



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: San Felasco Tech City - Buildings C & D
2. Address of Subject Property: 13025 NW US HWY 441
3. Parcel ID Number(s): 05962-002-000 (portion of)
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Commercial and Industrial
6. Zoning Designation: Commercial Intensive and Industrial, Light and Warehousing
7. Acreage: 12.73 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Mitch Glaeser - The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd St, Ste 2
City: Gainesville State: FL ZIP: 32608

* 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: N/A
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

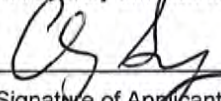
The City shall develop performance standards for industrial uses in order to address the following:

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

Clay Sweger - Principal / Director of Planning

Typed or printed name and title of applicant

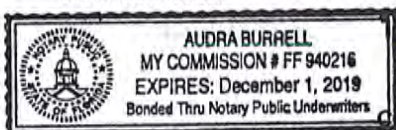
 Signature of Co-applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20 day of February, 2019, by Clay Sweger

_____, 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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13000 Block of US 441
Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
Acreage: 82.3 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO
Company (if applicable): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste 2
City: Gainesville State: FL ZIP: 32608
Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Principal
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning, land use change, and development plan.

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

Mitch Glaeser
Signature of Applicant

Signature of Co-applicant

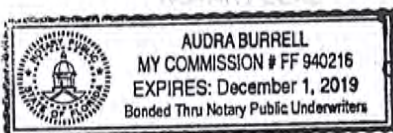
Mitch Glaeser
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of November, 2018 by Mitch Glaeser

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



Audra Burrell
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

Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 13025 and 13051 NW US HWY 441

NFPA Calculation - Office Building

Fire Flow Area (SF)	=	5,733
Sprinkler System	=	No
Occupancy Class	=	B
Construction Type	=	III (000)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Per 18.4.5.2.1, 75% reduction for sprinkler system	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
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San Felasco Tech City – Phase 2

Statement of Proposed Uses

The proposed development at San Felasco Tech City is designed to provide office and R&D/light industrial/warehouse space to create a new employment center along the NW US Hwy 441 corridor. This development plan proposes to construct three additional buildings in Phase 2 to allow more companies to locate within this development.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: The proposed San Felasco Tech City – Phase 2 development will serve the intent of the Commercial future land use designation, as it will provide office space within a business park for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.3.b and 1.3.d as indicated below:

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

- 1. Retail sales and services;*
- 2. Personal services;*
- 3. Financial Institutions;*
- 4. Outdoor recreation and entertainment;*
- 5. Tourist-related uses;*
- 6. Hotels, motels;*
- 7. Commercial shopping centers;*
- 8. Auto-oriented uses;*
- 9. Traditional Mixed-use Neighborhood Planned Developments;*
- 10. Employment Center Planned Developments;*
- 11. Commercial recreation centers;*
- 12. Office/business parks;*
- 13. Limited industrial services;*
- 14. Eating Establishments*

Consistency: The proposed San Felasco Tech City development will serve the intent of the Commercial future land use category. The site will include office uses within the Commercial Land Use area along the US Hwy 441 “corporate corridor”.

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;

Consistency: The development will include sidewalks for non-vehicular access to the site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

2. Buffering from adjacent existing/potential uses;

Consistency: All required buffers and setbacks are shown on plans.

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

Consistency: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

5. Placement of signage;

Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

Consistency: Loading docks and dumpsters are located at the rear of the buildings to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site and a pedestrian plaza is provided between the buildings, separate from the parking and the vehicular use areas.

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

Consistency: The site plans include a landscape plan that complies with all elements 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

Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.

There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

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

Consistency: None are proposed.

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.

Consistency: The commercial use on site has less than a 0.50 floor area ratio.

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: The proposed development will serve the intent of the Industrial future land use designation, as it will provide space for new industry and employment for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned

developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The site will include office uses with supporting light industrial space along the US Hwy 441 “corporate corridor.”

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;*

Consistency: The development will include sidewalks for non-vehicular access to the project site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

- 2. Buffering from adjacent existing/potential uses;*

Consistency: All required buffers and setbacks are shown on plans.

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

Consistency: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

- 5. Placement of signage;*

Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

Consistency: Loading docks and dumpsters are located at the rear of the buildings to avoid conflicts with pedestrians and vehicles. Sidewalks are provided

throughout the site and a pedestrian plaza is provided between the buildings, separate from the parking and the vehicular use areas.

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

Consistency: The site plans include a landscape plan that complies with all elements 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*

Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.

There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

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

Consistency: None are proposed.

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 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.*

Consistency: The industrial use on site has less than a 0.50 floor area ratio.

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.

Consistency: As many trees as possible have been preserved along the perimeter of the project. Unfortunately, some tree impacts due to utilities, grading, and other development activities cannot be avoided.

TRIP GENERATION

For: San Felasco Tech City – Phase 2
Tax Parcel 05962-002-000

TRIP GENERATION							
			SOURCE: ITE TRIP GENERATION, 10TH EDITION				
ITE 770 – BUSINESS PARK							
66,200	SF						
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.40	66.20	26	0.61	0.39	16	10
PM	0.42	66.20	28	0.46	0.54	13	15
AVG	12.44	66.20	824	0.50	0.50	412	412

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS							
SEGMENT ID:	SEGMENT LIMITS:	LOS-D		EXISTING	RES'D	PROJECTED TRIPS	AVAILABLE
U.S. HWY 441 (3/4)	FROM NW 126TH AVE TO SR 235	AADT	45,700	18,579	1,746	412	24,963
		PEAK HOUR	4,110	1,765	250	79	2,016

SOURCE: CITY OF ALACHUA PLANNING DEPARTMENT AS OF FEBRUARY 2019

Concurrency Impact Analysis San Felasco Tech City – Phase 2

The proposed buildings will provide 6,000 SF of office, 51,000 SF of offices, laboratories, and support space, and 9,200 SF of light manufacturing/warehouse space.

Stormwater:

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

Potable Water:

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

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

Project Impact: For the proposed office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 57,000 square feet of office and laboratory support space will generate approximately 8,550 G.P.D., based on this calculation (57,000 SF / 100 SF x 15 G.P.D. = 8,550 G.P.D.).

For the proposed warehouse space, it is estimated that approximately 100 G.P.D. will be used per loading dock (Ch. 64E-6, F.A.C.). The warehouse space will generate approximately 200 G.P.D., based on this calculation (2 loading docks x 100 G.P.D. = 200 G.P.D.).

In the entire development, it is estimated that approximately 8,750 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	56,110
Tech City Phase 2	8,750
Residual Capacity	999,140
Percentage of Permitted Design Capacity Utilized	56.18%
Sources:	
1. City of Alachua Public Services Department, March 2018	

Sanitary Sewer:

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

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

Project Impact: For the proposed office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 57,000 square feet of office and laboratory support space will generate approximately 8,550 G.P.D., based on this calculation (57,000 SF / 100 SF x 15 G.P.D. = 8,550 G.P.D.).

