

Alachua West PD-R

Preliminary Plat Application Package

City of Alachua, Florida

Prepared For

3M Development

250 Killarney Drive
Winter Park, FL 32789

Date

November 29, 2017
Revised March 28, 2018
Revised May 15, 2018
Revised June 4, 2018



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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SECTION 1: APPLICATION DOCUMENTS

- 1. City of Alachua Subdivision Application**
- 2. Legal Description**
- 3. Proof of Ownership Warranty Deed**
- 4. Proof of Taxes Paid**
- 5. School Student Generation Form**



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☒ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Moderate Density Residential
6. Zoning Designation: PD-R (Planned Development - Residential)
7. Acreage: 35.82

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): David S. McDaniel Title: Manager
Company (if applicable): M3 Alachua, LLC
Mailing address: 250 Killarney Dr
City: Winter Park State: Florida ZIP: 32789
Telephone: () 407-487-2594 FAX: () _____ e-mail: dave@m3development.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

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

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

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

- 2. 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.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. 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).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published in a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and 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.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 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 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.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: 1inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

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

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. 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).
10. 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).

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft.
 - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - c. Name and address of subdivider.
 - d. North arrow, graphic scale, and date of plat drawing.
 - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - g. Legal description of the property to be subdivided.
 - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - r. Accurate location and description of monuments and markers.
 - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - x. Title certification as required by Chapter 177, Florida Statutes.


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

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. 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).
12. 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).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 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

Authorized member

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

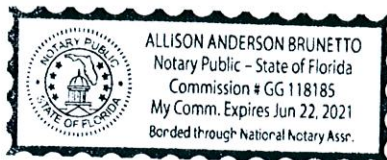
The foregoing application is acknowledged before me this 30 day of October, 2017, by David McDaniel

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

NOTARY SEAL



Signature of Notary Public, State of Florida



502

63-1608/631

M3 Alachua LLC
250 Killamey Dr
Winter Park, FL 32789

10/30/17

DATE

\$ 3,600.00

PAY TO THE ORDER OF

City of Alachua



Security
Details on
Back

DOLLARS

Three thousand six hundred dollars



Seaside
National Bank & Trust
www.seasidebank.com

FOR

Fee Alachua West PD

[Signature]

0502

2000052908

⑆063116083⑆

ROMAN

ALACHUA WEST PROPERTY LEGAL DESCRIPTION

Parcels: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

5/15/2017 9:16 AM
BOOK 4515 PAGE 1364
J.K. 'JESS' IRBY

Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 771682
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,750.00
Intang. Tax: \$0.00

Prepared by and return to:
Jill Anderson Blanco, Esq.
North American National Title Solutions
760 NW 107th Avenue, 4th Floor
Miami, FL 33172

SPECIAL WARRANTY DEED

Real Estate Account Numbers:
Attached **Exhibit B**

THIS INDENTURE, made effective as of the 11 day of May, 2017, between **RL REGI FLORIDA, LLC, a Florida limited liability company ("Grantor")**, whose address is c/o Rialto Capital Advisors, LLC, 790 NW 107th Avenue, 4th Floor, Miami, FL 33172, in favor of **M3 Alachua, LLC, a Delaware limited liability company ("Grantee")**, whose address is 250 Killarney Drive, Winter Park, FL 32789.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Alachua, State of Florida, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in the presence of:

Signature: [Signature]
Print Name: Lance White

Signature: [Signature]
Print Name: Tyler Epps

RL REGI FLORIDA, LLC,
a Florida limited liability company
By: RL REGI Financial, LLC,
a Delaware limited liability company,
its sole member
By: Rialto Capital Advisors, LLC,
a Delaware limited liability company,
its attorney-in-fact

By: [Signature]

Name: Aaron Davis, Authorized Signatory
Title: Authorized Signatory

By: [Signature]
Name: Jennifer Wimmer, Authorized Signatory
Title: Authorized Signatory

STATE OF Georgia)
~~FLORIDA~~) SS.
COUNTY OF Fulton)
~~MIAMI-DADE~~)

The foregoing instrument was acknowledged before me this 11 day of May, 2017, by Aaron Davis, as Authorized Signatory and Jennifer Wimmer, as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, attorney-in-fact of RL REGI Financial, LLC, a Delaware limited liability company, the sole member of RL REGI FLORIDA, LLC, a Florida limited liability company, on behalf of the company. They are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Signature]
Notary Public
Commission Expires:

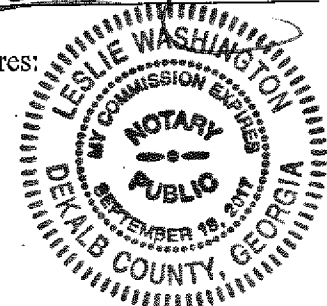


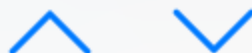
Exhibit A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°28'55"W., ALONG THE SECTION LINE, A DISTANCE OF 80.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°46'19"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 871.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.67°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 416, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.82 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUN S.87°28'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 380.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 811.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1478 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E, ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1288.68 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A; THENCE RUN S.01°47'55"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 811.24 FEET TO THE POINT OF BEGINNING.

< All Inboxes



Alachua County Tax Collector: Payment Confirmation

November 15, 2017 at 8:21 AM

Found in peter@m3devel...

Your payment was successful.

Alachua County Tax Collector
12 SE 1st Street, Gainesville, FL
32601

Confirmation # 23694719494

Transaction Details

Payment Date: 11/15/2017 8:21 AM EST
Transaction #: [2305660](#)
Recipient: Alachua County Tax Collector
Location: Internet
Received Via: Online

Authorization Details

Terminal Number: 002
TRC: 03899G
Data Source: Manual Entry

Paid By

peter m modaniel
peter@m3development.com

Items Paid

Items

| Item | Description | Amount |
|--|---------------------------------------|-----------|
| Real Estate Acc# 03042 050 006 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 405.36 |
| Real Estate Acc# 03042 050 007 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 595.56 |
| Real Estate Acc# 03042 052 002 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 665.10 |
| Real Estate Acc# 03042 052 003 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 564.45 |
| Real Estate Acc# 03042 052 004 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 564.45 |
| Real Estate Acc# 03042 052 005 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 560.00 |
| Real Estate Acc# 03042 052 006 | Bill Yr: 2017 Regular Due: 03/31/2018 | \$ 880.00 |

Payments

| Payment | Account | Paid |
|------------------|--------------|-------------|
| Credit Card | Visa ***6207 | \$ 4,234.92 |
| Convenience Fee: | | \$ 105.87 |
| Total Charged: | | \$ 4,340.79 |

The payment will appear on your statement as "FL TAX/LICENSE/DMV" or "ALACHUA CO



FOR PLANNING USE ONLY

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

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

A. APPLICANT

1. Applicant's Status (check one):

☒ Owner (title holder) ☐ Agent

2. Name of Applicant(s) or Contact Person(s): David S. McDaniel Title: Manager

Company (if applicable): M3 Alachua, LLC

Mailing address: 250 Killarney Dr

City: Winter Park State: Florida ZIP: 32789

Telephone: 407-487-2594 FAX: _____ e-mail: dave@m3development.com

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

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

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

B. PROJECT

1. Project Name: Alachua West

2. Address of Subject Property: none

3. Parcel ID Number(s): 03042-050-06, 03042-050-07, 03042-052-02, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

4. Section 08/17 Township 08 Range 18 Grant _____ Acreage: 35.82

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: PD-R (Planned Development - Residential)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 138

☐ Multi-Family Residential

Number of Units _____

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

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☐ Revised

Final Development Order

☒ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

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

Student Generation Calculations: Single Family Residential Development

| | | | | | | | |
|-------------------|-----|-------|---|-----|-------------------------------|----|--------------------|
| Elementary School | 138 | units | x | .15 | Elementary School Multiplier* | 21 | Student Stations** |
| Middle School | 138 | units | x | .07 | Middle School Multiplier* | 10 | Student Stations** |
| High School | 138 | units | x | .09 | High School Multiplier* | 13 | Student Stations** |

Student Generation Calculations: Multi-Family Residential Development

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

* Student generation multipliers may be obtained from SBAC at:

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

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

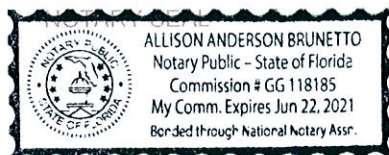
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 30 day of October, 2017, by David McDaniel

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



Signature of Notary Public, State of Florida

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

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____

SECTION 2: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project is currently Zoned PD-R and allows for the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The property was recently rezoned from RMF-8 and resulted in a net decrease of four (4) du/acre or 143 dwelling units, from the previous zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis is for 126 single family lots as shown on the Preliminary Plat Application.

ANALYSIS OF PUBLIC FACILITY IMPACTS

1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of E. Tables 1 and 2 below show the potential impacts to the above segments for the proposed development program

Table 1: Trip Generation Calculations

| | Alachua Land Use | ITE Land Use | Units | AM Peak Trips | PM Peak Trips | Total Daily Trips |
|----------------|-------------------|------------------------------|-------|---------------|---------------|-------------------|
| Current Zoning | PD-R (4 DU/AC) | Single-Family Detached (210) | 126 | 95 | 126 | 1,200 |

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 9th Edition

Table 2: Trip Generation Calculations

| Roadway Segment | Average Daily Trips (LOS)* | Available Capacity (ADT)* | Peak Hour Trips (LOS)* | Available Capacity (Peak Hr)* | Capacity Remaining (ADT) | Capacity Remaining (Peak Hr) |
|-----------------------|----------------------------|---------------------------|------------------------|-------------------------------|--------------------------|------------------------------|
| CR235A (S. of US 441) | 14,580 | 10,583 | 1,314 | 925 | 9,383 | 799 |
| US 441 (Segment 5) | 35,500 | 4,682 | 3,200 | 258 | 3,482 | 132** |

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018.

