

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

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

**A. PROJECT**

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

**B. APPLICANT**

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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

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

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

- 2. Stormwater management plan - including the following:
  - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
  - b. Proposed finished floor elevation of each building site.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

**For commercial project Applications:**

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

**For industrial project Applications:**

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

Policy 1.5.d

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

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

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.  
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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



Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Philip Madden, Asst Chief

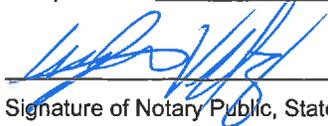
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Leon

The foregoing application is acknowledged before me this 3 day of January, 2019, by Philip

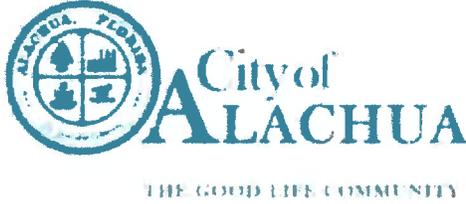
Madden, who is/are personally known to me, or who has/have produced \_\_\_\_\_

  
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



# Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 12720 NW 109th LN, Alachua, FL (San Felasco State Park)  
Parcel ID Number(s): 04033-000-000  
Acreage: 300 acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael W. Foster, Jr. Title: Bureau Chief  
Company (if applicable): Bureau of Design and Construction, Office of Operations, FDEP  
Mailing Address: 3900 Commonwealth Blvd, MS520  
City: Tallahassee State: Florida ZIP: 32399  
Telephone: 850-245-2694 FAX: \_\_\_\_\_ e-mail: michael.fost@dep.state.fl.us

### C. AUTHORIZED AGENT

Name: Michael Freidin Title: Project Manager  
Company (if applicable): George \$ Associates Consulting Engineers, Inc.  
Mailing address: 1967 Commonwealth Lane, Suite 200  
City: Tallahassee State: Florida ZIP: 32303  
Telephone: 850-521-0344 FAX: 850-521-0345 e-mail: mfreidin@gaceng.net

### D. REQUESTED ACTION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Philip Madden, Asst. Chief  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Leon

The foregoing application is acknowledged before me this 3 day of January, 2019, by Philip

Madden, who is/are personally known to me, or who has/have produced \_\_\_\_\_

[Signature]  
Signature of Notary Public, State of Florida



Parcel: 04033-000-000

Search Date: 3/7/2017 at 11:57:23 AM

<b>Taxpayer:</b> STATE OF FLA IIF <b>Mailing:</b> 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 <b>Location:</b> <b>Sec-Twn-Rng:</b> 35-08-18 <b>Property Use:</b> 08030 - State(Tiitf) Vacant/Xf <b>Tax Jurisdiction:</b> Alachua - 1700 <b>Area:</b> 8-18 Rural <b>Subdivision:</b> HAILE ESTATES S/D	<b>Legal:</b> HAILE ESTATE S/D PB A-56 LOTS 1 2 3 4 5 6 7 IN FERNANDEZ GRANT OR 908/858
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Year	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable	Total Taxes
2016	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2015	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2014	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2013	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2012	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2011	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2010	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2009	Vacant	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2008	Vacant	540000	540000	0	0	540000	0	540000	0	540000	0	0	0	0
2007	Vacant	540000	540000	0	0	540000	0	540000	0	540000	0	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
State Owned	CSV		Acre	300
			<b>2016 Certified Land Just Value: 540000</b>	<b>2016 Certified Land Assessed Value: 540000</b>

**Legal Description: San Felasco Hammock State Park**

Parcel Number: 04033-000-000

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

8-63  
5869  
2152  
70

This Warranty Deed Made and executed the 27th day of September, A D 1974, by  
CONTEXT DEVELOPMENT CO.

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

whose postoffice address is Tallahassee, Florida

hereinafter called the grantee:

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

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

See Exhibit A attached hereto  
and made a part hereof

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

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE SEP 27 74 10528	ORIDA STAMP TAX 469.00	ORIDA STAMP TAX 900.00					
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Together with all the tenements, hereditaments and appurtenances thereto belonging or in any  
wise appertaining.

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

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

030748	FLORIDA DEPT. OF REVENUE SEP 27 74 PE 11013	DOCUMENTARY SUR TAX 352.70	FLORIDA DEPT. OF REVENUE SEP 27 74 PE 11013	DOCUMENTARY SUR TAX 900.00	DOCUMENTARY SUR TAX 300.00
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287539

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

*M. Porter*  
M. Porter, Assistant Secretary  
Signed, sealed and delivered in the presence of:  
*[Signature]*

CONTEXT DEVELOPMENT CO.  
By *James E. Schulte*  
James E. Schulte, Exec. Vice President

STATE OF FLORIDA  
COUNTY OF

908 858

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

Executive Vice  
well known to me to be the / President and Assistant Secretary respectively of the corporation named as grantor  
in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses (real and void) acting  
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.  
WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, A D 1974

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

September 20, 1974

For: Context Industries

Proposed tract to be deeded to State of Florida

Description:

Commence at the Northwest corner of Fractional Section 36-T8S-R18E as the Point of Beginning and run North  $88^{\circ} 40' 53''$  East along the North line of said Section, 1782.95' to the westerly line of Lot 2 of Haile Estate in the Fernandez Grant, thence run North  $30^{\circ} 16' 56''$  East along said West line 407.52' to the most Northerly corner of said lot and the Southerly line of Lot 8 in the Haile Estates in the Sanchez Grant, thence run South  $64^{\circ} 37' 15''$  East along the South line of said Lot 510.84 to the Southwest corner of said lot, thence run North  $25^{\circ} 26'$  East along the East line of said lot 688.73', thence run North  $81^{\circ} 33' 12''$  East 4009.23', thence run North  $86^{\circ} 33' 49''$  East 3610.85', thence run South  $81^{\circ} 47' 26''$  East 1946.10', thence run South  $64^{\circ} 10' 47''$  East 1815.93', thence run North  $23^{\circ} 17' 12''$  East 25.06', thence run South  $73^{\circ} 05' 09''$  East 3873.48' to the West R/W of State Road No. S-237, thence run South  $1^{\circ} 51' 32''$  East along said R/W 1762.57' to the P.C. of a curve concave to the West and having a radius of 4533.66', thence run Southerly along the arc of said R/W curve 1048.6', thence run North  $76^{\circ} 07' 44''$  West 3689.11' thence run South  $19^{\circ} 49' 08''$  East 3817.82' to the North line of Arrendondo Grant, thence run North  $89^{\circ} 08' 40''$  West along said North line 773.29', thence run North  $55^{\circ} 23' 08''$  West 7044.53 to the Southeast corner of Lot 29 of the L.L. Dell Estate, Thence run North  $64^{\circ} 46' 10''$  West along the South line of said lot, 1317.95' to the Southeast

Exhibit A, page 1, to Warranty Deed dated  
September 27, 1974, from Context Development  
Co. to State of Florida, Trustees of the 938 and 859  
Internal Improvement Trust Fund.