For the proposed warehouse space, it is estimated that approximately 100 G.P.D. will be used per loading dock (Ch. 64E-6, F.A.C.). The warehouse space will generate approximately 200 G.P.D., based on this calculation (2 loading docks x 100 G.P.D. = 200 G.P.D.).

In the entire development, it is estimated that approximately 8,750 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	52,082
Tech City Phase 2	8,750
Residual Capacity	752,168
Percentage of Permitted Design Capacity Utilized	49.27%
Sources:	
1. City of Alachua Public Services Department, March 2018	

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 722 pounds of solid waste will be generated per day (66,200 SF / 1,000 SF x 12 = 794.4 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Solid Waste Impacts		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity	5,328.52	972.45
New River Solid Waste Facility Capacity²	50 years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element		
Formula: 9,936 persons x 0.73 tons per year		
2. Darrell O'Neal, Executive Director, New River Solid Waste Association, April 2018		

Traffic:

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

TABLE 1 – PROJECT TRIP GENERATION

ITE LAND USE 770 Business Park

66,200 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.40	66.20	26	61%	39%	16	10
PM	0.42	66.20	28	46%	54%	13	15
AVG	12.44	66.20	824	50%	50%	412	412

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (3/4)	100%	412

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (3/4)	From NW 126th Ave to SR 235	AADT	45,700	18,579	1,746	412	24,963
		Peak Hour	4,110	1,765	250	16	2,079

Source: City of Alachua Planning Department as of March 2019.

Hydrant Flow Test Report

Test Date 4/24/2018

Test Time 8:30 AM

Location

US HWY 441 & Southern Precast Drive
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
Tester: L. Ashby, M. Smith
Witness: Billy Gourly, City of Alachua

Notes

Hydrant A: (16835) North Hydrant - Reading (Pitot)
Hydrant B: (16836) South Hydrant - Flowing

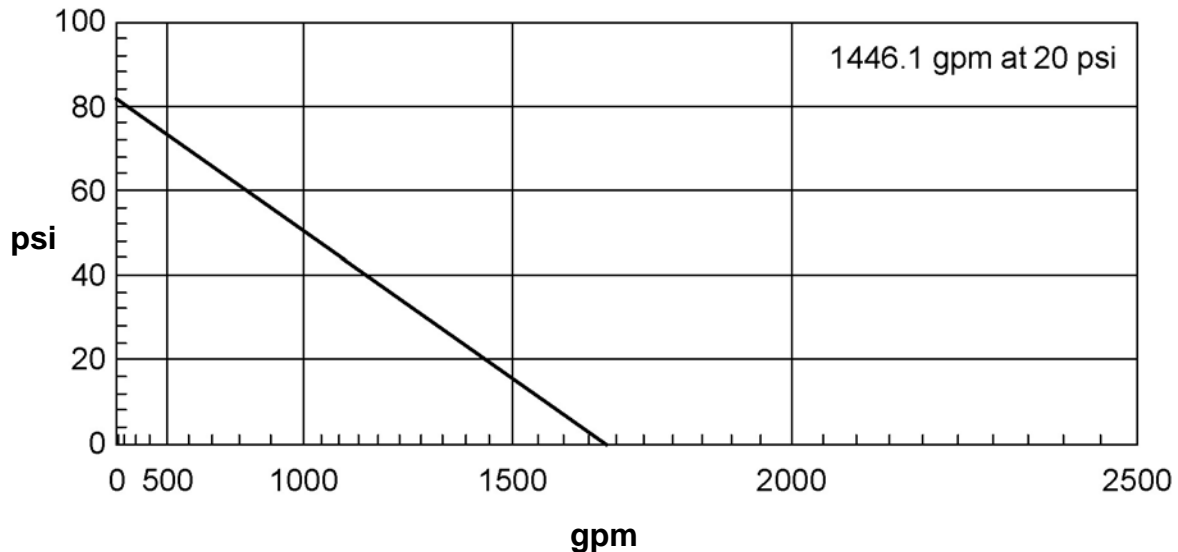
Read Hydrant

82 psi **static pressure**
60 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.7	40	826 gpm

Flow Graph



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		Date:	2/20/2019
Project:	San Felasco Tech City	Engineer:	DJM
	Office Building	Checked By:	SJR
Location:	13000 Block of US HWY 441		
	Alachua, FL		

Subject Building

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

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5733 sq.ft.

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

Effective Area (A_i) (p. 9) : 5,733 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1090.318706

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

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 50
Number of stories of exposure wall: 1 **Length x number of stories:** 50
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

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

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

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

Communications (p. 18)

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

Calculation of Needed Fire Flow (p. 1)

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

$$NFF = 1000 \times 0.85 \times [1 + (0.08 + 0)]$$

$$NFF = 918 \text{ gpm}$$

$$NFF = 1000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

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

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

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

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



NEIGHBORHOOD MEETING NOTICE



Date: November 20, 2018
Time: 6:00 p.m.
Place: First Baptist Church of Alachua
Room 210
14005 NW 146th Ave
Alachua, FL 32615
Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed Future Land Use Map (FLUM) amendment for parcel number 05962-002-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLUM amendment for parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-002-000 from Industrial, Light and Warehousing (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Manufacturing and Processing Industrial (MP) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felasco Tech City on parcel number 05962-002-000.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Memorandum

AD REQUESTED: 11/2/18
TO: Kimberly Kanemoto/Ken Blake
FROM: Ashley Scannella
SUBJECT: Neighborhood Workshop – Tech City Rezoning Ph 2
AD RUN DATE: 11/6/18
AD SIZE: Minimum is 2 columns wide by 2 inches long, but as close to that as possible with clear, readable text

PUBLIC NOTICE

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Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541



Gainesville Mayor Lauren Poe points to the crowd as it is announced that the GRU referendum did not pass, during a party for the local Democrats at Cypress and Grove Brewery, in Gainesville on Tuesday. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

GRU

From Page A1

vote out officials when they aren't happy with their decision making.

"It's the most democratic system," Poe said. "Removing that power from the people have would radically change that. I think most voters realized changing governance of GRU ... was not in their best interest."

The referendum was a result of a House bill pushed by state Rep. Chuck Clemens, R-Newberry, after several failed attempts from state Sen. Keith Perry, R-Gainesville. The

bill called for the creation of a five-member board called the GRU Authority and would have been appointed by city commissioners. They would have made all policy decisions related to GRU and would have had the power to lowered the city's general fund transfer — money received from GRU — by about \$1 million annually.

The entire city commission opposed the idea of taking away their control, primarily because the utility and city government are tied together through various departments, including human resources and equal employment opportunity.