** This number accommodates a 100% impact from the development on Segment 5 of US 441. While a majority of vehicular trips generated by the development will impact this roadway, the percentage of impact will be less than 100%. The full impact has been shown here to illustrate that there is sufficient capacity on this segment to accommodate site traffic.

Summary of Analysis: Based on the Current Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

2. Impacts to Water and Wastewater Utility Systems

Potable Water

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

Table 3 below compares the potential impacts to the City's potable water system for the proposed development program.

Table 3: Potable Water Impact Calculations

| Total DU | City of Alachua Potable Water Generation per Unit | Potable Water Generation by Project | Residual Capacity after Project Impacts* (From 937,618 Gallons/Day) |
|----------|---|-------------------------------------|---|
| 126 DU | 275 Gallons/Unit | 34,650 Gallons/Day | 902,968 Gallons/Day (60.74% Capacity) |

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018

Summary of Analysis: Based on the Current Development Monitoring Report, the potable water supply impacted by this request, has available capacity at its current Level of Service.

Sanitary Sewer

Policy 1.1.d of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
2. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
3. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 4 below compares the potential impacts to the City's wastewater system for the proposed development program.

Table 4: Wastewater Impact Calculations

| Total DU | City of Alachua Sanitary Sewer Impacts per Unit | Waste Water Generation by Project | Residual Capacity after Project Impacts* (From 788,906 Gallons/Day) |
|----------|---|-----------------------------------|---|
| 126 DU | 250 Gallons/Unit | 31,500 Gallons/Day | 757,406 Gallons/Day (49.50% Capacity) |

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018

Summary of Analysis: Based on the Current Development Monitoring Report, the wastewater treatment capacity impacted by this request, has available capacity at its current Level of Service.

3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 5 below compares the potential impacts to the City's solid waste facilities for the proposed development program.

Table 5: Solid Waste Impact Calculations

| Total DU | Population based on rate of 2.6 persons per household* | Solid Waste Generated (.73 tons per capita per year)** |
|----------|--|--|
| 126 DU | 328 | 239.44 |

* US Census Bureau, 2010

** City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018.

4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks. Table 6 below compares the potential impacts to the City's recreation facilities for the proposed development program.

Table 6: Recreational Impact Calculations

| Total DU | Population based on rate of 2.6 persons per household* | Recreation Area needed (5.0 Acres/1,000 population)** | Available Recreation Acreage after Project Impacts** (From 67.37 Acres) |
|-----------------|---|--|--|
| 126 DU | 328 | 1.64 Acres | 65.73 acres |

* US Census Bureau, 2010

** City of Alachua Development Monitoring Report, March 2018

Summary of Analysis: Based on the Current Development Monitoring Report, there is sufficient available Recreation capacity available capacity at the current Level of Service.

Summary of Analysis: Furthermore, a minimum of 11.87 acres of improved passive parks space is required to serve the present population, plus the impacts proposed by this development in order to meet the 20% requirement listed in the Recreation LOS standards, as there are currently 27.73 acres of improved passive park space existing, this LOS is still met.

5. Impacts to Public Schools

Objective 2.2 of the Public School Facilities Element of the Alachua Comprehensive Plan establishes the following level of service standards for public school facilities:

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.a: Uniform Application of Level of Service (LOS) Standards: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Tables 7 and 8 below compare the potential impacts to Alachua County Schools for the proposed development program.

Table 7: Projected Student Generation

| Total DU | Elementary Students | Middle School Students | High School Students | Total Student Generation |
|---|---------------------|------------------------|----------------------|--------------------------|
| 126 DU | 19 | 9 | 12 | 40 |
| Potential Change in Student Generation based on Proposed Development | | | | 40 Students |

Student generation rates per the School Board of Alachua County

Table 8: Available Capacity by School Concurrency Service Area (CSA)

| Total DU Based on Densities from Table 1 | Available Capacity by CSA (2018-19)* | Development based Student Generation** | Residual Capacity |
|--|--------------------------------------|--|-------------------|
| Alachua Elementary CSA | 259 | 19 | 240 |
| Mebane Middle CSA | 365 | 9 | 356 |
| Santa Fe High CSA | 352 | 12 | 340 |

*Available capacity per the School Board of Alachua County, as provided by the City on April 30, 2018, published Available Capacity rates by Concurrency Service Area for the 2018-2019 School Year.

** Table 7 Proposed Development generation

Summary of Analysis: Data provided by the School Board related to available capacity for the 2017-2018 school year indicates that there is sufficient capacity to accommodate the 44 potential students generated by the proposed development. This information is also reflected in the Public School Student Generation Form included within this package.

SECTION 3: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those stated policies. Responses are provided in **Bold**. Note: Policies related to concurrency management and Level of Service have been addressed under Section 3: Concurrency Analysis.

Future Land Use Element

Objective 1.2: Residential

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single-family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Response: The current Zoning will accommodate a 143-unit single-family residential development, which is consistent with the Moderate Density Residential Future Land Use.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards:

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses

in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Response: The proposed development consists of single family, detached residential structures, and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that accommodates the unique configuration of the property and existing easements in place onsite, while offering a transitional intensity of development between the agricultural areas adjacent and commercial uses on Hwy 441.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Response: No commercial uses have been proposed for the Alachua West PD in order to remain sensitive to adjacent, low intensity uses. The property is in close proximity to a large concentration of commercial uses near the interchange of US 441 and I-75 to the northeast, which offer a variety of necessary services to the neighborhood.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Response: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. A sidewalk connection is also proposed to CR 235-A, though no pedestrian facilities exist on this roadway.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Response: The site has been designed to maximize the efficiency of movement throughout the development, including pedestrian and vehicular circulation, while accommodating the unusual property configuration.

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

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: A tree survey and landscape plans have been included with the preliminary plat and mitigation shall be provided in accordance with the City Land Development Regulations.

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

Response: As shown on the Preliminary Plat and consistent with the PD Master Plan, open space is provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

Response: A letter from the Florida Division of Historical Resources has been provided under the appendices section that verifies there are no documented archaeological resources existing on the subject property. The existing barn onsite is documented within the Florida Master Site File, but is considered ineligible for nomination to the National Register

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

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

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6

below. This terrain is not of unusual grade that would be adversely impact by development.

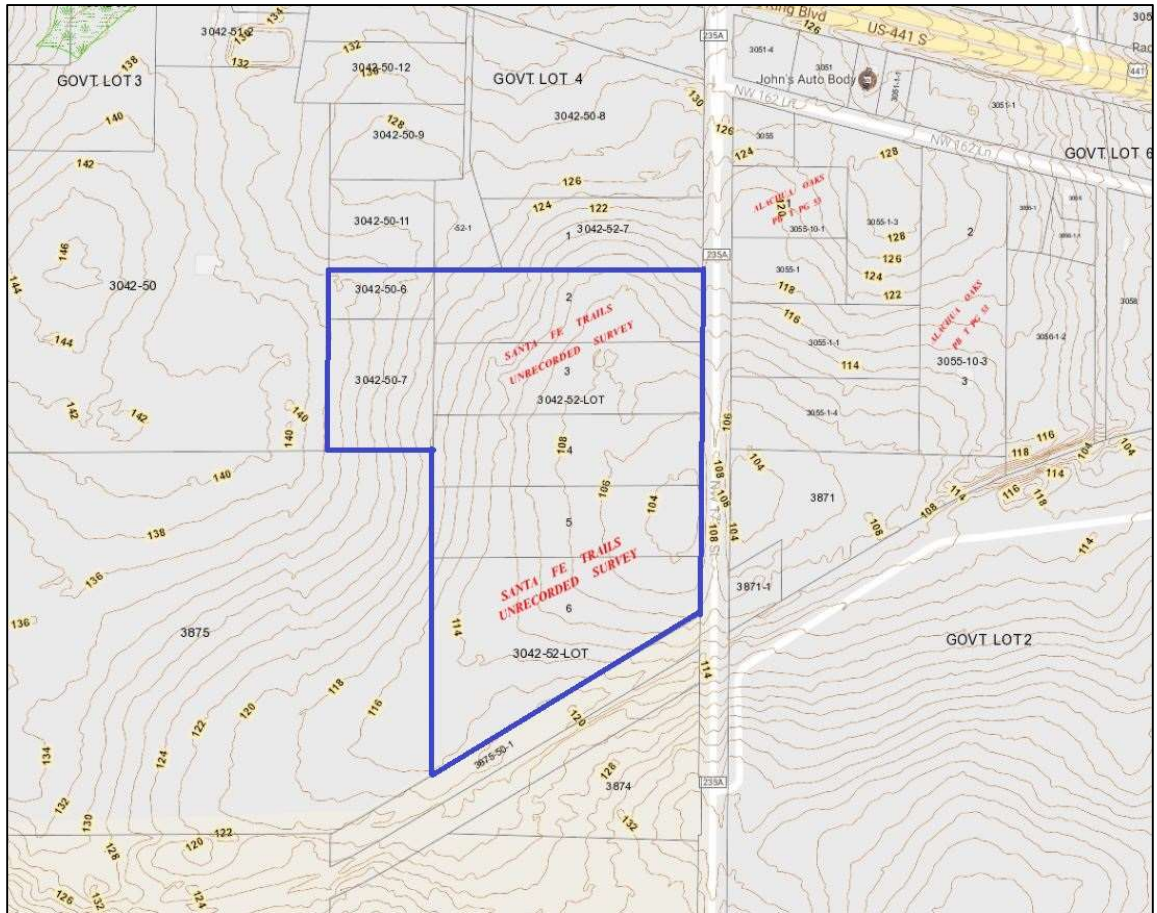


Figure 6: Alachua County– Topography (2001 Contours)

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

Response: The entirety of the subject property is located outside of all flood prone areas designated by FEMA, as illustrated in Flood Insurance Rate Map for Alachua County, Map 12001C0120D, Panel 120 of 640, Effective June 16, 2006.