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

1694  
P.M.

Checked by         

*Paul C. Mc Huff*  
Reg. Fla. Cont. No. 509



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

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

908 800

1/3/2019

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

**RE: San Felasco State Park- Proposed Shop Building  
Site Plan Permit Application  
Concurrency Exemption Request  
Parcel ID: 04033 000 000**

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

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

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



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

Additionally, the traffic impact from this project is going to be extremely minimal. According to meeting notes, there are approximately 1 to 2 full time employees at the location each weekday

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

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

1/03/2019

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

**RE: San Felasco State Park- Proposed Shop Building  
Site Plan Permit Application  
City of Alachua Comprehensive Plan Consistency Analysis  
Parcel ID: 04033 000 000**

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

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

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

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

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

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

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

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



**AERIAL WITH DISTANCE BETWEEN PARCELS**



SHEET NO. ↑	<b>AERIAL</b>	PROFESSIONAL REGISTRATION # State of Florida P.E. # #	DESIGNER :	ISSUE DATE: 04/14/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE		DRAWN BY: TMD	COMP. FILE No.:	(A) #			(C) #		
	PROJECT TITLE <b>SAN FELASCO SHOP BUILDING</b>		REVIEWED BY: MAF	STATE PROJECT No.:	(B) #			(D) #		
			Consultant :	<b>George &amp; Associates</b> Consulting Engineers, Inc. <small>DB - ENVIRONMENTAL - TRANSPORTATION - PLANNING - LAND USE                  ENGINEERING BUSINESS NO. 2676</small> 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32305 PHONE: 850.521.0344 - FAX: 850.521.0345		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372				





# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

## San Felasco Shop Building – Neighborhood Meeting

**Date:** December 12, 2018

**FROM:** Laura Ross, Project Manager, Bureau of Design and Construction

**SUBJECT:** San Felasco Hammock Preserve State Park – Shop Building

**Location:** Devil's Millhopper 4732 Millhopper Rd, Gainesville, FL 32653

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### Participants:

Jack Bragg	Lot 6 Alachua FL	386-462-4857	<a href="mailto:tdbragg@windstream.net">tdbragg@windstream.net</a>
Teresa Bragg	Lot 6 Alachua FL	386-462-4857	<a href="mailto:tdbragg@windstream.net">tdbragg@windstream.net</a>
Mike Heaney	Turkey Crk. Preserve	352-727-0432	<a href="mailto:mheaney@alachuacounty.us">mheaney@alachuacounty.us</a>
Bob Dampman	San Felasco Park Manager		<a href="mailto:Robert.Dampman@FloridaDEP.gov">Robert.Dampman@FloridaDEP.gov</a>
JR Keen	D-4 Construction Project Manager		<a href="mailto:Uyles.Keen@FloridaDEP.gov">Uyles.Keen@FloridaDEP.gov</a>
Laura Ross	Bureau of Design & Construction		<a href="mailto:Laura.S.Ross@FloridaDEP.gov">Laura.S.Ross@FloridaDEP.gov</a>

### Meeting Summary:

The intent of this meeting was to update any interested people on the status of the project, and to answer any questions.

Jack and Teresa Bragg had been at the 2017 meeting, and were checking to see if this was regarding the same building or if a new one was being proposed. We reviewed the boards that had been presented at the earlier meeting and discussed the minor changes in the shop building interior. They were in favor of this construction, as well as maintaining the fence along the Park's property line.

Mike Heaney manages Turkey Creek Preserve, and was coming to the meeting out of general interest, not as an adjacent property owner. He was interested in the building plan, as Turkey Creek also needs to build a shop.

No new questions were asked, other than the time frame when construction might start. That answer is dependent upon funding in the coming legislative cycle. Previous funds that were intended to construct the shop had been redirected toward hurricane relief projects at various parks.



# San Felasco State Park Proposed New Shop Building

## Neighborhood Meeting

December 12, 2018

5:30 PM

### Comments:

(Please Print)

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**Contact Information** (please print):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**For additional information or questions regarding proposed project please contact:**

Karin Zawrotny  
DodStone Group Architects, Inc.  
P: 850-656-7326  
[kzawrotny@dodstone.com](mailto:kzawrotny@dodstone.com)

OR

Michael Freidin  
George and Associates Consulting Engineers, Inc.  
P: 850-521-0344  
[mfreidin@gaceng.net](mailto:mfreidin@gaceng.net)

**MEBANE:**

Continued from page A1

# A.L. Mebane Alumni celebrate history

organizations, churches and A.L. Mebane alumni. The Parade Grand Marshall David Cheesborough was joined by Homecoming Queens Miss Alumni Geneva Moore; Miss Hornet Gloria Washington, and Miss Green & Gold Frankie Sheppard.

The annual parade is a source of great pride for the community, and the Alumni Association has hosted the homecoming weekend every year since 1996. Even though the landmark U.S. Supreme Court case Brown v. Board of Education ruled that it was unconstitutional for public schools to be segregated on the basis of color and that states must desegregate "with all deliberate speed," for many schools in many states, this "deliberate speed" was not so speedy.

The A.L. Mebane High School, along with the rest of the public school system of Alachua County, was not desegregated until 1970.

The annual homecoming weekend and subsequent parade is a celebration of the rich past of A.L. Mebane High School, as well as a recognition of its place in the history of segregation and civil rights in the United States.

The A.L. Mebane High School Alumni Association Inc. was formed as a scholarship program for the descendants of alumni and strives to "highlight the accomplishments of former students, faculty and staff of A.L. Mebane High School," as well as to provide culture enrichment and social services to the community.

Participants can reserve a spot by calling Helen McIntosh at 352-359-2984. Spot rental is \$50 for businesses and \$35 for individuals, both include a \$5 food voucher good for the day of the event.



Parade Grand Marshall David Cheesborough (back) along with Homecoming Queens Geneva Moore, Gloria Washington, and Frankie Sheppard

## PUBLIC NOTICE

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

The proposed shop building is considered an ancillary use within the state park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1-1.1. The parcel is owned by Department of Environmental Protection Division of Parks and Recreation.

Meeting will be held Wednesday December 12th, 2018 at:

Devils Millhopper State Park Visitor Center  
4732 Millhopper Rd.  
Gainesville, FL 32653

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

(Published: Alachua County Today - November 29, 2018)

E-mail [myers@alachuatoday.com](mailto:myers@alachuatoday.com)

## NEWBERRY LIONS:

Continued from page A1

## Antique car show, arts and crafts

a Classic and Antique Car Show, a Car Parts Swap Meet, a Holiday Arts and Craft Show, an Antique Tractor Exhibit and other entertainment. The Lions Club will also be serving a pancake breakfast from 7 a.m. to 11 a.m. and BBQ chicken lunches from 11 a.m. to 2 p.m.

According to project chairperson Ken McIntosh, money raised at the Extravaganza will allow Lions to meet pressing needs in the community. Participants in the Car Show can register from 8 a.m. to noon the day of the event. Registration is \$20 per car and includes a \$5 food voucher good for the day of the event. Trophies

will be presented including prizes for Participants Choice, Best GM, Truck, Mopar, Specialty, Street Rod, Foreign, Modern Muscle, Old Muscle, Motorcycle and Best of Show.

The Holiday Arts and Craft show will have more than 20 vendors. Participants can reserve a spot by calling Helen McIntosh at 352-359-2984. Spot rental is \$50 for businesses and \$35 for individuals, both include a \$5 food voucher good for the day of the event.

The Big D will provide entertainment during the Extravaganza. The Newberry Lions Club has

34 members and has been serving the Newberry, Florida area since 1943. The Club meets on the second and fourth Tuesdays of the month at 6 p.m. at the Lions Clubhouse located at 25847 W. Newberry Road. Lions clubs are a group of men and women who identify needs within the community and work together to fulfill those needs. For more information or to get involved with the Newberry Lions Club, please contact Ken McIntosh at 352-359-3095, or email [newberrylionsclub@gmail.com](mailto:newberrylionsclub@gmail.com).