Several local and statewide organizations, including the Sierra Club,

Florida Municipal Electric Association, NAACP and the League of Women Voters, also opposed the referendum.

Poe said the referendum has lingered in the back of city officials' minds for years.

Now that it's over, he said the city will double down on helping lower-income residents with their utility bills and will work on keeping rates low.

"A lot of people worked very hard on this for more than four years now," Poe said. "It's been a major distraction and it's been a major anchor around our staff and our elected officials for many, many years. We're turning the page."

DESANTIS

From Page A1

the final week of the campaign.

The president injected himself into the race in December when, while taxiing on Air Force One on the runway at Palm Beach International Airport, he tweeted that DeSantis "would make a GREAT Governor of Florida."

Even with Trump's blessing, DeSantis lagged behind Agriculture Commissioner Adam Putnam in the race for the Republican nomination until Trump bestowed his "full endorsement" on DeSantis in late June and then appeared with DeSantis at a rally in Tampa on July 31.

After winning the Republican nomination largely on the strength of Trump's endorsement, DeSantis turned to Trump's top 2016 Florida strategist to jump-start his general campaign when it stalled in September. Then last week, seeking to give a final shot of energy to voters in deep-red regions of the state, Trump appeared with DeSantis at rallies in Lee County and in Pensacola.

In a state where Republicans have controlled the governor's mansion since Jeb Bush was inaugurated in 1999, DeSantis pledged to continue the low-tax, reduced-regulation policies of Gov. Rick Scott, who could not seek reelection because of term limits and on Tuesday night was poised to oust Democratic Sen. Bill Nelson.

DeSantis also pledged to address the state's toxic blue-green algae crisis and aggressively pursue Everglades restoration and repairs to the Herbert Hoover Dike around Lake Okeechobee.

Mainly, however, DeSantis defined himself

as a contrast to the liberal Gillum. Gillum called for a \$1 billion tax hike on corporations, expanding Medicaid, imposing tougher gun control laws, legalizing marijuana, raising the minimum wage to \$15 an hour and bringing a "conclusion" to school vouchers.

DeSantis began the general election on the defensive. In a Fox News interview the morning after he won the GOP nomination, DeSantis said Gillum's proposals would harm the state's economy and he urged Florida voters not to "monkey this up" by electing Gillum.

Gillum accused DeSantis of using a racist term and said Trump followers "no longer do whistle calls. They're now using full bullhorns."

DeSantis also came under fire for speaking at conferences organized by conservative activist David Horowitz, who once said the country's "only serious race war" is against whites. When DeSantis was asked about the Horowitz conferences during an October debate, his angry reaction created one of the campaign's viral moments.

"How the hell am I supposed to know every single statement that somebody makes? ... I am not going to bow down to the altar of political correctness. I am not going to let the media smear me," DeSantis said.

Gillum replied: "My grandmother used to say a hit dog will holler. And it hollered through this room."

But Gillum would also find himself on the defensive over an FBI investigation into corruption in Tallahassee. Gillum said the FBI assured him he was not the target of the investigation, but documents released in October placed him close to the action.

The documents showed that an undercover FBI agent posing

as a developer had given Gillum a ticket to the Broadway show "Hamilton" and had accompanied him on boat tour by the Statue of Liberty during a 2016 trip to New York. The undercover agent also appears to have paid for the \$4,000 catering bill for a 2016 fundraiser for Gillum's political committee.

DeSantis also hammered Gillum for his ties to the Dream Defenders, a group whose website says "Police and prisons have no place in 'justice'" and calls for "an end to the current prison and policing system." The Dream Defenders also support the "Boycott, Divestment and Sanctions" movement against Israel.

Gillum said he opposes the group's calls for reducing spending on police and sanctioning Israel. He signed the Dream Defenders' "Freedom Pledge," which states support for the group's broader agenda — but Gillum's campaign said the candidate was only expressing support for a pledge not to accept campaign contributions from private prison companies.

While DeSantis owed his Republican nomination to Trump, Gillum won a crowded Democratic primary race with a significant boost from Vermont Sen. Bernie Sanders, the self-described Democratic socialist. Gillum called himself "the most unapologetically progressive" candidate in the five-candidate Democratic field and staked out some positions beyond the reach of state government, such as his call for Trump's impeachment or his endorsement of Sanders' "Medicare for all" plan.

DeSantis is a former Navy lawyer who served in Iraq and was elected three times to a Jacksonville-area congressional seat before stepping down in September to focus on the governor's race.

PERRY

From Page A1

Enneking, an anesthesiologist at UF, said she was disappointed with the defeat but said she was proud of the support her campaign gathered statewide and nationally. She called Perry to concede before Alachua County totals were in.

"I told him I hope he represents the district well," she said. "I left it all on the field. There's not many more things that we could've done."

Leading into the primary race, Enneking battled roughly \$100,000 in dark money mailers and commercials

that attacked her, while supporting her lesser-funded opponent. The money led back to the GOP.

Soon after, independent candidate Charles Goston, a registered Democrat, began receiving mysterious money into a committee from a newly created Washington, D.C., organization. The bulk of Goston's individual funding came from Republican lobbyists in Tallahassee. Goston said last week that he didn't know where the money came from and that it didn't concern him.

Goston pulled in about 4,200 votes districtwide. The margin between Perry and

Enneking was less than that.

Some, including the Enneking campaign, suggested Goston was in the race simply to split the Democratic vote to help Perry win re-election, though Goston denies that was his motive.

Perry said he's sure that Goston being in the race played a role in his victory, but isn't sure how much of a factor it was.

"I'm disappointed for the kids," Enneking said. "I wasn't doing this for my future. I'm doing it for them ... Our job is to hold people accountable, and that tomorrow comes and we keep it at."



Kayser Enneking, who ran for Florida State Senate District 8 seat, tries to smile as she is consoled by supporters after she conceded her race on Election Day, during a watch party for the Democratic Party at Cypress & Grove Brewery on Tuesday. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

SENATE

From Page A1

and the red tide and blue-green algae outbreaks that heightened focus on Florida's environment.

While Scott occasionally distanced himself from Trump — refusing to join the president in downplaying the death toll following Hurricane Maria in Puerto Rico — he generally played up his bond with the White House.

That connection strengthened in the race's closing days, with Scott joining the president for appearances in Fort Myers and Pensacola in a late push to turn out the Republican base.

Scott and Trump had earlier toured Lynn Haven, on Florida's battered Panhandle, following last month's Hurricane Michael, with the president praising Scott and the governor saying that he had spoken with the White House every day since the Category 4 storm blasted the state.

The hurricane prompted Scott to step away from the Senate campaign to deal with recovery.

Still, with only one TV debate occurring between Scott and Nelson, the Senate fight has been mostly a clash of scorched-earth advertising.