Figure 7: FEMA Firm Map 12001C0120D, June 16, 2006

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

Response: No wetlands were identified on the property in the Listed Species and Habitat Study conducted in December 2016.

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

Response: A complete Listed Species and Habitat Study was conducted onsite. Of all potential listed species, only gopher tortoises were observed onsite, with three (3) potentially occupied burrows. The developer will work with the Florida Fish & Wildlife Conservation Commission (FFWCC) to determine the best course of action for the existing burrows.

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

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

Response: As the proposed project reduced the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the site's developable area), the potential impacts to public facilities and services have been reduced. Please see Section 2 of this document for a complete Concurrency Impact Analysis.

Objective 7.2: Wellfield protection: The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

Response: The property is located outside any current and future wellfield sites and those buffer zones outlined in the policies above and will, therefore, have no potential adverse impacts to these areas.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Response: The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 2 of this document.

Transportation Element

Objective 1.2: Access Management: The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision,

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. Emergency access will be provided by the mentioned full access connection to CR235A as well as a secondary emergency-only access located at the south end of the stormwater tract on the PD Master Plan has also been illustrated, should this access be required by the City.

Objective 1.4: Bicycle and Pedestrian Standards
The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: While no pedestrian paths currently exist on this segment of CR 235A, all sidewalks within the development will offer complete interconnectivity and will connect to any pedestrian facilities in place on CR 235A at the time of development.

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Objective 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single-family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Response: The Alachua West development will consist of up to 143 single-family detached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

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.

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

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single-family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

Response: The property is located within the City's wastewater service area and will be served by an existing 16-inch force main running through CR 235A.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Response: Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.

GOAL 4: Potable water

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

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

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

1. A water main exists within 100 ft of any residential subdivision lot or single-family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Response: The property is located within the City's Potable Water Service Area and will be served by an existing 8-inch water main located within CR 235A right of way.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Response: The Listed Species and Habitat Study conducted onsite found no presence of wetlands or listed flora species on the property. The only listed fauna onsite were three (3) potentially occupied gopher tortoise burrows, the treatment of which will be coordinated with the FFWCC. Furthermore, the developer will work with City Staff to determine the suitability and feasibility for preservation of any existing trees on the property through the site development process.

Objective 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Response: No wetlands onsite were discovered during the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc.

SECTION 4: APPENDICES

- Appendix A: Listed Species Letter Report Update, October 30, 2017
Listed Species and Habitat Study, McAlpine Environmental Consulting,
Inc., December 2016
- Appendix B: Determination of historical and archaeological resources, Florida
Division of Historic Resources, December 19, 2016
- Appendix C: Property Owners within 400 foot & City of Alachua Notification List
- Appendix D: Neighborhood Meeting Materials:
Advertisement & Affidavit of Placement, November 11, 2017 Edition of
the Gainesville Sun
Notice of Neighborhood Meeting, mailed November 10, 2017
November 28, 2017 Neighborhood Meeting Sign-In Sheet
Meeting Minutes

Appendix A:

**Listed Species Letter Report Update, McAlpine
Environmental Consulting, Inc., October 30, 2017**

**Listed Species and Habitat Study,
McAlpine Environmental Consulting, Inc.,
December 2016**

October 30, 2017

Mr. David McDaniel
M3 Alachua LLC
250 Killarney Drive
Winter Park, Florida

RE: 36.6± Acre Alachua West Property
(Formerly RL REGI FLORIDA, LLC PROPERTY)
Listed Species Study

McAlpine Environmental Consulting, Inc. (MEC) believes that an update of our December 2016 “Listed Species and Habitat Study” report is not needed at this time. MEC believes that since no land use changes have occurred on the site since the original report’s site inspection, it is unlikely that any significant changes to our original report’s findings would occur. We believe that since gopher tortoise (GT) survey data is only valid for 90 days per the Florida Fish and Wildlife Conservation Commission (FWC) guidelines, the update should be performed within 90 days of construction. At that time, MEC will perform a 100% coverage GT update survey of the site and apply for the appropriate permit to relocate the GTs out of harm’s way.

Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) GT burrows within the project area. This was the only listed species observed on the site.

If you have any questions, please contact us.

Sincerely,

McALPINE ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in blue ink, appearing to read 'D. McAlpine', is positioned above the printed name and title.

DAVID McALPINE
President

Listed Species and Habitat Study

*conducted on
the*

36.6± Acre RL REGI FLORIDA, LLC PROPERTY

located in

Section 8, Township 8 South, Range 18 East
City of Alachua, Alachua County, Florida

Alachua County PINs:

03042-050-006
03042-050-007
03042-052-002
03042-052-003
03042-052-004
03042-052-005
03042-052-006

Prepared for:

Mr. David McDaniel
M3 Development, LLC
250 Killarney Drive
Winter Park, Florida
dave@m3development.com

Prepared by:

McAlpine Environmental Consulting, Inc.

July 17, 2013

EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area was inspected on December 14, 2016.

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. No listed flora species were observed within the project area.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE
President

INTRODUCTION

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area is in the City of Alachua in Alachua County, Florida in Section 8, Township 8 South, Range 18 East. A vicinity map (Figure 1) and a project aerial (Figure 2) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern are present; or their potential of using the project area. This report also describes onsite habitat and possible effects that proposed work might have on listed and protected species.

This report was performed in general accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's April 2008 guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring within the study area.

Project Overview

The project area consists of mostly open land (apparent former pasture/farmland) and a narrow wooded strip along the site's north boundary. The site abuts farmland with a residence to the north, hayfield to the west, a former railroad (dismantled) to the south, and CR 235A (NW 173rd Street) to the east. A dilapidated barn is on the site. A few small disturbed areas exist on the site.

Soils

According to the U.S.D.A. *Soil Conservation Service Soil Survey of Alachua County, Florida*, the following soil types are within the site:

| Soil I.D. | Name | Description |
|-----------|--|---------------------------------|
| 3 | Arredondo fine sand, 0 to 5% slopes | Well Drained, Water Table: >80" |
| 5 | Fort Meade fine sand, 0 to 5% slopes | Well Drained, Water Table: >80" |
| 30 | Kendrick sand, 2 to 5% slopes | Well Drained, Water Table: >80" |
| 33 | Norfolk loamy fine sand, 2 to 5% slopes | Well Drained, Water Table: >80" |
| 69 | Arredondo 3 do fine sand, 0 to 5% slopes | Well Drained, Water Table: >80" |
| 78 | Norfolk loamy fine sand, 2 to 5% slopes | Well Drained, Water Table: >80" |

A soil map is attached as Figure 3.

METHODOLOGY

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file of listed/protected flora and fauna species reported, confirmed, or having the potential to occur in Alachua County. Attached are tables 1 and 2 which show listed fauna and flora species with the potential of being present on the site.

The site was inspected on December 14, 2016.

Literature Reviewed

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

3.0 HABITAT CHARACTERIZATION

Four habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages for the site:

| FLUCFCS ¹ | Description |
|----------------------|---|
| 190B | Open Land (Bahagrass, apparent former pasture/farmland) |
| 190K | Open Land (Kudzu) |
| 420 | Upland Hardwood |
| 740 | Disturbed Land |

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

Upland Habitat

190: Open Land

This was the most dominant land cover habitat. Bahiagrass (*Paspalum notatum*) was the dominant vegetation in this habitat while dog fennel (*Eupatorium capillifolium*) was subdominant. A few young slash pine (*Pinus elliottii*) trees dotted the western portion of this habitat. A few black cherry (*Prunus serotina*) also dot this habitat area. Based on the site visit and historical aerial review, this site was apparent used for pasture and farmland. It appeared that the site has remain unused (uncultivated) for a few years.

190K: Open Land (Kudzu)

This kudzu (*Pueraria montana*) dominated area, which is a listed pest plant, was mainly noted in the southern and eastern portions of the site.

420: Upland Hardwood

This area included a small narrow strip along the site's north boundary. Dominant tree species this area consisted of live oak (*Quercus virginiana*), black cherry, and laurel oak (*Quercus laurifolia*).

740: Disturbed Land

This area included a small lobe along the site's north boundary and two isolated "island" areas in the central and southeast portions of the site. Dominant plant species in the north lobed area mainly consisted of black cherry, Chinaberry (*Melia azedarach*), laurel oak, and tooth-ache tree or Hercules' club (*Zanthoxylum clava-herculis*). Dominant plant species in the "island" disturbed area consisted of blackberry (*Rubus spp.*), silverling (*Baccharis glomeruliflora*), septicweed (*Senna occidentalis*), and dog fennel.

Wetland Habitat

No wetlands or surface waters were observed on the site.

RESULTS

Fauna

Nine (9) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Florida burrowing owl, Sherman's fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 2.

OBSERVED SPECIES

Gopher tortoise: One (1) listed species was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise burrows within the project area. The locations of the burrows are shown on Figure 2.

POSSIBLE SPECIES

Southeastern American kestrel: No kestrels or potential nest sites were observed on the site.

This species prefers open habitats, such as pine savannas, longleaf pine-turkey oak sandhills, pine flatwoods, farmlands, and even suburban golf courses and residential areas (Stys, 1993).