E-mail editor@alachuatoday.com

### PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 10, 2018, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

#### ORDINANCE 19-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 3.7.2 (C), RELATING TO LANDSCAPE REQUIREMENTS FOR THE U.S. HIGHWAY 44/ INTERSTATE 75 GATEWAY OVERLAY DISTRICT; AMENDING SECTION 6.2, RELATING TO TREE PROTECTION & LANDSCAPING STANDARDS; AMENDING SECTION 6.2.1, RELATING TO TREE PROTECTION STANDARDS; AMENDING SECTION 6.2.2, RELATING TO LANDSCAPING STANDARDS; AMENDING SECTION 6.2.3, RELATING TO SCREENING STANDARDS; AMENDING APPENDIX 6.2.2.A, RELATING TO THE LIST OF RECOMMENDED TREES/PLANTS AND NUISANCE TREES; AMENDING ARTICLE 10, PROVIDING DEFINITIONS FOR FLORIDA FRIENDLY LANDSCAPING AND QUALITY TREE PROTECTION AREA.; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 29, 2018)

**BK Cedars** Official State of Florida Living Christmas Tree  
[www.BKCedars.com](http://www.BKCedars.com) 386-462-2060 • 352-474-1885  
Open Fridays and Saturdays 10 a.m. to 6 p.m. Nov. 23 to Dec. 22  
Potted native Red Cedar 'Robin Blue' & Arizona Cypress: 3 to 30 gallon; 2'-10" - \$9 to \$75  
Free Sugar cane and pecans with purchase  
20926 NW 75 Street (1.5 miles off Hwy 235 between Alachua and LaCrosse)

**HOLIDAY Mattress Savings**  
SAVE \$100  
Plush Mattress Set Reg. \$599 Now Only \$499  
FINANCING AVAILABLE! Up to 60 MONTHS Interest Free  
Find the Perfect Mattress ...and the perfect price!  
SAVE UP TO \$500 ON SELECT MATTRESSES

SAVE \$100 PILLOWTOP Mattress Set Reg. \$699 \$599	SAVE \$100 FIRM Mattress Set Reg. \$699 \$599	SAVE \$100 PLUSH Mattress Set Reg. \$699 \$599	SAVE \$100 PILLOWTOP Mattress Set Reg. \$899 \$799
SAVE \$100 LUXURY FIRM Mattress Set Reg. \$899 \$799	SAVE \$200 SEALY FIRM Mattress Set Reg. \$1099 \$899	SAVE \$200 LUXURY FIRM Mattress Set Reg. \$1299 \$1099	SAVE \$200 RESTONIC FIRM Mattress Set Reg. \$1299 \$1099
SAVE \$400 RESTONIC HYBRID Mattress Set Reg. \$1599 \$1199	SAVE \$500 RESTONIC HYBRID Mattress Set Reg. \$1799 \$1299	SAVE \$500 ULTRA PLUSH Mattress Set Reg. \$1729 \$1229	SAVE \$500 LUXURY FIRM LATEX Mattress Set Reg. \$2299 \$1799

3 LOCATIONS IN NORTHERN FLORIDA  
Morrell's Lake City (386) 752-3910  
Mattress Experts Lake City (386) 319-8016  
Mattress Experts Alachua (386) 518-2002  
[www.Morrells.com](http://www.Morrells.com)

**Santa's Coming to Alachua at the Good Life Community Christmas Celebration**  
Join Santa and Mrs. Claus at the Christmas Tree Lighting on Main Street and then follow them to the "Winter Wonderland" decorated Alan Hitchcock Theatre Park on Main Street for free photos and a treat bag!  
Date: Friday, November 30, 2018  
Times: 6:00 p.m. - 8:00 p.m.  
Location: Main Street Theatre Park  
Please contact Alachua City Hall for additional information.  
This activity is neither sponsored nor endorsed by Alachua County Public Schools.

## PUBLIC NOTICE

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

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

Meeting will be held Wednesday December 12<sup>th</sup>, 2018 at:

Devils Millhopper State Park Visitor Center  
4732 Millhopper Rd.  
Gainesville, FL 32653

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

**Public Notice Mailing List**

Parcel Number	Prefix	First Name	Last Name	Company	Mailing Address	City	State	Zip	Location Address	City	State	Zip
	Ms.	Antoinette	Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653				
	Mr.	Dan	Rhine		288 Turkey Creek	Alachua	FL	32615				
	Mr.	Tom	Gorman		9210 NW 59th Street	Alachua	FL	32653				
	Mr.	Richard	Gorman		5716 NW 93rd Avenue	Alachua	FL	32653				
	Ms.	Peggy	Arnold		410 Turkey Creek	Alachua	FL	32615				
	Mr.	David	Forest		23 Turkey Creek	Alachua	FL	32615				
	Mr.	John	Tingue		333 Turkey Creek	Alachua	FL	32615				
	TCMOA	President		TCMOA	1000 Turkey Creek	Alachua	FL	32615				
	Ms.	Linda Dixon, AICP		Assistant Director Planning	PO Box 115050	Gainesville	FL	32611				
	Mr.	Craig	Parenteau	FL Department of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641				
	Ms.	Jeannette	Hinsdale		P.O. Box 1156	Alachua	FL	32616				
	Ms.	Lynn	Coullias		7406 NW 126th Ave	Alachua	FL	32615				
	Ms.	Lynda	Coon		7216 NW 126 Avenue	Alachua	FL	32615				
	Ms.	Tamara	Robbins		PO Box 2317	Alachua	FL	32616				
	Dr.	Lee A.	Niblock	Alachua County Manager	12 SE 1st Street	Gainesville	FL	32601				
	Mr.	John	Amerson	All County Marion Property Management	2916 NE Jacksonville Rd	Ocala	FL	34479				
	Ms.	Traci L.	Gresham	Alachua City Manager	P.O. Box 9	Alachua	FL	32616				
04029-010-001, 04029-010-002	Sir or Madam	Hernandez & Infante W/H		Hernandez & Infante W/H	12724 NW 93rd PL	Alachua	FL	32615				
04029-010-003	Ms.	Pam Conklin			12708 NW 93rd PL	Alachua	FL	32615				
04029-010-004	Mr. and Ms.	Don & Donna M Gocek			12624 NW 93rd PL	Alachua	FL	32615				
04029-010-005	Mr. and Ms.	Tyson & Tyson			12604 NW 93rd PL	Alachua	FL	32615				
04029-010-006	Mr. and Ms.	Crumpton & Verner-Crumpton		Crumpton & Verner-Crumpton	P.O. Box 249	Alachua	FL	32616	12507 NW 93rd Pl	Alachua	FL	32615
04029-010-006	Sir or Madam	Current Resident			12507 NW 93rd Pl	Alachua	FL	32615				
04029-010-007	Mr. and Ms.	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-010-008	Mr. and Ms.	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-100-000	Sir or Madam	Foundation for Environmental		Foundation for Environmental	510 Mississippi River Blvd Rd	St. Paul	MN	55104				
04023-001-000, 05967-000-000, 04036-001-000		State of FL IIF		State of FL IIF	3900 Commonwealth Blvd	Tallahassee	FL	32399				
03968-004-000	Sir or Madam	Brenes Trustee			11505 NW 112th Ave	Alachua	FL	32615				
03968-005-000	Ms.	Brenda K Pickens			550 NW 58th St	Gainesville	FL	32607	11613 NW 112TH Ave	Alachua	FL	32615
03968-005-000	Sir or Madam	Current Resident			11613 NW 112TH Ave	Alachua	FL	32615				
03968-006-000	Sir or Madam	Bragg & Bragg Trustees			P.O. Box 183	La Crosse	FL	32658	11709 NW 112TH	Alachua	FL	32615
03968-006-000	Sir or Madam	Current Resident			11709 NW 112TH	Alachua	FL	32615				
03968-007-000	Mr.	Brian D Clay			11807 NW 112th Ave	Alachua	FL	32615				
03968-008-000	Mr. and Ms.	Esmond & Michelle Grosz			11901 NW 112th Ave	Alachua	FL	32615				



November 26, 2018

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

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

Dear Sir or Madam Current Resident,

The Florida Division of Parks and Recreation and the Florida Department of Environmental Protection invites you to attend the neighborhood meeting for the proposed Shop Building at the San Felasco State Park. The meeting will be held Wednesday, December 12<sup>th</sup>, 2018 at Devils Millhopper State Park Visitor Center at 4732 Millhopper Rd., Gainesville, Florida. The hearing will be held from 5:30 p.m. to 6:30 p.m. EST. The purpose of the meeting is to inform neighboring property owners about the nature of the proposed project and seek any comments. This proposed project will consist of an approximate 3,000 square foot shop building to accommodate park activities.