Florida's Senate race saw \$96 million spent on TV, according to the Wesleyan Media Project, second in the nation to all campaign spending and behind only \$133 million

in the Florida governor's race.

Nelson hitched his hopes to Democratic gubernatorial candidate Andrew Gillum, whose campaign stops drew big crowds and was generally credited for helping drive better-than-expected turnout among Democratic and independent voters heading into Tuesday.

Nelson, at 76, is almost twice as old as Gillum, 39.

Age was an issue in the Senate race, with the 65-year-old Scott airing TV spots that said Nelson has been in Washington too long. One early ad used the 1970s-era Ford Pinto as a milepost to track Nelson's political career.

Nelson cast himself as free-thinking senator, although Congressional Quarterly said he voted with his party 89 percent of the time since elected to the chamber.

Keeping with a theme advanced nationally by Democrats this fall, Nelson blistered Scott for the state's part in a lawsuit led by 18 Republican attorneys general and a pair of GOP governors that looks to block the Affordable Care Act.

Nelson also blasted Scott for refusing to support expanding Medicaid

under the law.

Trump, in his visit to Fort Myers last week, called Nelson a "far-left Democrat," who votes with liberal Senate Democratic Leader Chuck Schumer and "the radical agenda of Nancy Pelosi."

When Nelson touted his support for wide-ranging immigration reform in their only debate — on Spanish-language Telemundo — Scott dismissed him for getting nothing done. Scott has taken a harder stance on immigration, supporting efforts to require local police and sheriff's deputies to help the federal government crack-down on undocumented residents.

On gun safety, the pair also sparred in that TV debate — with Nelson supporting a ban on assault-style rifles, high-capacity magazines and broader background checks, while casting Scott as a tool of the gun lobby.

Scott has been a favorite of the NRA, but this year drew criticism from the organization for enacting a law that increased the state's age for buying any gun to 21, following the massacre at Parkland's Marjory Stoneman Douglas High School.

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Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541

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GFCH046681



GFCH044960

92060-503-901

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

05855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

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

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

05961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

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

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

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

05963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

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

05949-005-000
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

05949-005-001
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

05962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

05855-000-000
LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 11577

05962-002-000
LASER INVESTMENT GROUP LLC
(THE)
3201 SW 42ND ST STE 2
GAINESVILLE, FL 32608

05857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

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

05949-001-000
DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 28202

05855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

05855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

05949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Protection
4801 Camp Ranch Road

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: November 20, 2018 at 6:00 PM

Location: First Baptist Church of Alachua
14005 NW 146 Ave
Alachua, FL 32615

Community Participants: 1

Attendees: As listed on attached sign in sheet
Ashley Scannella, eda

Project Representatives:

Engineer/Planner: Sergio Reyes

Owner/Developer: Mitch Glaeser

Meeting Minutes:

Sergio introduced eda and the project. San Felasco Tech City is under construction with Phase 1, and this meeting is for Phase 2. We have to do a land use and zoning change for the property. This map indicates what it is today, and we want to change all this area to Corporate Park. This area to the southeast is Phoenix Park, and we want to make it part of the project. It used to be part of the county, and it was recently annexed into the city. Corporate park will let us build mixed-use development- what that means is commercial buildings and housing, all together. The second reason for this meeting is to show you the next phase. There will be two more of those buildings, and that stormwater basin will get a little bit bigger.

Q: At the first neighborhood meeting for Phase 1, you indicated that the entrance would be via 441.

A: Yes. That's being constructed today as part of Phase 1.

Q: The construction crews are using the whole lot beside the road, putting equipment there and parking there.

A: I will definitely let the contractor know- that's good to know.

Q: We've had some troubles with the trucks coming in and out. Concrete trucks, hauling machinery- stopping in the middle of the road.

A: I will tell the contractor tomorrow to ensure that you have unrestricted access to your property and the roads.

Q: I told Randy, the main superintendent, that some of the trucks aren't paying attention coming and going. It's very dangerous. When will you start construction on the entranceway?

A: The entrance will take a little while- probably middle or end of January. The water and sewer have to go through there- the city is in the process of completing that, and it has to be put in place before they do the entrance. The general contractor is Scherer Construction.

Mitch: I don't know if we could get that apron widened?

Sergio: Maybe temporarily.

Mitch: Taking that fence down where the gate is would help. I'll put in writing that I'll replace the fence, but I think taking it down temporarily will help.

Q: Where will you be taking trees down for the sewer line? Leaving just a few trees would leave them in danger of falling down.

A: It's a 25 ft area, and we have to take trees down within 10 feet of that area. There are regulations for all that. Many of those trees are on your property, but I'll take down whatever I can.

LEGAL DESCRIPTION

Parcel Number 05962-002-000

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

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

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

Easement Parcel #1

Commence at the Half Mile corner or the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (state Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line at said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #1

Commence at the Half Mile corner on the North line or Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius at 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

①

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

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

Doc Stamp-Deed: \$6,207.60



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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Legal Description attached hereto as EXHIBIT A.

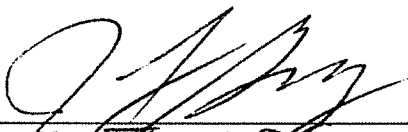
Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

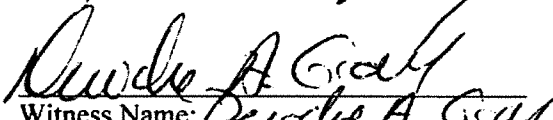
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

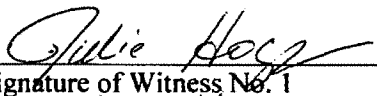
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

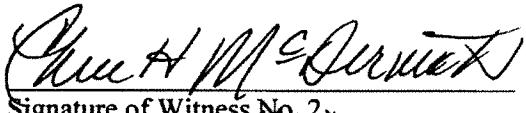
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: James F. Gray


 Witness Name: Deirdre A. Gray


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


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

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

By: 
TOM R. SPERRING, SR., Manager

By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

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

[Notary Seal]



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

Deirdre A. Gray
Notary Public

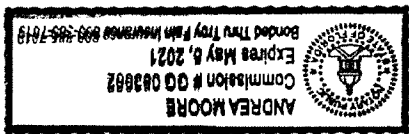
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