Open terrain with enough cover to support small terrestrial prey animals, vegetation low and sparse enough to ensure adequate prey availability, elevated hunting perches, and an adequate supply of nesting sites are important habitat components for this species (FFWCC,2004). The southeastern American kestrel (*Falco sparverius paulus*), which are protected, listed as threatened, and are year round residents of Florida and the eastern American kestrel (*Falco sparverius sparverius*), which are not listed and migrate to Florida in the winter (Stys, 1993). Differentiating between these two species can only be practically determined in the field between mid-April and late-September when the eastern kestrel migrates from Florida (Stys, 1993). The *F. s. paulus* is only species that breeds in the state. In Florida, *F. s. paulus* courtship begins in February and nesting is from March through June (FFWCC, 2004). They nest in cavities excavated by woodpeckers and in artificial objects such as power poles and buildings (FFWCC, 2004).

American Bald Eagle:

According to the FFWCC Eagle Nest Locator internet site, no eagle nests are within five miles of the site.

Florida Burrowing owl: No evidence was observed during the site surveys that this species occurs on the site. Since open grassland exists on the site, which FFWCC (2004) indicates as potential habitat, it is possible that this species could use the site.

Florida mouse: A possibility exists that this species inhabits the site, since gopher tortoise burrows, a known residence for this species, were noted on the site.

Sherman's fox squirrel: This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since preferred habitat was somewhat present on the site, it is possible that this species exists the site. This species is usually conspicuous on sites where they exist. Therefore, we believe that a low possibility exists that his species inhabits the site.

Eastern indigo snake: Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since some preferred habitat exists on the site,

and since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species may occupy or utilize the site.

Florida pine snake: Since a few signs of pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is possible that this species inhabits the site.

Short-tailed snake: Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since xeric habitat exists on the site, it is possible that this species inhabits the site.

Florida gopher frog: A possibility exists that this species occurs on the site since gopher tortoise burrows, a known retreat for this species, were noted on the site. Close visual examination of the entrances of the tortoise burrows observed no gopher frogs.

4.2 Unlisted Fauna Species

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker (*Picoides pubescens*), cattle egrets (*Bubulcus ibis*), gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), hermit thrush (*Catharus guttatus*), American crow (*Corvus brachyrhynchos*), armadillo (*Burmeisteria retusa*), and blue jay (*Cyanocitta cristata*).

Flora

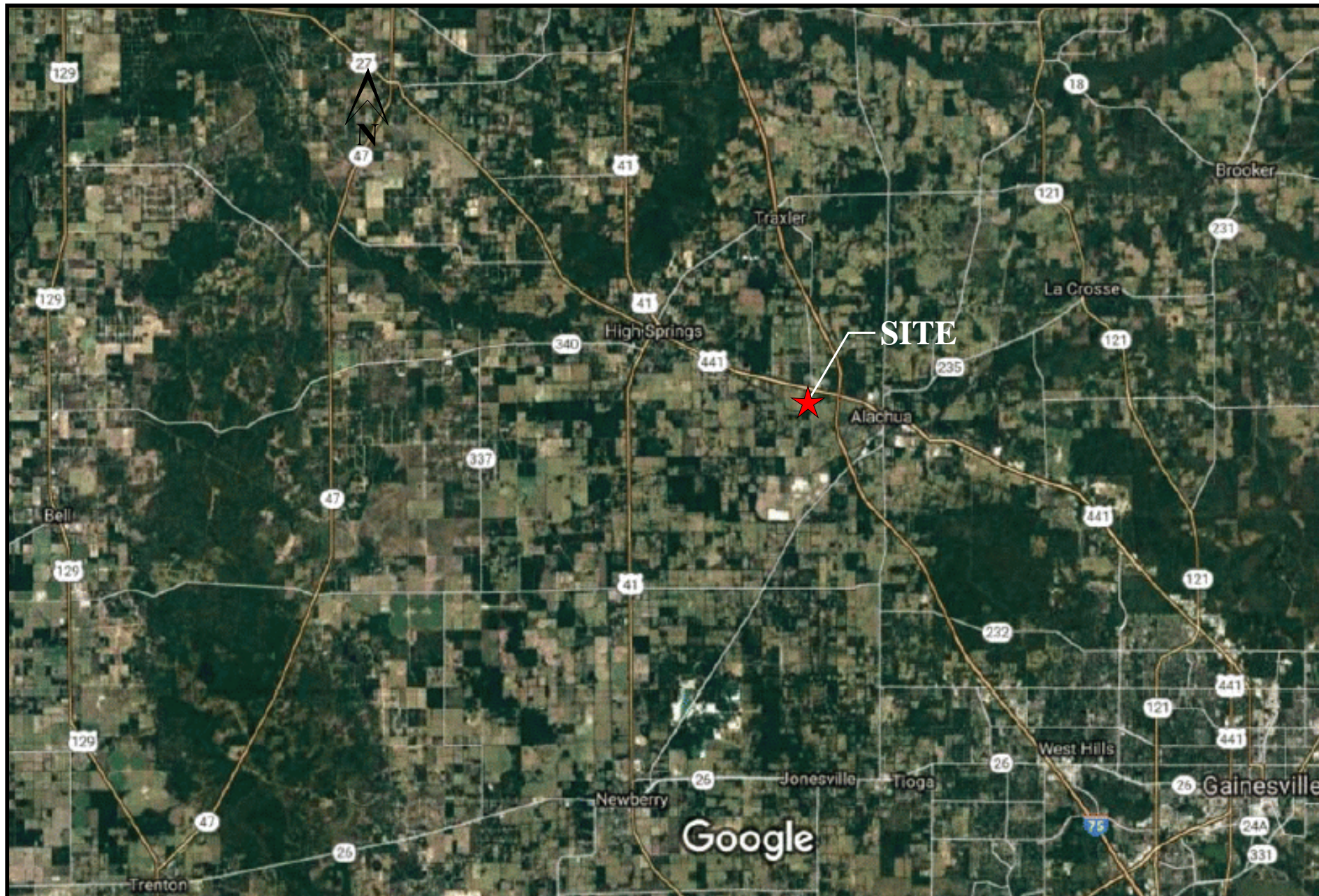
Fourteen (14) flora species listed as rare and endangered by the FNAI, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species were observed on the site. A list these plant species and their status is attached as Table 1.

FINDINGS

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

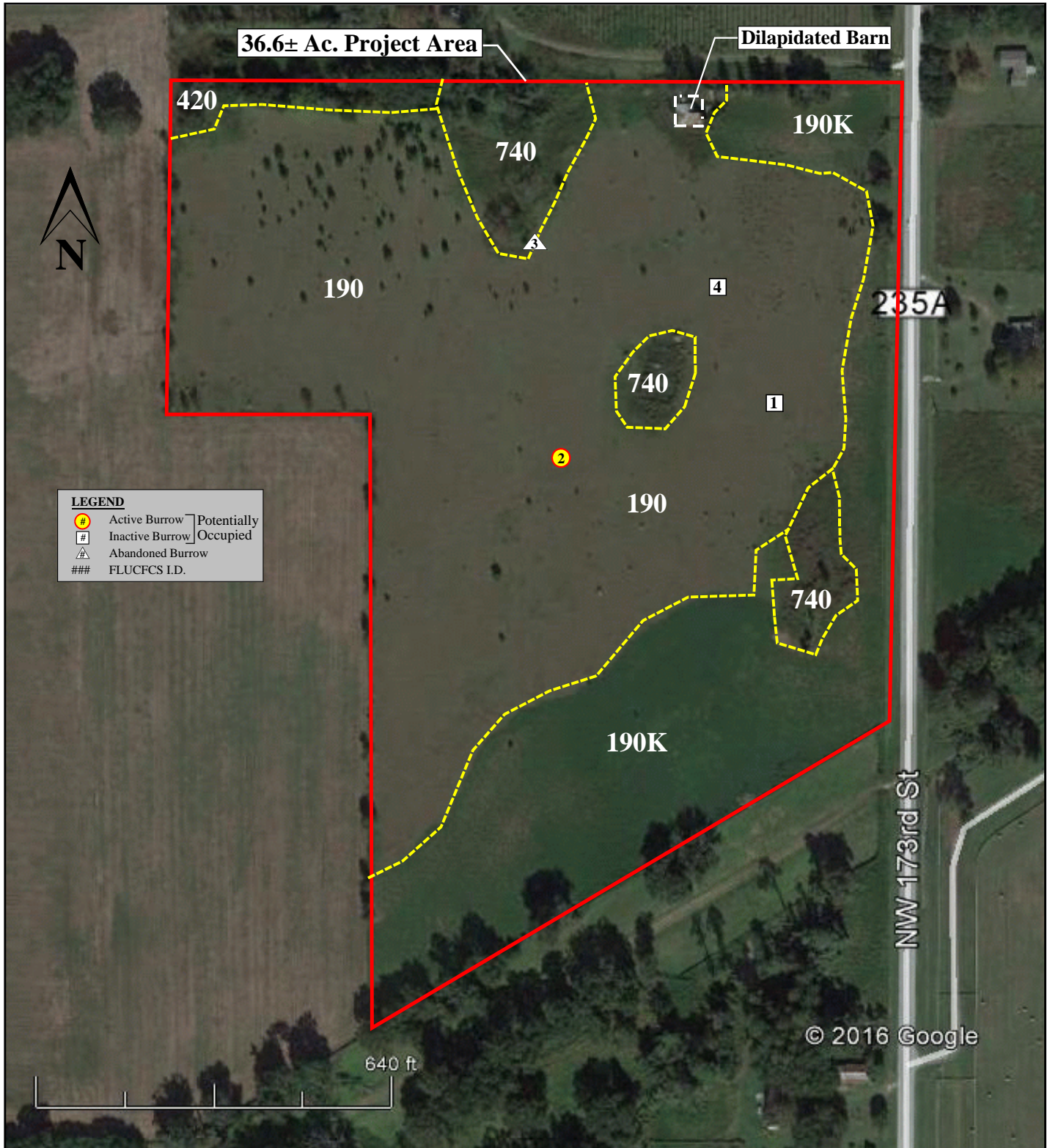
Attachments



McAlpine Environmental Consulting, Inc .
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com

RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 1: Vicinity Map



| FLUCFCS ¹ | Description |
|----------------------|---|
| 190B | Open Land (Bahagrass, apparent former pasture/farmland) |
| 190K | Open Land (Kudzu) |
| 420 | Upland Hardwood |
| 740 | Disturbed Land |

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

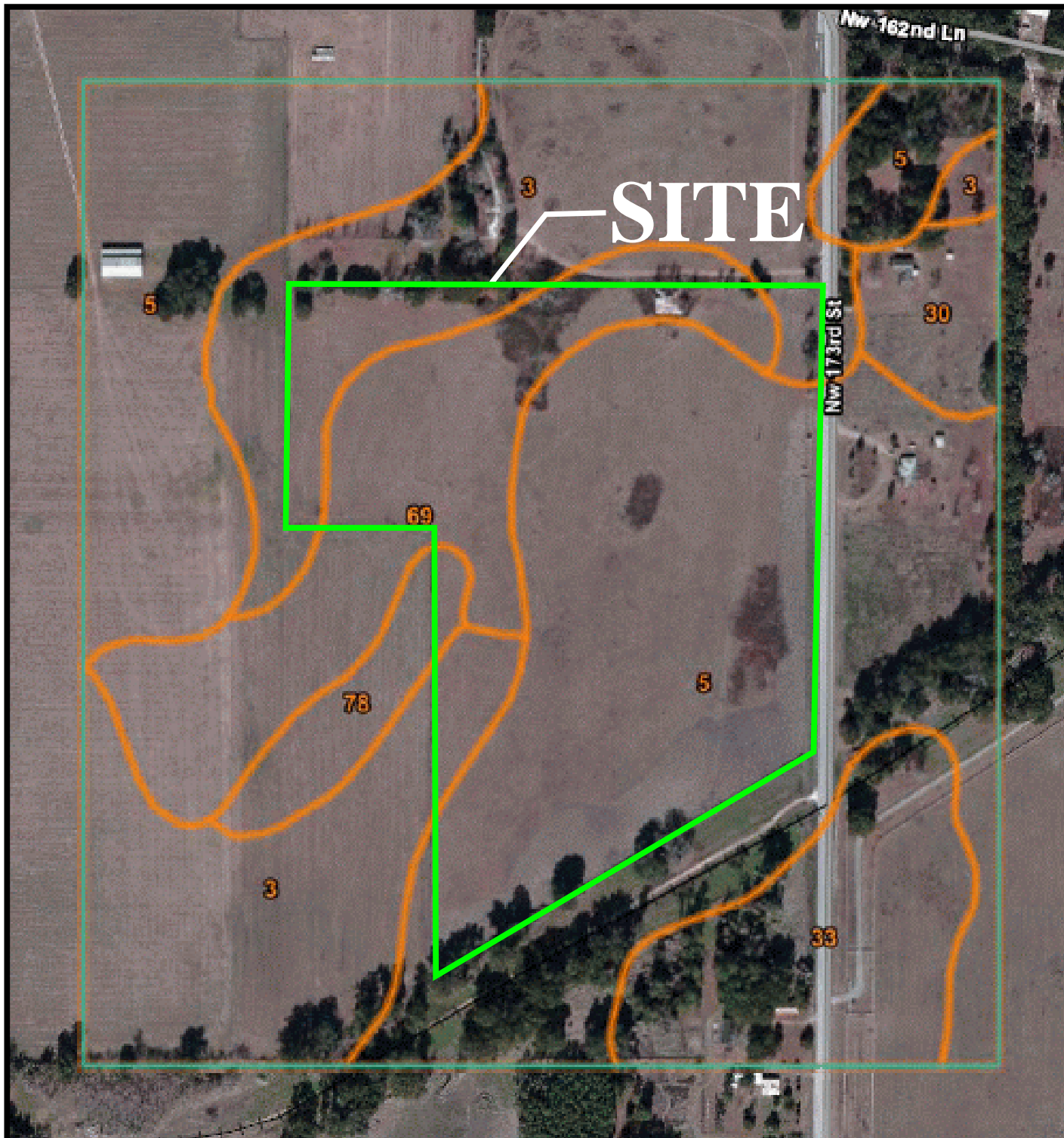
Survey Summary

Our 12/14/16 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise (GT) burrows within the project area. One abandoned GT burrow was also noted on the site. The burrows were marked with orange wire flags. No other listed fauna species were observed on the site. No listed flora species were observed on the site.

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RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 3: Project Aerial
Image Date: 11/13/15



Soil I.D.

Name

Description

| | |
|----|--|
| 3 | Arredondo fine sand, 0 to 5 percent slopes |
| 5 | Fort Meade fine sand, 0 to 5 percent slopes |
| 30 | Kendrick sand, 2 to 5 percent slopes |
| 33 | Northfolk laomy fine sand, 2 to 5 percent slopes |
| 69 | Arredondo fine sand, 0 to 5 percent slopes |
| 78 | Northfolk laomy fine sand, 2 to 5 percent slopes |

| |
|---------------------------------|
| Well Drained, Water Table: >80" |
| Well Drained, Water Table: >80" |
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| Well Drained, Water Table: >80" |



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RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 5: Soil Map

From USDA Web Soil Survey
<http://websoilsurvey.nrcs.usda.gov>

Table 1: Rare and Endangered flora species with the potential of occurring on the study site based on FNAI listing.

| Common Name | Scientific Binomial | Status * | |
|-----------------------|--|----------|-----|
| | | FDA | FWS |
| Curtiss' milkweed | <i>Asclepias curtissii</i> | E | NL |
| Sand butterfly pea | <i>Centrosema arenicola</i> | NL | NL |
| Pigmy fringe tree | <i>Chionanthus pygmaeus</i> | E | E |
| Virgin's blower | <i>Clematis catesbyana</i> | NL | NL |
| Longspurred mint | <i>Dicerandra frutescens</i> | E | E |
| Florida crabgrass | <i>Digitaria floridana</i> | NL | NL |
| Shrub buckwheat | <i>Eriogonum longifolium</i> var <i>gnaphalifolium</i> | NL | NL |
| Garberia | <i>Garberia Heterophylla</i> | T | NL |
| Shrub holly | <i>Ilex opaca</i> var <i>arenicola</i> | NL | NL |
| Pond spice | <i>Litsea aestivalis</i> | E | NL |
| Pinesap | <i>Monotropa hypopithys</i> | E | NL |
| Florida spiny-pod | <i>Matelea flordana</i> | E | NL |
| Scrub bay | <i>Persea humilis</i> | NL | NL |
| Lewton's polygala | <i>Polygala lewtonii</i> | E | E |
| Florida mountain-mint | <i>Pycnanthemum floridanum</i> | NL | NL |
| Creeping fern | <i>Thelepteris reptans</i> | E | NL |

* FDA = Florida Department of Agriculture, FWS = U.S. Fish & Wildlife Services, E = Endangered, T = Threatened, NL = Not listed in the Florida Fish and Wildlife Conservation Commission *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (1 August 1997) and listed in the Florida Natural Areas Inventory with the potential of occurring the subject property based on habitat preference and geographical location.

Table 2: Probability of Occurrence of Listed Wildlife Species

| Common Name | Scientific Name | Status FFW/USFWS ¹ | Estimated Probability of Occurrence | | | Comments |
|----------------------------|----------------------------------|----------------------------------|-------------------------------------|----------|----------|---|
| | | | Observed | Possible | Unlikely | |
| BIRDS | | | | | | |
| Southeastern Amer. Kestrel | <i>Falco sparverius paulus</i> | T/-- | | X | | Kestrel habitat noted on the site. No kestrels or nest sites were observed. |
| Burrowing Owl | <i>Speotyto cunicularia</i> | SSC/-- | | X | | No owls or suspect burrows observed |
| MAMMALS | | | | | | |
| Florida Mouse | <i>Podomys floridanus</i> | SSC/-- | | X | | Gopher tortoise burrows noted onsite, a known preferred dwelling. |
| Sherman’s Fox Squirrel | <i>Sciurus niger shermani</i> | SSC/-- | | X | | Some preferred habitat present. No SFS or potential nest sites observed. |
| REPTILES | | | | | | |
| Eastern Indigo Snake | <i>Drymarchon corais couperi</i> | T/T | | X | | Minimal habitat present. Reclusive. Tortoise burrows observed, a known retreat. |
| Gopher Tortoise | <i>Gopherus polyphemus</i> | T/-- | X | | | Tortoise burrows observed. |
| Florida Pine Snake | <i>Pituophis melanoleucus m.</i> | SSC/-- | | X | | Possible suitable onsite habitat. |
| Short-tailed Snake | <i>Stilosoma extenuatum</i> | T/-- | | X | | Possible habitat present. Reclusive and little known snake. |
| AMPHIBIANS | | | | | | |
| Florida Gopher Frog | <i>Rana capito aesopus</i> | SSC/-- | | X | | Tortoise burrows onsite, known preferred dwelling. |

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern.