Representatives from Florida Department of Environmental Protection will attend the meeting to discuss the proposed 3000 SF new shop building located on a 300-acre parcel within the San Felasco State Hammock Park. This parcel is zoned Conservation (CSV). The proposed shop building is considered an auxiliary use within the state park and is consistent with the City of Alachua Land Development code section 4.1-1.

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

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

We look forward to seeing you there.

Sincerely,

Michael Freidin  
*George & Associates Consulting Engineers, Inc.*

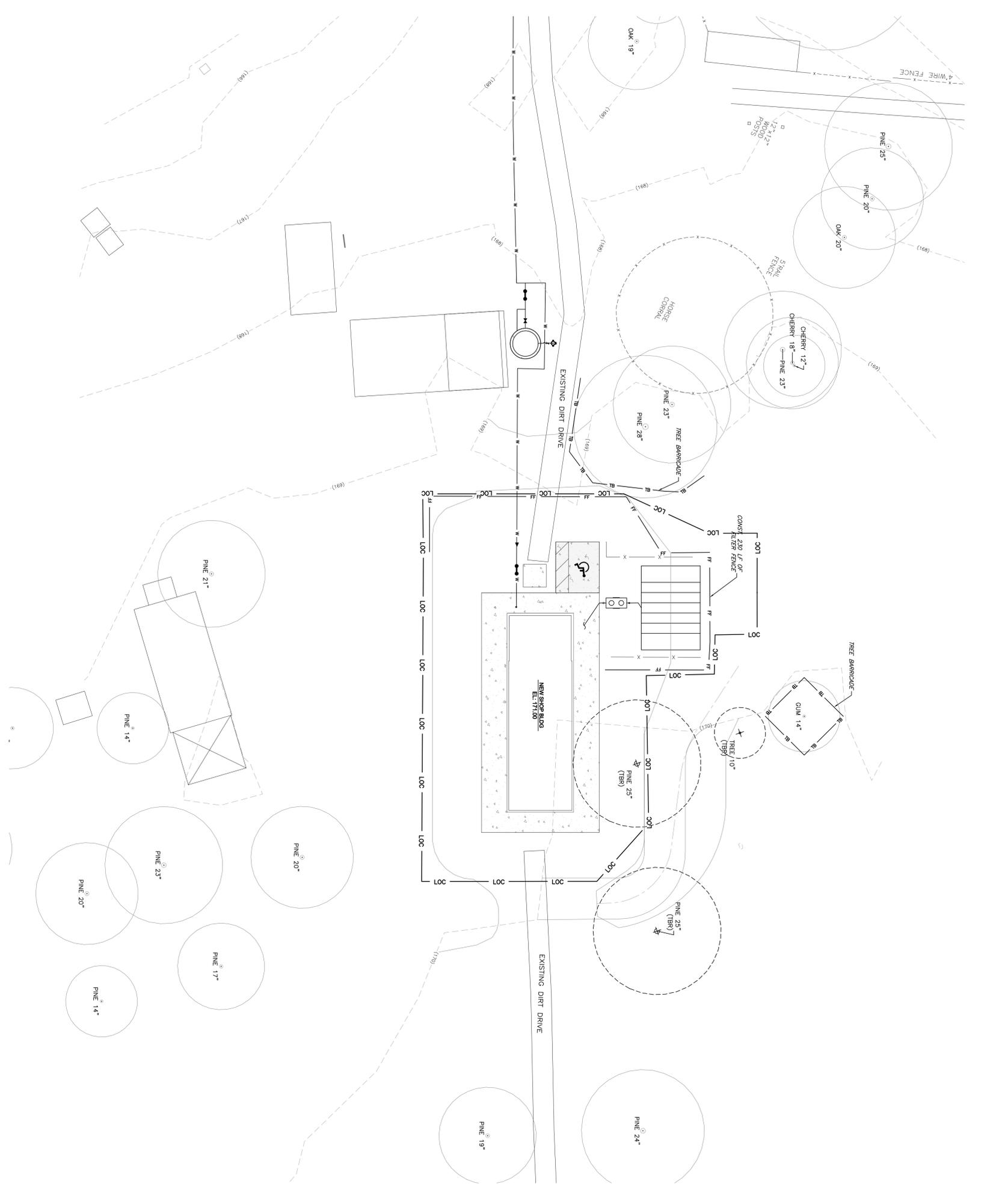






# EROSION CONTROL PLAN

SCALE: 1" = 20'



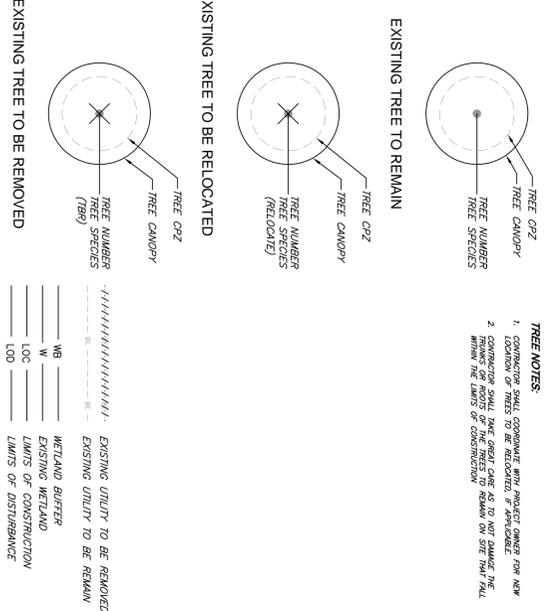
### SEDIMENTATION AND EROSION CONTROL NOTES

1. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL DESIGNS WILL CONFORM TO & ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE PUBLICATION ENTITLED "FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL".
3. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED ON-SITE INSPECTIONS.
4. LIMITS OF CLEARING SHALL NOT EXTEND BEYOND PROPERTY LINES.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICE PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
6. CONTRACTOR SHALL MAINTAIN SUITABLE SEDIMENTATION AND EROSION MEASURES DURING ALL PHASES OF CONSTRUCTION AND SHALL COMPLY WITH THE SWPPP PREPARED FOR THIS PROJECT IN ACCORDANCE WITH THE SUMNER RIVER WATER MANAGEMENT DISTRICT AND/OR F.D.E.P.
7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH. FERP PARK BIOLOGIST TO DETERMINE SPECIES.
8. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR AND FERP PARK MANAGER.
9. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.