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

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

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

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

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

Easement Parcel #1

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

Easement Parcel #2

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

Parcel: 05962-002-000

Search Date: 11/12/2018 at 8:25:07 PM

Taxpayer:	LASER INVESTMENT GROUP LLC (THE)	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672
Mailing:	3201 SW 42ND ST STE 2 GAINESVILLE, FL 32608		
Location:	13025 NW US HWY 441 ALACHUA 13051 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-08-19		
Property Use:	01000 - Vacant Comm		
Tax Jurisdiction:	Alachua - 1700		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	Vacant Comm	367400	367400	0	0	367400	11020	356380	367400	0	0	356380	367400
2017	Vacant Comm	367400	367400	0	0	367400	43410	323990	367400	0	0	323990	367400
2016	Vacant Comm	367400	367400	0	0	367400	72860	294540	367400	0	0	294540	367400
2015	Vacant Comm	312000	312000	0	0	312000	44230	267770	312000	0	44230	267770	267770
2014	Vacant Comm	312000	312000	0	0	312000	68570	243430	312000	0	68570	243430	243430
2013	Vacant Comm	312000	312000	0	0	312000	90700	221300	312000	0	90700	221300	221300
2012	Vacant Comm	312000	312000	0	0	312000	110810	201190	312000	0	110810	201190	201190
2011	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2010	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2009	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2008	Vacant Comm	182900	182900	0	0	182900	0	182900	0	0	0	182900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	ILW		Acre	45.42
Vacant Commercial	CI		Acre	10
			2018 Certified Land Just Value: 367400	2018 Certified Land Assessed Value: 367400

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
08/30/2018	886800	V	Q	4627	0672	WD
11/06/2008	100	I	U	3842	1386	WD
09/26/2001	100	V	U	2388	2693	SD



2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

Print this page

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)

Get Bills by Email

PAID 2018-12-18 \$7,957.92

Receipt #18-0062753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situs: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

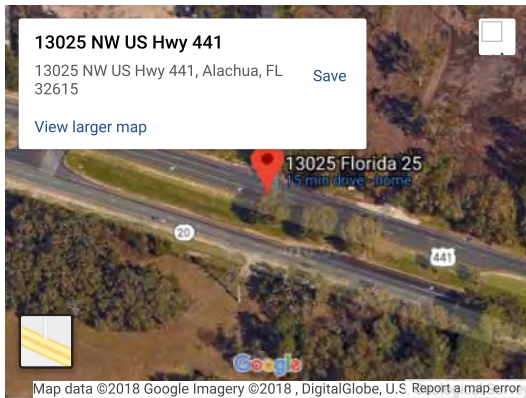
Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Location is not guaranteed to be accurate.

Property Appraiser

View

2018 Annual bill

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672
Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420



Thank You

Your ERP application submission has been received.**Your SRWMD confirmation number is 243841****Your new permit application number is 232301-2**

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

[Print your completed application](#)[Print the Payment Memo](#)[Document Management](#)

Select **"Print your completed application"** to create an application report with the data supplied in the application.

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

Select **"Document Management"** to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

If you have any questions about our Internet Permitting services or your submission, please check our [FAQs](#) area to answer our most common inquiries. We can also be reached by email at Regulatory-Support@srwmd.org.

If you have an account related question, please call us at (386) 362-1001 or (800) 226-1066, from 8:00 a.m. to 5:00 p.m EST.

At [SRWMD](#), we've made a commitment to service. If we're not living up to your expectations, we hope you'll let us know.

Sincerely,
SRWMD Permitting Online Services

[Continue](#)mysuwanneeriver.com | [contact us](#) | [copyright](#)

Access: 2018-A-291-015**Project Name: San Felasco Tech City****Status: Under Review****Substatus: Request Additional Information**[Application](#)[Manage Permit](#)[Payment](#)**▼ Important Notices****▲ FDOT Permit Coordinator**

User	Email	Phone	Assignment
Robert Emmons (MT291RE)	robert.emmons@dot.state.fl.us	(352) 381-4314	Permit Coordinator

▲ Permit Status History[Show Documents and Attachments](#)

Status	Substatus	User	Actual Date/Time	Effective Date
Saved	Saved	SERGIO REYES	4/27/18 4:08 PM	04/27/2018
Saved	Pending Payment	SERGIO REYES	5/10/18 12:43 PM	05/10/2018
Submitted to FDOT	Submitted to FDOT	Adam Doyle (MT291AD)	5/10/18 1:20 PM	05/10/2018

Status	Substatus	User	Actual Date/Time	Effective Date
Completeness Check	Completeness Check	Robert Emmons (MT291RE)	5/15/18 9:15 AM	05/15/2018
Under Review	Under Review	Robert Emmons (MT291RE)	5/15/18 9:18 AM	05/15/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	5/31/18 11:01 AM	05/31/2018
Under Review	Resubmitted	SERGIO REYES	7/25/18 3:57 PM	07/25/2018
Under Review	Under Re-Review	Robert Emmons (MT291RE)	8/9/18 4:12 PM	08/09/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	8/22/18 7:16 AM	08/22/2018
Under Review	Resubmitted	SERGIO REYES	9/12/18 8:32 AM	09/12/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	10/23/18 10:49 AM	10/23/2018

▼ Additional Contacts for the Applicant and the Engineer of Record

▼ Time Extension Requests

Resubmit

Review As-Is

Withdraw

Time Extension Request

One-Stop Permitting (OSP)

Report technical problems to the Service Desk at 1-866-955-4357

For questions regarding your permit, please contact the appropriate office located on the Permit Office Locations page.

Web Policies and Notices - Accessibility Statement

Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 13025 and 13051 NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.00	40	600
Warehouse - Per loading bay	100.00	2	200
Office Building - Per 100 SF of floor space	15.00	150	2,250
Stores - Per Bathroom	200.00	4	800
Proposed			
Warehouse - Per employee per 8 hour shift	15.00	40	600
Warehouse - Per loading bay	100.00	2	200
Office Building - Per 100 SF of floor space	15.00	865	12,980
TOTAL DEMAND			17,630
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			61 gpm
TOTAL DEMAND			61 gpm
NEEDED WATER METER SIZE*		2" Water Meter	

Note: The existing 6" water meter is intended to serve the existing and proposed phases of the San Felasco Tech City development. It has been sized to accommodate potable water and fire demand for existing and future phases and is therefore larger than currently required for the proposed development.





San Felasco Tech City

Phase 1 and Phase 2

Part A: Report Revision (Response to City of Alachua Comments dated 23 January 2019)

Part B: Environmental Resource Assessment

APPLICATION TO

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

Prepared for

Mitch Glaeser, CEO
Emory Group Companies
3201 SW 43rd Street, Suite 2
Gainesville, FL 32608
352-538-0072

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



29 January 2019

29 January 2019

Mr. Justin Tabor, AICP
Principal Planner, City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan
Response to Request for Additional Information dated 23 January 2019 from the
City of Alachua (**Attachment 1**)

Mr. Justin:

The Environmental Resource Assessment (ERA) dated 3 June 2018 (provided as **Appendix 1**) addresses the environmental resources that occur on the entire area of Tax Parcel 05962-002-000 which for this project is considered as the Planning Parcel for San Felasco Tech City. For environmental review purposes, Ecosystem Research Corporation (ERC) does NOT prepare general resource assessments separately for individual phases for developments occurring on a single Planning Parcel. The Phase 1 Development Plan is included as **Figure 17** of the ERA report; however, the report does not pertain solely to that project area.