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- FFWCC (Aug. 2003) Florida Fish and Wildlife Conservation Commission. Management Plan Red-cockaded Woodpecker, *Picoides borealis*. <http://myfwc.com/media/214360/RCW.pdf>
- FFWCC (2004), Florida's Breeding Bird Atlas: a collaborative study of Florida's birdlife, <http://www.wildflorida.org/bba/maps.htm>
- FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.
- FFWCC - Florida Fish and Wildlife Conservation Commission. Website information on Burrowing Owls (*Athene cunicularia floridana*). http://myfwc.com/WILDLIFEHABITATS/BirdSpecies_BurrowingOwl.htm
- FFWCC - Florida Fish and Wildlife Conservation Commission. Gopher Tortoise Permitting Guidelines (*Gopherus polyphemus*), April 2008 (Revised April 2009). http://www.myfwc.com/docs/LicensesPermits/PW_GopherTortoisePermitGuidelines.pdf
- FFWCC Eagle Nest Locator: <http://myfwc.com/eagle/eaglenests/#criterialocator>
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- FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

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Appendix B:

**Determination of historical and archaeological resources,
Florida Division of Historic Resources,
December 19, 2016**



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 19, 2016



Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists no previously recorded cultural resources in the following parcels of Alachua County:

Parcel #03042-050-006
Parcel #03042-050-007
Parcel #03042-052-003
Parcel #03042-052-004
Parcel #03042-052-005
Parcel #03042-052-006

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 19, 2016



Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists one previously recorded standing structure and no archaeological sites found in the following parcels of Alachua County:

Parcel #03042-052-002

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

| SiteID | Type | Site Name | Address | Additional Info | SHPO Eval | NR Status |
|---------|------|-------------|--------------------------|------------------------|--------------|-----------|
| AL05242 | SS | Square Barn | 16000 NW 173 ST, Alachua | c1950 Frame Vernacular | Not Eligible | |

Appendix C:

Property Owners within 400 feet & City of Alachua Notification List

WAITCUS, GREGORY MICHAEL
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

SINGH, LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

THOMAS & THOMAS &
THOMAS HEIRS
PO BOX 44
HIGH SPRINGS, FL 32655-0044

WAITCUS, JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

VICKORY WILLIAM HENRY
LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615-5222

VICKORY WILLIAM A & SUSAN S
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ALACHUA, FL 32615

PATEL & PATEL
6036 NW 112TH PL
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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

Traci L. Gresham
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Appendix D:

Neighborhood Meeting Materials

**Advertisement & Affidavit of Placement, November 11, 2017
Edition of the Gainesville Sun**

Notice of Neighborhood Meeting, mailed November 10, 2017

Mailing List: Owners within 400 feet & Alachua Notification List

November 28, 2017 Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Summary

TODAY IN HISTORY

In **1620**, 41 Pilgrims aboard the Mayflower, anchored off Massachusetts, signed a compact calling for a “body politick.”

In **1918**, fighting in World War I ended as the Allies and Germany signed an armistice in the Forest of Compiègne

In **1921**, the remains of an unidentified American service member were interred in a Tomb of the Unknown Soldier at Arlington National Cemetery in a ceremony presided over by President Warren G. Harding.

TODAY’S BIRTHDAYS

Actor **Stanley Tucci** is 57. Actress **Demi Moore** is 55. Actress **Calista Flockhart** is 53. TV personality **Carson Kressley** is 48. Actor **David DeLuise** is 46. Actor **Leonardo DiCaprio** is 43. Actor **Tye Sheridan** is 21.

LOTTERY

Friday, Nov. 10

Pick 2
Early drawing: 7-1
Night drawing: 2-3

Pick 3
Early drawing: 0-3-2
Night drawing: 6-6-1

Pick 4
Early drawing: 2-7-7-2
Night drawing: 2-9-7-9

Pick 5
Early drawing: 3-0-9-8-0
Night drawing: 4-1-0-9-4

Fantasy 5
1-5-15-30-34

Lucky Money
1-5-9-19 LB: 2

MEGA MILLIONS
6-23-38-42-58 PB: 24

PREVIOUS RESULTS

Fantasy 5 — Friday
16-18-20-28-33
Match...Payoff...
Winners
5-of-5...\$189,715.66...1
4-of-5...\$135.50...225
3-of-5...\$11.00...7,532

Tearful meeting for pair linked by face transplant

By Kyle Potter
The Associated Press

ROCHESTER, Minn. — Standing in a stately Mayo Clinic library, Lilly Ross reached out and touched the face of a stranger, prodding the rosy cheeks and eyeing the hairless gap in a chin she once had known so well.

“That’s why he always grew it so long, so he could try to mesh it together on the chin,” she told Andy Sandness, as he shut his eyes and braced for the tickle of her touch on new nerve endings in the face that had been her husband’s.

Sixteen months after transplant surgery gave Sandness the face that had belonged to Calen “Rudy” Ross, he met the woman who had agreed to donate her high school sweetheart’s visage to a man who lived nearly a decade without one.

The two came together last month in a meeting arranged by the Mayo Clinic, the same place where Sandness underwent a 56-hour surgery that was the clinic’s first such transplant. With her toddler Leonard in tow, Ross strode toward Sandness, tears welling in her eyes as they tightly embraced.

Ross had fretted before the meeting, fearful of the certain reminders of her husband, who took his own life. But her stress quickly melted away — without Calen’s eyes, forehead or strong cheeks, Sandness didn’t look like him, she told herself.

Instead, she saw a man whose life had changed through her husband’s gift, newly confident after 10 years of hiding from mirrors and staring eyes.

“It made me proud,” Ross said of the 32-year-old Sandness. Sandness



Lilly Ross, left, talks with Andy Sandness on Oct. 27 after meeting at the Mayo Clinic in Rochester, Minn. [CHARLIE NEIBERGALL/THE ASSOCIATED PRESS]

and Calen Ross lived lives full of hunting, fishing and exploring the outdoors before their struggles consumed them, 10 years and hundreds of miles apart.

Sandness put a rifle below his chin in late 2006 in his native Wyoming and pulled the trigger, destroying most of his face. Ross shot himself and died in southwestern Minnesota a decade later.

By then, Sandness had receded from contact with the outside world, ashamed of his injuries — surgeries to rebuild his face had left him a quarter-sized mouth, and his prosthetic nose frequently fell off.

Hope first came in 2012 when the Mayo Clinic started exploring a face transplant program and again in early 2016 when he was wait-listed for the procedure.

Ross already had agreed to donate her husband’s lungs, kidneys and other organs to patients. Then LifeSource, a Midwestern nonprofit organization that facilitates organ and tissue donations, broached the idea of a donation for a man awaiting a face transplant.

Ross consented, despite her hesitation about someday seeing her husband’s face on a stranger. Eight months pregnant at the time, she said one reason to go forward was that she wanted the couple’s child to one day understand what his father did to help others.

More than a year after a surgery, Sandness is finding a groove in everyday life while still treasuring the simple tasks he lost for 10 years, such as chewing a piece of pizza.

He’s been promoted

in his work as an oil-field electrician and is expanding his world while still prizing the anonymity that comes with a normal face.

“I wouldn’t go out in public. I hated going into bigger cities,” he said. “And now I’m just really spreading my wings and doing the things I missed out on — going out to restaurants and eating, going dancing.”

Life with a transplanted face takes work, every day. Sandness is on a daily regimen of anti-rejection medication. He’s constantly working to retrain his nerves to operate in sync with his new face, giving himself facial massages and striving to improve his speech by running through the alphabet while driving or showering.

“I wanted to show you that your gift will not be wasted,” Sandness told Ross.

Mardini and the rest of Sandness’ medical team have delighted in seeing their patient and friend open up since the procedure, going out of his way to talk with strangers whose gaze he once hid from.

“It turns out Andy is not as much of an introvert as we thought,” Mardini said.

“He’s enjoying these times, where he’s missed out on 10 years of his life.”

Ross and Sandness say they feel like family now. They plan to forge a stronger connection, and Sandness said he’ll contribute to a trust fund for Leonard’s education.

The boy stared curiously at Sandness at first. But later, he walked over and waved to be picked up. Sandness happily obliged.

Louis C.K. says he misused power, ‘brought pain’

By Mark Kennedy
The Associated Press



The New York premiere of Louis C.K.’s new film “I Love You, Daddy” has been canceled amid swirling controversy over the film and the comedian. [ASSOCIATED PRESS FILE PHOTO]

NEW YORK — With his career imploding over allegations of sexual misconduct, comedian Louis C.K. confessed Friday to masturbating in front of women and expressed remorse for wielding his influence “irresponsibly.”

The comedian said in a statement that the harassment claims by five women detailed in a New York Times report published Thursday “are true.”

“I can hardly wrap my head around the scope of hurt I brought on them,” he said.

“There is nothing about this that I forgive myself for,” he wrote. “And I have to reconcile it with who I am. Which is nothing compared to the task I left them with.”

He apologized to the cast and crew of several projects he’s been working on, his family, children and friends, his manager and the FX network, among others.

The 438-word statement ends with the comedian vowing to stop talking and leave the spotlight, sating “I will now step back and take a long time to listen.”

The comedian stepped forward on the same day the indie distributor The Orchard said it will scrap the release of C.K.’s film “I Love You, Daddy.” C.K. has already been edited out of the upcoming HBO benefit “Night of Too Many Stars” and his work is being scrubbed from the cable network’s vaults.

More fallout came Friday when Netflix said it will not produce a second planned standup special starring the comedian, citing his “unprofessional and inappropriate behavior.” He had been tapped for two specials, with the first airing in April. At least five of the comedian’s stand-up specials remain on Netflix.