### BUREAU OF DESIGN AND CONSTRUCTION EROSION CONTROL NOTES:

1. ALL EROSION SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED DAILY AND REPAIRS SHALL BE MADE AS NECESSARY TO ENSURE THE PROPER AND CONTINUED FUNCTION OF THE CONTROL(S).
  3. ALL EROSION AND SEDIMENTATION CONTROL SHALL REMAIN IN PLACE UNTIL A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED.
  4. UNDER NO CIRCUMSTANCES SHALL SEDIMENTS BE PERMITTED TO EXIT THE PROJECT LIMITS, INCLUDING TRACKING BY VEHICLES ONTO PAVED ROADWAYS. THE CONTRACTOR SHALL MAKE IMMEDIATE REPAIRS OR ENHANCEMENTS TO ANY EROSION CONTROL SYSTEM THAT ALLOWS THE RELEASE OF SEDIMENTS.
- GENERAL NOTES:**
1. SEE SHEET C401 FOR FILTER FENCE AND EROSION CONTROL DETAILS.
  2. THIS SITE MAY CONTAIN EXISTING UTILITY LINES, UTILITY STRUCTURES AND MISCELLANEOUS UTILITY EQUIPMENT THAT MAY NOT HAVE BEEN SURVEYED AND IN CONFLICT WITH PROPOSED CONSTRUCTION.
  3. ALL UTILITIES MUST REMAIN IN OPERATION THROUGHOUT CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
  4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS AND CIVIL ENGINEER FOR ANY AND ALL UTILITIES THAT MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION ACTIVITIES.

### TREE LEGEND



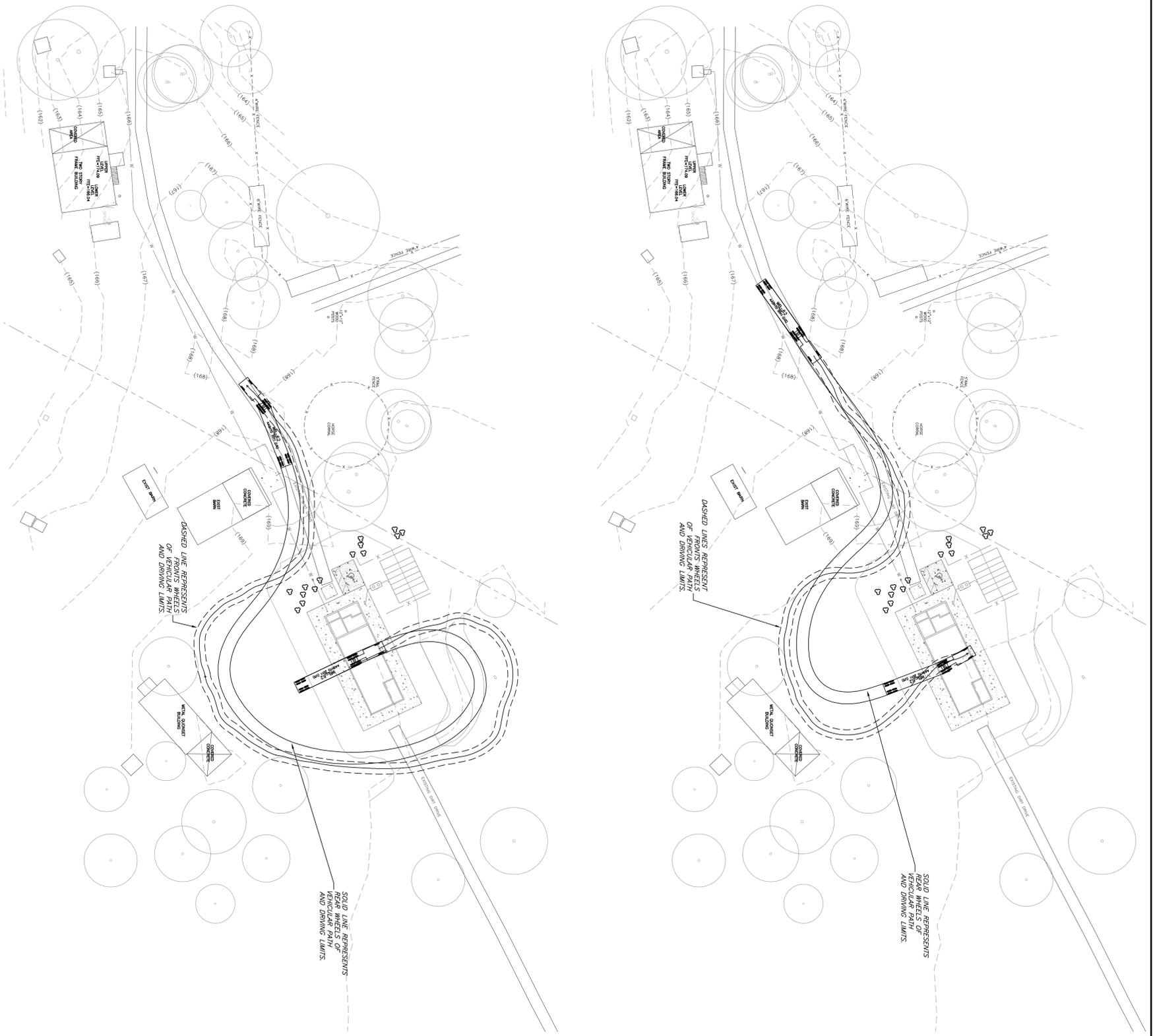
<b>C 201</b> SHEET NO.	SAN FELASCO HAMMOCK STATE PARK SHEET TITLE	EROSION CONTROL PLAN	PROFESSIONAL REGISTRATION	DESIGNER : MAF DRAWN BY: LJR REVIEWED BY: RDG	ISSUE DATE: 11/30/2018 COMP. FILE No.: STATE PROJECT No.: 61106C	SYMBOL (A) (B)	REVISION	DATE	SYMBOL (C) (D)	REVISION	DATE
	PROJECT TITLE	NEW SHOP BUILDING	Robert D. George State of Florida P.E. #	Consultant: <b>George &amp; Associates</b> Consulting Engineers, Inc. 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 - FAX: 850.521.0345	Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372						





# AUTOTURN SIMULATION PLAN

SCALE: 1" = 40'



DASHED LINE REPRESENTS FRONT WHEELS OF VEHICULAR PATH AND DRIVING LIMITS.

SOLID LINE REPRESENTS REAR WHEELS OF VEHICULAR PATH AND DRIVING LIMITS.

DASHED LINE REPRESENTS FRONT WHEELS OF VEHICULAR PATH AND DRIVING LIMITS.

SOLID LINE REPRESENTS REAR WHEELS OF VEHICULAR PATH AND DRIVING LIMITS.

- NOTES:**
1. AUTOTURN SHOWN IS USING ASHTO WB-62 (WEIGHTBASE 62) TO SIMULATE FIRE TRUCK.
  2. DRIVING SURFACE AND ACCESS MUST BE COMPLY WITH NFPA 182.
  3. CITY OF ALACHUA OR AHJ TO APPROVE PROPOSED FIRE TRUCK ACCESS PRIOR TO CONSTRUCTION.