ERC's Environmental Resource Assessments are valid for a period of one (1) year or as allowed by ERC for different time periods. The Planning Parcel wetland boundaries were flagged by ERC and reviewed and approved by Alachua County and Suwannee River Water Management District staff. No impacts to wetlands or buffers were proposed for Phase 1 and none are proposed for Phase 2 (a comparison of the Phase 1 and Phase 2 areas are shown on **Figure 1**). Currently, the Environmental Resource Permit that regulated development of Phase 1 is **Permit No. ERP-001-232301-1** which is included as **Attachment 2**.

There are **NO** aboveground environmental resources that would preclude development of the site as proposed on Figure 1. Due to the presence of gopher tortoises onsite that were documented in the 3 June 2018 ERA report, gopher tortoise relocations were required prior to development of the Phase 1 area. To facilitate this effort, two (2) relocation permits were required from the Florida Fish and Wildlife Conservation Commission (FWC) and these permits and the current status of the relocation effort are described within the documents described in **Attachment 3**.

During the 100% gopher tortoise survey of the Phase 1 area, conducted in August–September 2018, three Inactive burrows were found in or around the proposed Phase 2 development site as shown on **Figure 2**. Therefore, prior to development of Phase 2, the Game Commission will require a 100% gopher tortoise burrow survey of the Phase 2 area and potentially the remaining undeveloped areas of the site.

Since June 2018, ERC reviewed the site on 31 August 2018, 1–4 September 2018, and 5 November 2018 and can state that the documentation provided in the 3 June 2018 ERA accurately describes the environmental conditions of the site and the information contained in this addendum should be sufficient to satisfy the environmental survey requirements of Alachua County, Suwannee River Water Management District, and the City of Alachua for the Phase 2 Project Site area.

If you have any questions, please don't hesitate to call.

Sincerely,



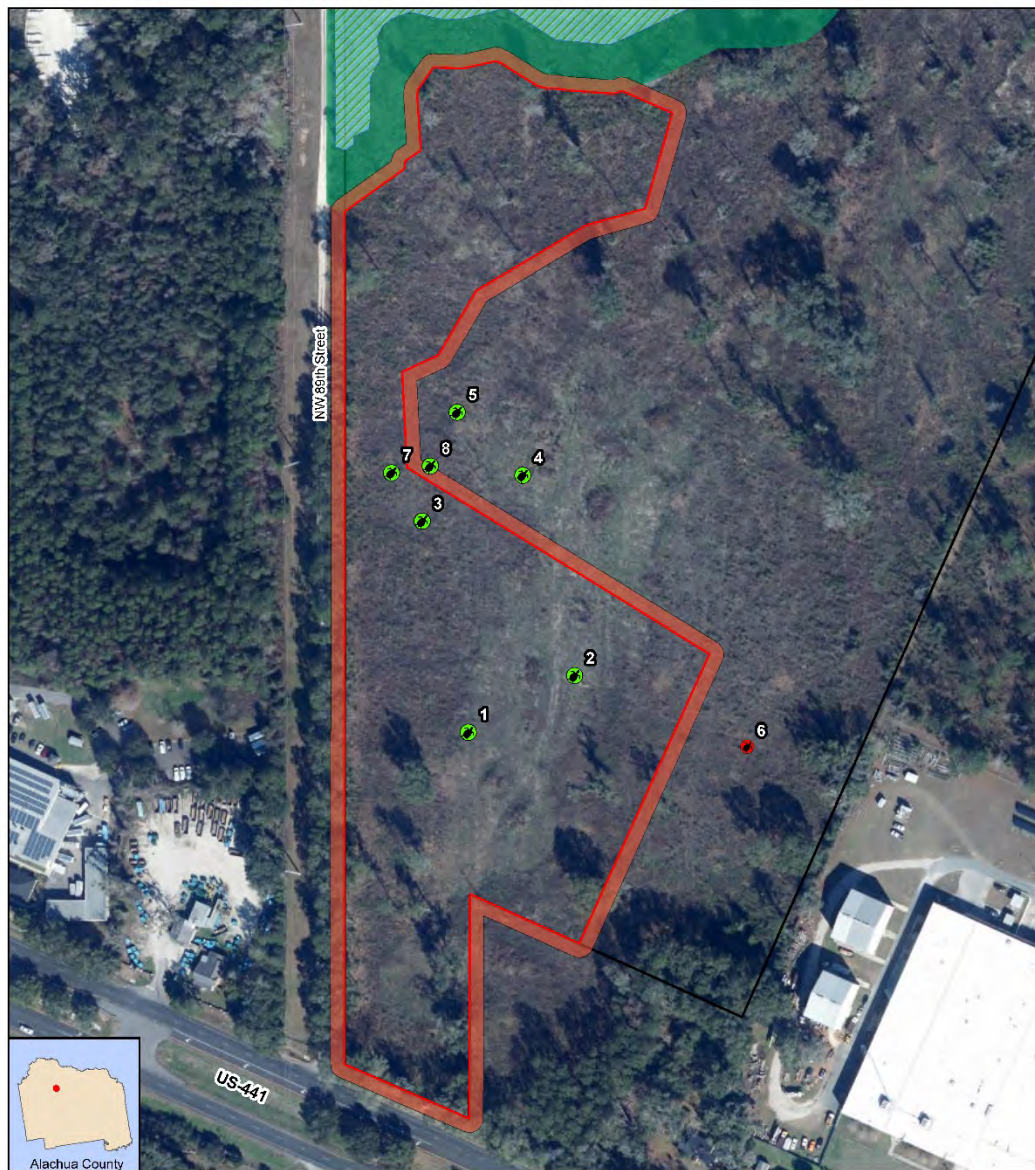
Peter M. Wallace
President

Figure 1. Phase 2 site plan as compared to Phase 1 area.



Figure 2. Results of 100% gopher tortoise burrow surveys conducted on the Phase 1 Project Site.