C.K. is the latest high-profile man caught in a flood of accusations that began after an October report in the New York Times alleging that Hollywood mogul Harvey Weinstein had sexually harassed or assaulted several women. Others who face sexual harassment or assault accusations include “House of Cards” star Kevin Spacey and filmmaker Brett Ratner.

The widening allegations have also reached former “Gossip Girl” actor Ed Westwick. The BBC scrapped a TV series in the wake of rape allegations against Westwick. The broadcaster also paused filming on the 1980s-set sitcom “White Gold,” which stars Westwick. He has been accused of raping two women, charges he denies.

On Instagram, he called the allegations “unverified

and provably untrue.”

“ER” actor Anthony Edwards revealed that he was molested when he was 12 by director and producer Gary Goddard. In a post Friday on Medium, Edwards said he’s been in therapy for years over the assault and confronted Goddard over it 22 years ago at an airport. Goddard, he said, “swore to his remorse.” Attorney Alan Grodin, a lawyer for Goddard, said Goddard has been out of the country and “will have a response shortly.”

Actor Jeremy Piven also took to social media to once again declare his innocence of sexual misconduct, saying on Twitter he hopes the string of sexual harassment allegations will lead to “a constructive dialogue on these issues” but warned about “false accusations.”

“We seem to be entering dark times — allegations are being printed as facts and lives are being put in jeopardy without a hearing, due process or evidence. I hope we can give people the benefit of the doubt before we rush to judgment,” he wrote.

Piven, who has been accused by two women of sexual misconduct, faces a fresh accusation made against him from an advertising executive. Tiffany Bacon Scourby told People magazine that Piven held her down while he performed a sex act at a hotel 14 years ago.

The crisis has also roiled the world of journalism, with editors at The New Republic and NPR losing their jobs. The latest accusation involved Rolling Stone: Ben Ryan, a freelance writer, accused the magazine’s publisher, Jann Wenner, of sexual harassment, saying Wenner offered a writing contract if Ryan spent the night at the publisher’s Manhattan townhouse. Wenner acknowledges he did attempt to have a sexual liaison but denied offering a writing contract for sex.

In other developments, Jenny McCarthy also reiterated an allegation she made against actor and producer Steven Seagal, saying she fled from a 1995 audition with Seagal after he repeatedly asked her to take off her clothes for a part that didn’t require nudity.

McCarthy recounted her encounter with Seagal during a tryout for “Under Siege 2” on her Sirius XM radio show Thursday, a day after actress Portia de Rossi accused Seagal of unzipping his pants during an audition.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development - Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

The meeting will be held Tuesday, November 28, 2017, at 5:15 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A.

Contact person: Allison Brunetto, Poulos & Bennett, LLC: 407-487-2594 or abrunetto@poulosandbennett.com

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Cancel or Correct an Ad372-4222
Classified Legal Ads374-5017
Classified Legal Ads Fax338-3131
Retail Advertising.....374-5058
Questions or Problems374-5058
Obituaries337-0304
Obituaries Fax.....338-3131

DOUGLAS RAY: Editor and General Manager...374-5035
MICKIE ANDERSON: Local News Editor.....338-3119
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NATHAN CRABBE: Editorial/Opinion Editor ...374-5075

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STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a Public Notice relating to the matter of

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development – Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006).

The meeting will be held Tuesday, November 28, 2017, at 5:15 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A.

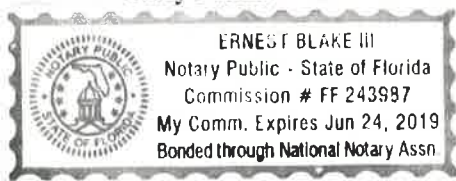
was published in said newspaper in the issues of Saturday, November 11, 2017.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, 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 has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this
13th day of November A.D. 2017.

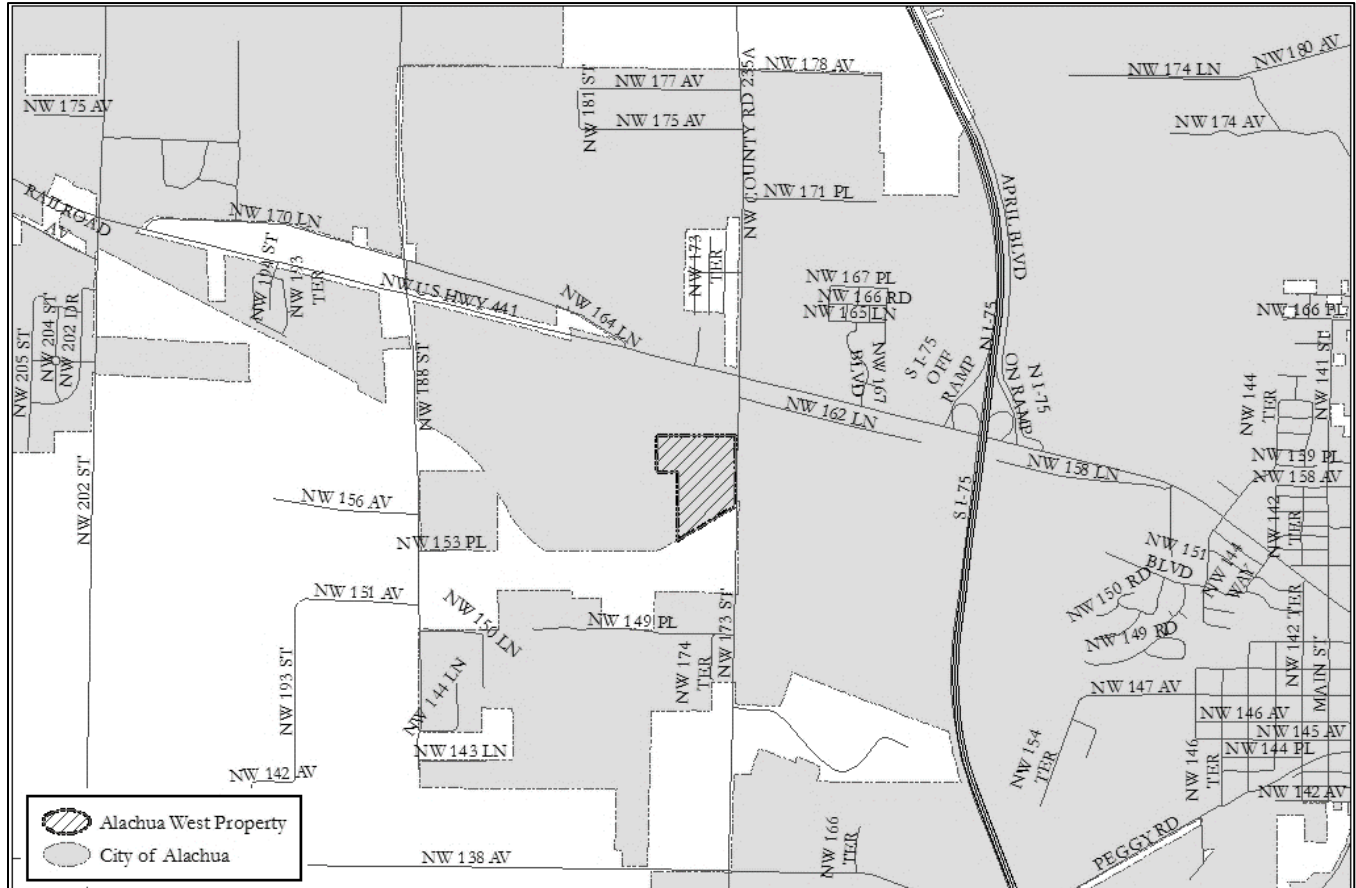
Kim Kanemoto

[Signature]
Notary Public



NEIGHBORHOOD MEETING

For a residential subdivision located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441, Alachua FL, located on Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006, as illustrated on the map below:



Date: November 28, 2017

Time: 5:15 PM

Place: Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615. Meeting Room A.

Contact: Allison Brunetto, Poulos & Bennett, LLC: 407-487-2594 or abrunetto@poulosandbennett.com

Poulos & Bennett will be holding a meeting to discuss a request to rezone the above 35.82-acre property from RMF-8 to PD-R (Planned Development - Residential) in order to construct up to 143 single family residences. The proposed PD-R zoning district will permit up to four (4) dwelling units/acre, which is a reduction from the eight (8) dwelling units/acre currently allowed by the existing RMF-8 zoning. Proposed district will permit single-family dwellings and associated uses, including accessory structures and neighborhood amenities. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

WAITCUS, GREGORY MICHAEL
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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ALACHUA, FL 32615-5231

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Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

**Alachua West
Neighborhood Meeting
November 28, 2017 5:15PM**

Welcome! Please Sign In

[illegible]



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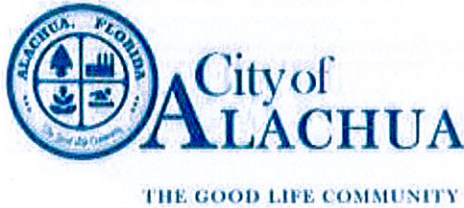
Alachua West Preliminary Plat Neighborhood Meeting

Meeting Minutes

The neighborhood meeting required for the Alachua West Preliminary Plat application was held on November 28, 2017 at 5:15 PM in Meeting Room A of the Alachua Public Library, Alachua Branch, located at 14913 NW 140th Street, Alachua FL 32615.

Ten business days prior to the meeting a notice of the time and place of the meeting was mailed to all property owners within 400 feet of the subject property (26 property owners) and those individuals listed on Alachua's Public Notification roster (16 individuals). In addition, an advertisement was placed in the Local section of the Gainesville Sun on November 11, 2017.