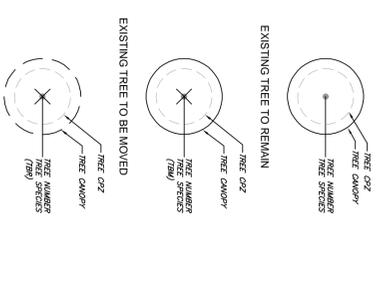
<p>SHEET NO.</p> <p><b>C 302</b></p>	<p><b>SAN FELASCO HAMMOCK STATE PARK</b></p>	<p>PROFESSIONAL REGISTRATION</p> <p>Robert D. George State of Florida P.E. #</p>	<p>DESIGNER : MAF</p>	<p>ISSUE DATE: 11/30/2018</p>	<p>SYMBOL</p>	<p>REVISION</p>	<p>DATE</p>	<p>SYMBOL</p>	<p>REVISION</p>	<p>DATE</p>	
	<p><b>AUTOTURN SIMULATION PLAN</b></p>		<p>DRAWN BY: LJR</p>	<p>COMP. FILE No.:</p>	<p>(A)</p>			<p>(C)</p>			
	<p><b>NEW SHOP BUILDING</b></p>		<p>REVIEWED BY: RDG</p>	<p>STATE PROJECT No.: 61106C</p>	<p>(B)</p>				<p>(D)</p>		
			<p>Consultant :</p> <p><b>GA</b> George &amp; Associates Consulting Engineers, Inc. 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32305 PHONE: 850.521.0344 - FAX: 850.521.0345</p>		<p><b>Department of Environmental Protection</b> <b>Division of Recreation and Parks</b> <b>Bureau of Design and Construction</b> <b>3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372</b></p>						



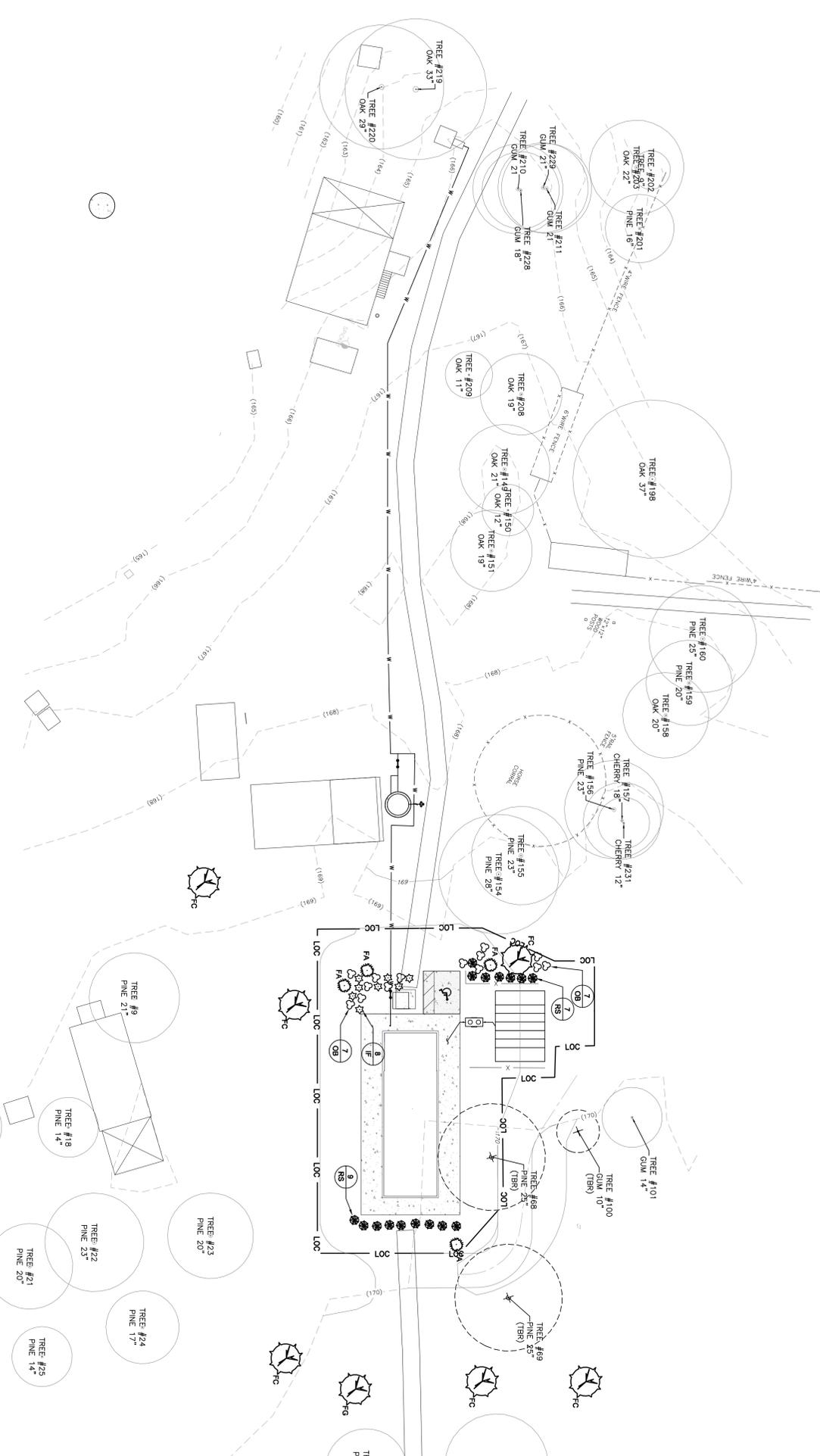
# LANDSCAPE PLAN

SCALE = 1/32

- EXISTING TREE TO BE REMOVED**
- TREE NOTES:**
- CONTRACTOR SHALL CONDUCT A PRELIMINARY SURVEY OF THE SITE FOR ALL EXISTING TREES AND REMOVE THEM AS SHOWN ON THIS PLAN.
  - CONTRACTOR SHALL TAKE GREAT CARE AS TO NOT DAMAGE THE TRUNKS OR ROOTS OF THE TREES TO REMAIN ON SITE THAT FALL WITHIN THE LIMITS OF CONSTRUCTION.



**TREE LEGEND**



**Proposed Tree Table**

Common Name	Botanical Name	Symbol	Quantity
Common Fig	Ficus Americana	FA	3
American Ash	Ficus Carica	FC	7
Azalea	Rhododendron spp.	RS	16
Florida Anise	Illicium Floridaum	IF	8
Orange Bulbine	Bulbine Frutescens "Orange"	OB	14

*Per City of Tallahassee Ord. 2*

**Tree Calculations**

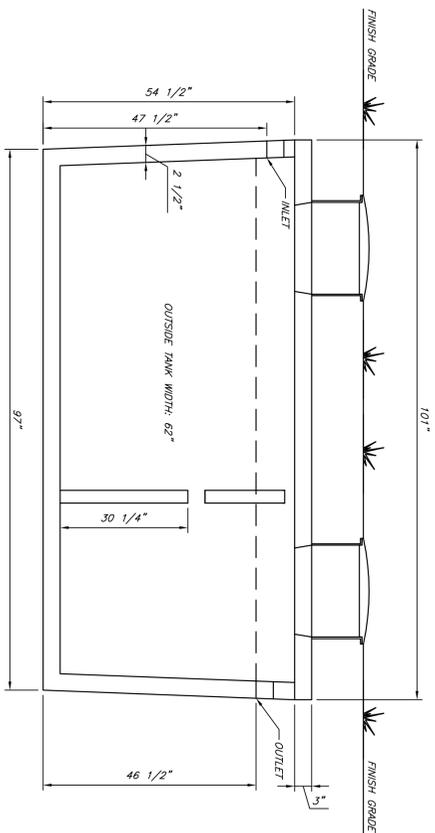
Symbol	Type	No. of Plantings	%	Common Name
FA	Understory	3	6.3%	Common Fig
FC	Canopy	7	14.5%	American Ash
OB	Ground Cover	14	29.2%	Orange Bulbine
RS/IF	Shrubs	24	50.0%	Azalea and Florida Anise

