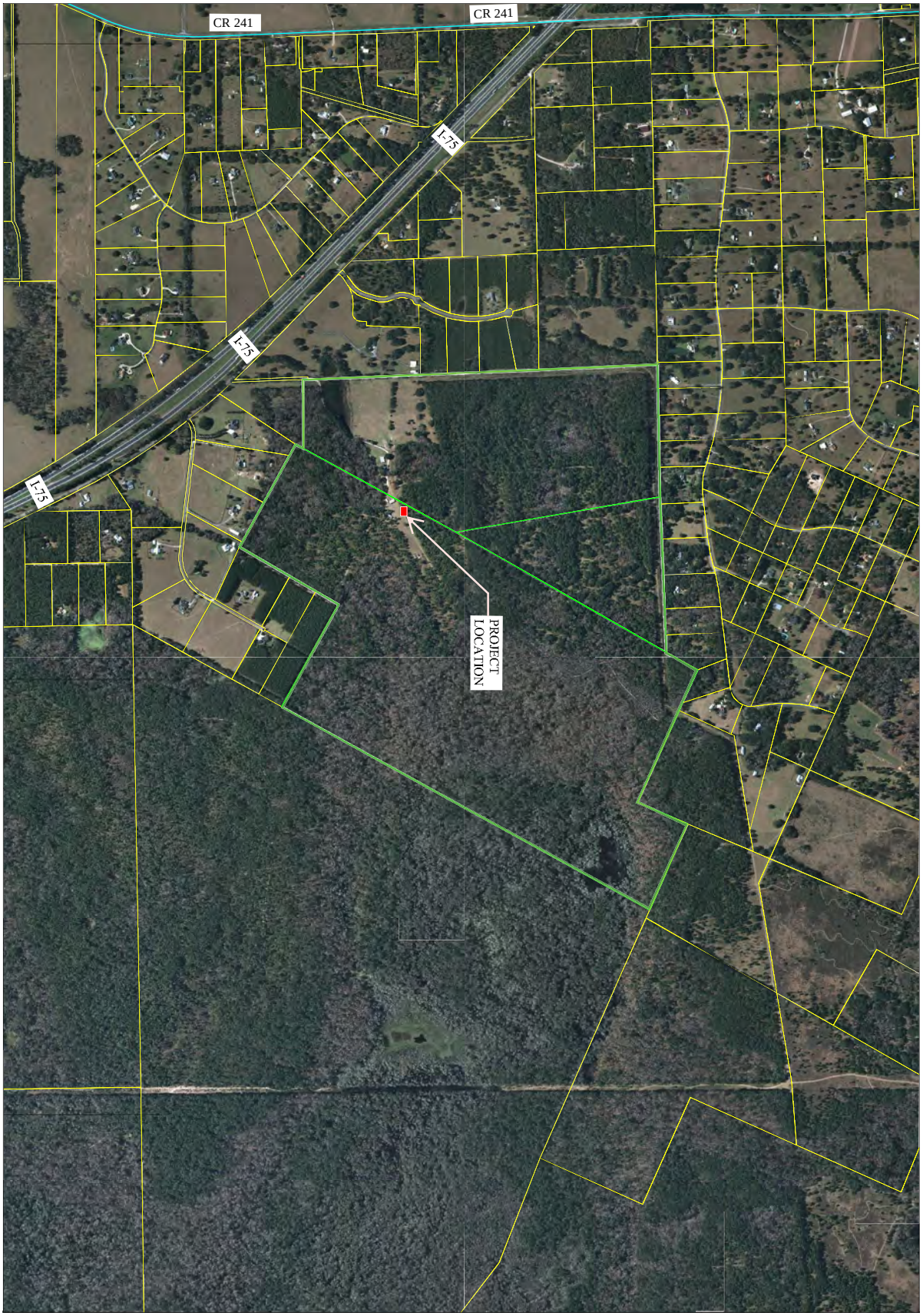
DGA will send a pdf file directly to this attendee.

END MINUTES

3011-1 Powell Road
Tallahassee, FL 32308
Ph. 850.656.7326

Thomas D'Aguilar 1/25/2017 P:\Projects\16-5312\Image\Poster Aerial Image\Aerial_Parcels.dwg

AERIAL WITH PROJECT LOCATION



SHEET NO. 1	AERIAL	PROFESSIONAL REGISTRATION	DESIGNER :	ISSUE DATE: 01/25/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE		DRAWN BY: TMD	COMP. FILE No.:	A	#	#	C	#	#
			REVIEWED BY: MAF	STATE PROJECT No.:	B	#	#	D	#	#
	PROJECT TITLE SAN FELASCO SHOP BUILDING	# State of Florida P.E. # #	Consultant : George & Associates Consulting Engineers, Inc. 1967 Commonwealth Blvd., Suite 200 Tallahassee, FL 32303 PHONE 850.531.0514 - FAX 850.531.0545							

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372