Burrow	Status	Activity	Class	Latitude	Longitude	Trapping Status	Notes
1	Potentially Occupied Burrow	Inactive	Adult	29.77648733	-82.44054267	Yes	Started Excavation - Halted due to inundation
2	Potentially Occupied Burrow	Active	Adult	29.77672689	-82.44002567	Yes	Fresh digging and tracks
3	Potentially Occupied Burrow	Active	Adult	29.77737894	-82.44076756	Yes	Fresh digging and tracks
4	Potentially Occupied Burrow	Inactive	Adult	29.77757328	-82.44027744	Not Needed	Off-site
5	Potentially Occupied Burrow	Inactive	Adult	29.77783994	-82.44059739	Not Needed	Off-site
6	Abandoned	Abandoned	Adult	29.77642733	-82.43918333	Not Needed	Collapsed
8	Potentially Occupied Burrow	Active	Adult	29.77761172	-82.44072806	FWC visit or Needed	New in or on edge of 25ft buffer
7	Potentially Occupied Burrow	Active	Adult	29.77758406	-82.44091694	Needed	New



Legend

BURROW STATUS

- Abandoned
- Potentially Occupied Burrow
- Project Footprint
- 25ft Survey Buffer
- Wetland Boundary
- 75ft Protected Wetland Buffer
- Project Parcel

Laser Investments GOPHER TORTOISE BURROWS Alachua County, Florida



0 90 180 360 Feet

Data Sources: Alachua County Property Appraiser Data, ESRI Aerial Imagery, Field Observations, Sketched Wetland and Wetland Buffer Boundaries (sketched from development plan data shared by ERG).
Disclaimer: This map is for planning purposes and is to be used for reference only.
Created 8/31/2018 by Martin Costello

NORMANDEAU ASSOCIATES
Environmental Consultants
Normandeau Associates, Inc.
Gainesville, Florida, USA
<http://www.normandeau.com>

Attachment 1: Conditional Application Acceptance



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2019

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 2. Buildings C & D are proposed to be approximately 30,000 square feet each. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

Completeness review comments were issued on January 8, 2019. A revised application and materials were submitted for a completeness review on January 17, 2019.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below no later than **5:00 PM on Wednesday, January 30, 2019.**

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

Attachment 2: Permit Number ERP-001-232301-1



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

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

August 22, 2018

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

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

Dear Thomas Sperring:

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

Noticing Your Permit:

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

Compliance with Permit Conditions:

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

Transferring Your Permit:

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

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

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

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

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

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

ERP Individual Permit

PERMITTEE:

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

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

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

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

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

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

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

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

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

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

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

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

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

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

AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

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

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

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

CERTIFICATE OF SERVICE

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

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

This August 22, 2018



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

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

NOTICING INFORMATION

Dear Permittee:

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

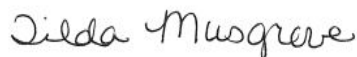
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

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

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

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

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



Tilda Musgrove
Business Resource Specialist
Resource Management

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

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

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

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

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

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

NEWSPAPER ADVERTISING

ALACHUA

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

BRADFORD

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

COLUMBIA

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

DIXIE

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

GILCHRIST

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

HAMILTON

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

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

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

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

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

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

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

Attachment 3: Final Report for Relocation and Bucket Trapping Effort at San Felasco Tech City

September 27, 2018

Mitch Glaeser
Laser Investment Group, LLC
3201 SW 43rd Street, Suite 2
Gainesville, Florida 32608

Re: Relocation and Bucket Trapping Effort at San Felasco Tech City, Parcel 05962-002-000 (±12 acres), in Alachua County, Florida
Normandeau Project Number 24207.000

Dear Mr. Glaeser:

Normandeau Associates, Inc.'s Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise (*Gopherus polyphemus*) Agent (GTA-11-00003F) Martin Costello has completed the relocation and bucket trapping efforts for San Felasco Tech City. The relocation and bucket trapping effort was authorized by FWC under permit GTT-18-00606 and subsequent amended permit GTT-18-00606A (Appendix A). The relocation effort involved the initial halted excavation effort and subsequent bucket trapping and relocation of Gopher Tortoises to be impacted by development (Figure 1).

In total, five bucket traps were installed at the entrance of the five potentially occupied burrows identified within the footprint of development. Bucket trapping was necessary due to the inundated status of the potentially occupied burrows. Note that Gopher Tortoises will still use inundated burrows. Bucket trapping requires an experienced FWC Gopher Tortoise Agent and involves setting bucket traps at the opening of each potentially occupied burrow, effectively forcing any tortoise associated with that burrow to fall into the trap and be captured upon entering or exiting the burrow (Photo 1). FWC requires the bucket traps be maintained and carefully monitored for a period of twenty-eight days or until the resident tortoise is captured, whichever occurs first. The bucket traps at San Felasco Tech City were visited twice daily to ensure the trap and shading were set correctly and that captured tortoises or commensals were not left in traps for extended periods of time.

Three Gopher Tortoises were captured from the five traps (Table 1; Photo 2). The traps where tortoises were not captured remained in place for the necessary twenty-eight consecutive good-weather trapping days. Following the twenty-eight day period, the remaining two traps were pulled out of the ground and the burrow entrance collapsed. In addition to pulling the traps, the silt fence boundary was walked on foot to look for any evidence of tortoise activity and none was observed. Given that there are potentially occupied burrows identified on the adjacent lands, it is important that the silt fence barrier be monitored and maintained throughout development activity to reduce the likelihood of tortoises entering the development footprint.

At this time, relocation efforts for San Felasco Tech City project have been completed. Should anyone on the development or construction teams spot a Gopher Tortoise or Gopher Tortoise burrow on site, work should be halted and the project's FWC Authorized Gopher Tortoise Agent should be contacted immediately to determine next steps as additional surveys or permitting may be required before continuing development activities. If possible, a photo should be taken of the observation(s) to help with identification and determination of next steps.

Please do not hesitate to call or email should you or your team have any Gopher Tortoise permit related questions or concerns.

Sincerely,



Martin Costello
Biologist | FWC Authorized Gopher Tortoise Agent

Table 1. Relocated Gopher Tortoise Data

Recipient ID	Donor ID	Class	Size	Length (mm)	Weight (g)	Status	Date Captured
1439	3	Adult	Female	267	4032	Healthy	9/9/2018
1440	8	Adult	Female	306	5180	Healthy	9/9/2018
1441	7	Adult	Female	183	1199	Healthy	9/9/2018