- LANDSCAPING NOTES**
- LANDSCAPE CONTRACTOR SHALL VERIFY SIZE, LOCATIONS OF ALL PLANTING AREAS AND APPROXIMATE PLANT QUANTITIES REFERRED FROM THIS PLAN.
  - CLEARANCES OF 7' 1/2" SHALL BE MAINTAINED TO THE FRONT AND SIDES AND 4' TO THE REAR OF ALL FINE APPLIANCES (E.G. HYDROVALS, BACKFLOW PREVENTORS, POOL INDOORING VALVES, THE DEPARTMENT CONNECTIONS).
  - MATCH ALL BEGS AND TREES WITH 3" OF PINE STRAW.
  - QUANTITIES SHOWN ON PLANS ARE FOR PRELIMINARY PURPOSES ONLY; CONTRACTOR IS RESPONSIBLE FOR HIS OWN MEASUREMENTS.
  - PROPOSED TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED BY THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANTS, PART II, PALMS AND TREES.
  - FERTILIZE ALL TREES WITH APPROX. 21 OZ. TABLETS, SLOW RELEASE 20-10-15 ANALYSIS WITH ONE TABLET PER 1/2" OF TRUNK DIAMETER.
  - BACKFILL ALL PLANTING WITH A MIXTURE OF 1/3 ON SITE SOIL AND 2/3 CLEAN FINEBULB TOPSOIL.
  - LAY SOIL STRIP ALONG ALL PARKING, WALKS, AND AROUND BUILDINGS WITH AREAS NOT DESIGNATED FOR SOIL 500.
  - SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY SOIL OR PLANT BEGS.
  - THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO DETERMINE THE HEALTH AND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 90 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A RELOCATION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT IS COMPLETED.
  - SPRINGS WHICH ARE UPRIGHT IN NATURE SHALL BE 24 INCHES IN HEIGHT AT TIME OF PLANTING AND SHRUBS WHICH ARE SPREADING IN NATURE SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AT THE TIME OF PLANTING.
  - ALL DISTURBED AREAS WITHIN THE LIMITS OF RESTORATION SHALL BE REVEGETATED AS SPECIFIED BY THE PARK SERVICE BIOLOGIST.
  - NO SEPARATE PAYMENT WILL BE MADE FOR PERMITTING. THE COSTS FOR PERMITTING ARE INCLUDED IN THE UNIT PRICES FOR CONSTRUCTING THIS PROJECT.

SHEET NO. <b>303</b>	SAN FELASCO HAMMOCK STATE PARK	PROFESSIONAL REGISTRATION	DESIGNER : MAF DRAWN BY : LJR/TMD REVIEWED BY : RDG	ISSUE DATE: 11/30/2018 COMP. FILE No.: STATE PROJECT No.: 61106C	SYMBOL (A) (B)	REVISION DATE	SYMBOL (C) (D)	REVISION DATE
	SHEET TITLE <b>LANDSCAPE PLAN</b>	PROJECT TITLE <b>NEW SHOP BUILDING</b>	Robert D. George State of Florida P.E. #	Consultant: <b>George &amp; Associates</b> Consulting Engineers, Inc. 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 - FAX: 850.521.0345	Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372			

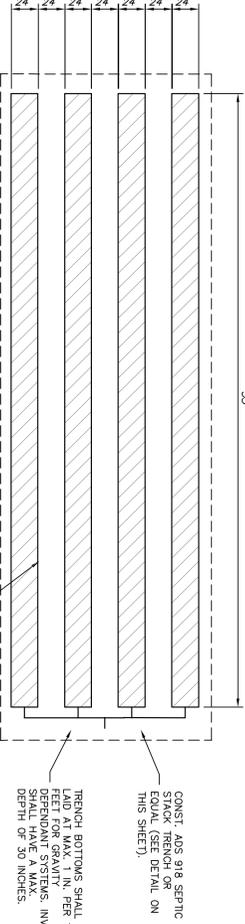


- SEPTIC SYSTEM SPECIFICATIONS:**
1. ALL TANKS SHALL MEET OR EXCEED CATEGORY 3 TANK DESIGN CLASSIFICATION PER 64E-6013, F.A.C.
  2. NEW 14-20 PIZED PRESS/ADS SHALL BE 24" CORRUGATED HOPE PIPE WITH POLYUR 24" HEAVY DUTY COVER AND FASTENED TO THE TANK WITH POLYUR 24" CORRUGATED PIPE ADAPTER RING.
  3. TANK ORIENTATION MAY BE ALTERED AS LONG AS TANKS REMAIN IN THE SAME OPERATIONAL CONFIGURATION.
  4. DESIGN ENGINEER MUST APPROVE OF ANY MODIFICATIONS TO DESIGN OR LOCATION OF TANKS OR DRIFIELD PRIOR TO SYSTEM INSTALLATION.
  5. DRIFIELD COVER VEGETATION SHALL BE ST. AUGUSTINE GRASS OR OTHER VEGETATION AS APPROVED BY THE ENGINEER.
  6. ALL EXPOSED PVC PIPE TO BE SCHEDULE 80. ALL OTHER PVC TO BE SCHEDULE 40.



**SEPTIC TANK PROFILE**

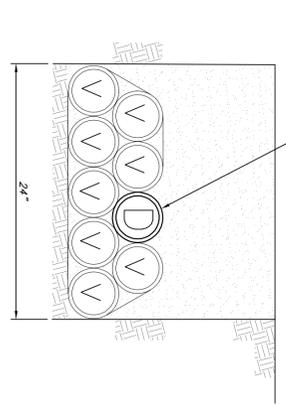
SCALE: NTS



- NOTES:**
1. CONTRACTOR SHALL CONSTRUCT DRAINFIELD PER CHAPTER 64E-6, F.A.C.
  2. MANUFACTURER OF PIPE STACKS SHALL BE ADS OR APPROVED EQUAL.
  3. TRENCHES SHALL BE 24" WIDE WITH PIPE STACKS PLACED IN CENTER OF TRENCH.
  4. TRENCHES SHALL BE AT A SLOPE OF 1%.

**DRAINFIELD DETAIL**

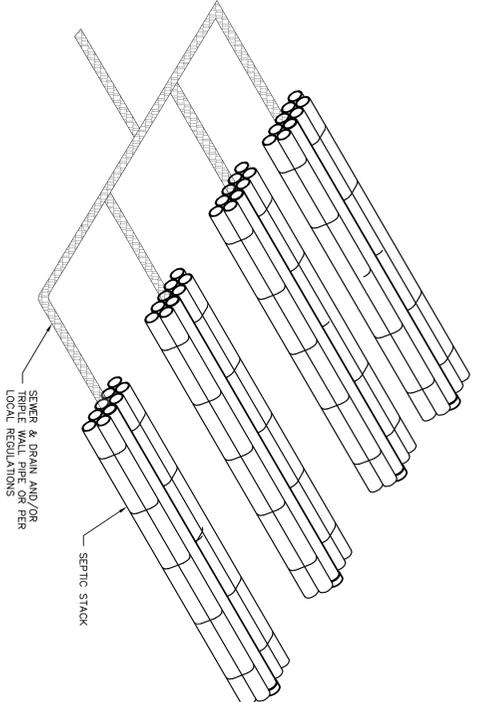
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CONST. ADS 918 SEPTIC STACK TRENCH OR EQUIV. (SEE DETAIL ON THIS SHEET).