In attendance on behalf of the proposed development were David McDaniel and Peter McDaniel of M3 Alachua, LLC. The meeting room was made available until 6:30 PM, but no members of the public, including those individuals noticed above, attended the meeting.



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 3/4 mile south of Highway 441 on the west side CR235A
Parcel ID Number(s): 03042-050-006; 03042-052-002 through 006; 03042-050-007
Acreage: 35.8

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David S. McDaniel Title: Manager
Company (if applicable): M3 Alachua LLC
Mailing Address: 250 Killarney Drive
City: Winter Park State: Florida ZIP: 32789
Telephone: 407-970-8383 FAX: _____ e-mail: dave@m3development.com

C. AUTHORIZED AGENT

Name: Poulos & Bennett, LLC Title: _____
Company (if applicable): Poulos & Bennett, LLC
Mailing address: 2702 East Livingston Street
City: Orlando State: Florida ZIP: 32803
Telephone: 407-487-2594 FAX: _____ e-mail: ewarren@poulosandbennett.com

D. REQUESTED ACTION:

Request to allow Poulos & Bennett, LLC or authorized representative of Poulos & Bennett, LLC, to act as agent for M3 Alachua LLC for City of Alachua permitting.

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

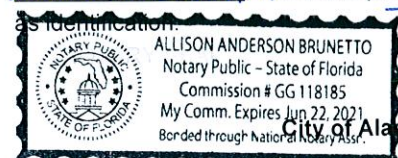
David S. McDaniel, Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 28 day of March, 2014, by _____

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



Allison Anderson Brunetto
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

Eric Warren

From: Eric Warren
Sent: Monday, April 10, 2017 11:54 AM
To: llalwani@alachuacounty.us
Subject: Alachua West Project
Attachments: 2.00 Master Development Plan - 2.00.pdf

Good morning Lalit, we are working with the City of Alachua for a rezoning of the property attached. We would like to discuss and coordinate our proposed access to CR 235A. If you could please give me a call on my cell phone, I would greatly appreciate it, Thank you,

Eric Warren

POULOS & BENNETT

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 321.231.4474

Fax: 407.289.5280

www.poulosandbennett.com

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50' 0 100' 200'
SCALE IN FEET

LEGEND



DEVELOPMENT DATA

| Development Type | Area (Acres) | Notes |
|-----------------------------------|--------------|-------------------------|
| Planned Development (Residential) | 29.5 | Single-Family Detached |
| Open Space (Community Recreation) | 10.5 | Stormwater / Open Space |
| Stormwater / Open Space | 10.5 | Stormwater / Open Space |

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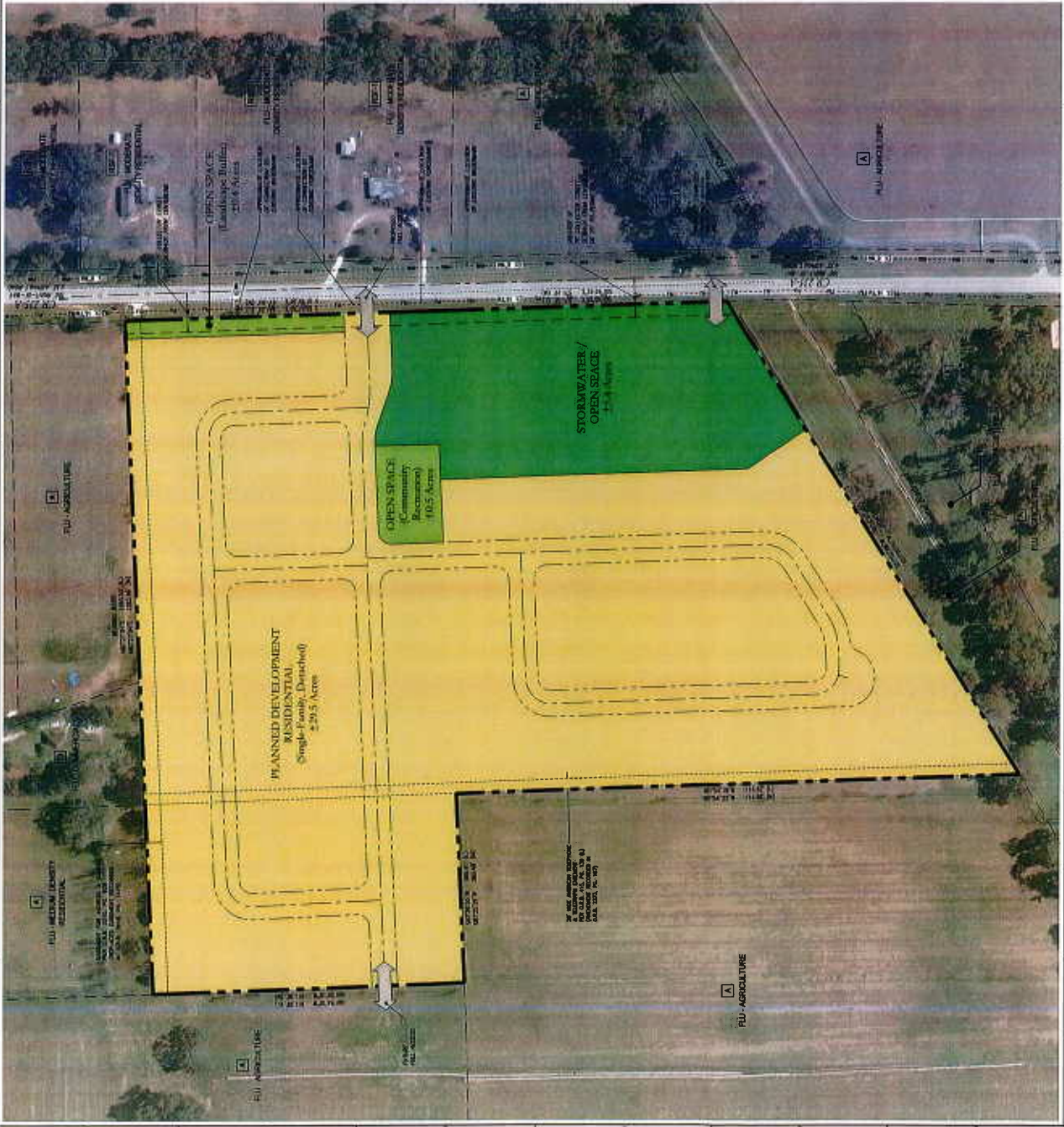
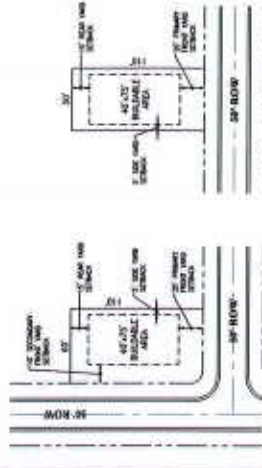
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NOTES

1. LOCATED AND BEGS OF THE-SPR IMPROVEMENTS SHALL BE SUBJECT TO CHANGES AND WILL BE
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Eric Warren

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Tuesday, November 14, 2017 3:20 PM
To: Eric Warren
Subject: FW: Parcel 03042 -050-006
Attachments: Driveway Permit Application.doc; DRAFT Access Management & Street Network Standards Checklist 2011.doc

Eric,

Here is the form. The fees for Class III with Auxiliary Lanes is \$1530 and for Class IV with Auxiliary Lanes is \$1500. Please review Chapter 407 Article 13 of Alachua County Land Development Regulations. The checklist is an old one but it is in line with the Code.

Sincerely,

Lalit L. Lalwani, PE, CPM, CFM

Alachua County Public Works Department

Note our new mailing address:

5620 NW 120th Lane,

Gainesville, FL 32653

Phone: 352-548-1243

352-374-5245, ext. 243

Fax: 352-337-6244

E-mail: llalwani@alachuacounty.us

Office Hours: Monday through Thursday, 7:00 AM to 5:30 PM

Closed on Fridays.

POULOS & BENNETT

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November 1, 2018

Mr. Rodolfo Valladares, P.E.
City of Alachua Public Services Director
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West PD-R Preliminary Plat Needed Fire Flow Analysis
Poulos & Bennett Project Number – 16-110

Dear Mr. Valladares,

Please find below a Needed Fire Flow Table for the Alachua West PD-R development. As discussed, homes will be supplied with sprinkler systems until such time that the required 1,000 gpm flow is available.

| Needed Fire Flow Calculations (NFPA) | | | | | | | | | | |
|--------------------------------------|---------------|----------------------------|--------|-------------------------|-------------------------------------|-----------------------------|---------------------------------|----------------------------------|------------------------------------|------------------------------|
| Building | Building Type | Construction Type (NFPA 1) | Floors | Maximum Floor Area (sf) | Floor Area Used in Calculation (sf) | Required Fire Flow (gpm)(1) | Sprinkler System Credit (%) (2) | Minimum Fire Flow Required (gpm) | Minimum Fire Flow Allowed (gpm)(3) | Fire Flow Available (gpm)(4) |
| Single Family | VB | NFPA 220 Type V (000) | 2 | 3,600 | 3,600 | 1,500 | 75% | 375 | 500 | 680 |

Notes:

1. Required Fire Flow per Table 18.4.5.2.1 of NFPA 1 (2018 Edition) .
2. Required Fire Flow reduced by 75% for Sprinkler System per NFPA 18.4.5.12 (2018 Edition).
3. Fire Flow shall not be less than 500 gpm per 18.4.5.1.5.
4. Fire Flow available per hydrant flow test request.

Please let me know if you have any questions regarding our application package or require additional information. We can be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,


Eric Warren, P.E.
Poulos & Bennett, LLC