**SEPTIC STACK TRENCH DETAILS**

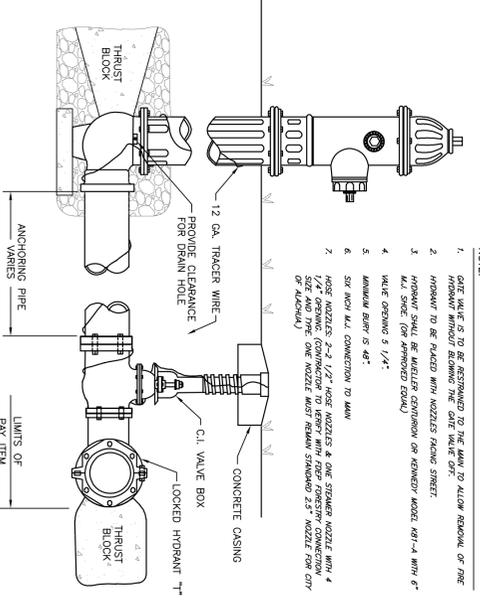
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- NOTES:**
1. EXCAVATE TRENCHES TO PROPER WIDTH AND PROPER DEPTH AS REQUIRED BY STATE AND LOCAL CODES.
  2. SMOOTH IRREGULARITIES IN THE EXCAVATION. A LEVEL FLAT SURFACE IS REQUIRED.
  3. LAY SEPTIC STACK PIPES IN TRENCH AND ASSEMBLE AS REQUIRED. VOID SPACES ARE TO BE PLACED "BUTTED" NEXT TO ONE ANOTHER. DISTRIBUTION PIPES IS CONNECTED BETWEEN ADJACENT SEPTIC STACKS.
  4. ONCE ALL PIPES ARE LAY IN THE TRENCH AND CONNECTED, LAY FILTER FABRIC COVERING THE ENTIRE SYSTEM.
  5. BRUSH SEPTIC STACK PIPES WITH SUITABLE WHITE MATERIAL (COARSE SAND OR FINE GRAVEL MAY ALSO BE USED, NO HEAVY CLAYS, SILTS, OR DEBRIS SHALL BE INCLUDED).
  6. "WALK IN" TO COMPACT SOIL ALONG SIDES OF SEPTIC STACK FIRST. THIS IS VERY IMPORTANT TO ACHIEVE LEAD RATING.
  7. COVER SEPTIC STACK TO A MINIMUM OF 6" OF COVER AND A MINIMUM OF 12" OF COVER FROM H-10 LOAD APPLICATIONS. A MINIMUM OF 12" OF COVER IS REQUIRED FROM H-10 LOAD APPLICATIONS. ALSO CHECK LOCAL OR DEEMS IN COVER MATERIAL.

**SEPTIC STACK PLAN VIEW**

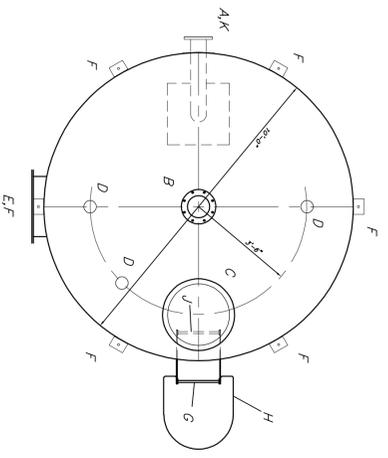
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- NOTE:**
1. GATE VALVE IS TO BE INSTALLED TO THE MAIN TO ALLOW REMOVAL OF FINE DEBRIS WITHOUT STOPPING THE WATER SUPPLY.
  2. HYDRANT TO BE PLACED WITH NOZZLES FACING STREET.
  3. HYDRANT SHALL BE KEELER DESIGN OR EQUIV. MODEL 481-A WITH 6" NPS SIZE (OR APPROVED EQUAL).
  4. WAKE OPENING 5 1/4".
  5. MANHOLE BOLT IS 48".
  6. SEE NTP ALL CONNECTION TO MAIN.
  7. HOSE NOZZLES: 2-2 1/2" HOSE NOZZLES & ONE STRAIGHT NOZZLE WITH 4 1/2" HOSE. CONNECTION TO REMAIN WITH FIRE RESISTIVE CONNECTION OR ALTERNATE. ONE INCHES FROM REMAIN STRONGER 2" INCHES FROM SIDE OF MAIN.

**FIRE HYDRANT ASSEMBLY**

SCALE: NTS



**HighDRO® WATER STORAGE TANK**

10,000 GAL 10" AV FIRE PROTECTION TANK (OR APPROVED EQUAL)

**DESIGN DATA**

CAPACITY	10,000 GALLONS
TYPE	SINGLE WALL ABOVEGROUND VERTICAL
NO. REQ.	(1)
OPERATING PRESSURE	ATMOSPHERIC
SPECIFIC GRAVITY	1.0
TANK MATERIAL	MILD CARBON STEEL
THICKNESS - TOP	7 GAUGE SHALLOW CONED
THICKNESS - BOTTOM	1/4" FLAT PER DETAIL
THICKNESS - SHELL	1/4"
CONSTRUCTION	LAP WELD INSIDE & OUTSIDE
TANK TEST	2 PSIG
INT. FINISH	SSPC SP10 BLAST, HIGHDRO®-LINER
EXT. FINISH	SSPC SP6 BLAST, URETHANE PAINT OR OTHER TO BE SPECIFIED.
LABEL	UL 142

**LEGEND**

A	FLANGE WITH INTERNAL VORTEX BREAKER PER NFPA 22
B	FLANGE - VENT
C	24" X 1/4" PLATE TIGHT-BOLT MANWAY WITH 1/8" THICK NEO-CORK GASKET
D	4" FNPT CONNECTION
E	24" GROSS BOLT MANWAY WITH 1/8" THICK NEO-CORK GASKET
F	HOLD DOWN LUG - QTY VARIES PER TANK
G	STD HLM EXTERNAL LADDER - PAINTED SAFETY YELLOW AND SHIPPED LOOSE FOR INSTALLATION ON SITE BY OTHERS
H	STD HLM SAFETY CAGE - PAINTED SAFETY YELLOW AND SHIPPED LOOSE FOR INSTALLATION ON SITE BY OTHERS
J	STD HLM INTERNAL LADDER
K	FLANGE WITH INTERNALS SHOWN - OVERFLOW

**NOTES**

1. SEE PLAN VIEW FOR TIDE ORIENTATION AND LOCATION OF FITTING.
2. LIFTING LUGS FOR UNLOADING UNIT & STANDING UNIT UPRIGHT TO BE PLACED AS NEEDED BY FABRICATION SHOP.
3. A 3X4" STEEL GROUNDING LUG WITH A 3/8" BOTTOM OF TANK IN LINE WITH LIFTING LUGS.

**SAN FELASCO HAMMOCK STATE PARK**

**UTILITY DETAILS**

**NEW SHOP BUILDING**

**PROFESSIONAL REGISTRATION**

Robert D. George  
State of Florida P.E. #

DESIGNER : MAF

DRAWN BY: LJR

REVIEWED BY: RDG

Consultant : **CA** George & Associates Consulting Engineers, Inc.

1967 Commonwealth Lane, State 200, Tallahassee, FL 32303  
PHONE: 850.521.0344 - FAX: 850.521.0345

ISSUE DATE: 11/30/2018

COMP. FILE No.:

STATE PROJECT No.: 61106C

SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
A			C		
B			D		

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

SHEET NO. **C 501**