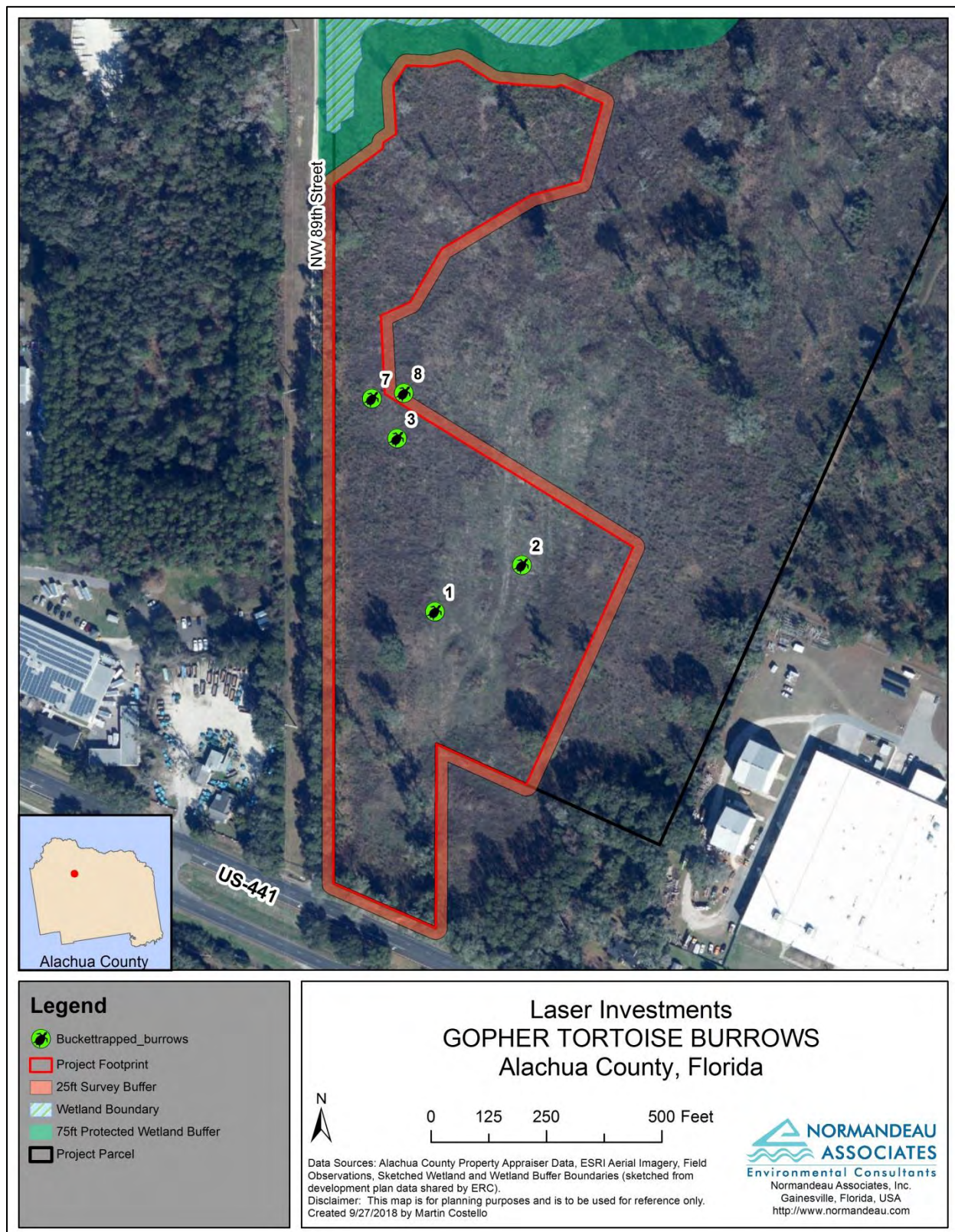


Figure 1. 100% Gopher Tortoise survey boundary and results.



Photo 1. Bucket trapping set-up.



Photo 2. Captured tortoises

APPENDIX A



Gopher Tortoise 10 or Fewer Burrows
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name: Laser Investment Group, LLC
Permittee Address: 3201 SW 42nd Street Suite 2
GAINESVILLE, FLORIDA
32608 UNITED STATES

Permit Number: GTT-18-00606
Effective Date: August 14, 2018
Expiration Date: August 14, 2019


Agent Name: Martin Costello
Agent Address: Normandeau Associates, Inc. formerly
Pandion Systems
4581 NW 6th Street Suite A
GAINESVILLE, FLORIDA 32609
UNITED STATES

IS AUTHORIZED TO:

Capture by using bucket traps, hand shovel and backhoe excavation of tortoise burrows, remove and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 3 gopher tortoises greater than 60 mm CL by non-harmful means, and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities within the following site that contains 10 or fewer gopher tortoise burrows.

AUTHORIZED LOCATION(S):

14.91-acre San Felasco Tech City site located north of Hwy 441 and east of NW 89 St. (T8S,R19E,S20; with Latitude 29° 46' 36.87" N and Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Lat. 30°20'49.81"N and Long. 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.


Permittee Signature: 

Date: 8-17-18

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger

Authorized for: Eric Sutton, Executive Director

Authorizing Signature: 

Date: 08/14/2018

Species Conservation Planning Section

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife

Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.

- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 07/23/2018 application (as supplemented), the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
- 8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC online permit system or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the area, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If site clearing or construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.
- 9 The Permittee shall notify the Gopher Tortoise Program Coordinator by uploading the notice to the FWC online permit system, by email at GTPermits@MyFWC.com, or by phone at (850)921-1031 at least 24 hours (excluding weekends and holidays) before initiating the tortoise relocation effort.
- 10 Either this original permit, or a complete copy, must be clearly posted at the affected site at all times while engaged in the permitted tortoises relocation activities, and should remain posted until construction activities are completed.
- 11 Any gopher tortoise mortality or injury that occurs while conducting activities authorized under this permit shall be reported to the Gopher Tortoise Program Coordinator (by phone at 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of the occurrence. An injured gopher tortoise shall be promptly taken to either a licensed wildlife rehabilitation facility or a licensed veterinarian for evaluation and treatment. Contact information for the facility or veterinarian shall be included with the information reported.
- 12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit

system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.

- 14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.
- 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as either State-designated threatened species or species of special concern (this does not include the eastern indigo snake [*Drymarchon couperi*] and other Federally-designated Endangered and Threatened species) and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
- 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
- 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

APPENDIX B



Gopher Tortoise 10 or Fewer Burrows
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031


Permittee Name:	Laser Investment Group, LLC	Permit Number:	GTT-18-00606A
Permittee Address:	3201 SW 42nd Street Suite 2 GAINESVILLE, FLORIDA 32608 UNITED STATES	Effective Date:	September 6, 2018
		Expiration Date:	August 14, 2019
Agent Name:	Martin Costello		
Agent Address:	Normandeau Associates, Inc. formerly Pandion Systems 4581 NW 6th Street Suite A GAINESVILLE, FLORIDA 32609 UNITED STATES		

IS AUTHORIZED TO:

Capture by using bucket traps, hand shovel and backhoe excavation of tortoise burrows, transport and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to **5 (an additional 2)** gopher tortoises greater than 60 mm CL by non-harmful means, and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities within the following site that contains 10 or fewer gopher tortoise burrows.


AUTHORIZED LOCATION(S):

14.91-acre San Felasco Tech City site located north of Hwy 441 and east of NW 89 St. (T8S,R19E,S20; with Latitude 29° 46' 36.87" N and Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Lat. 30°20'49.81"N and Long. 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.

Permittee Signature:  Date: 9-6-18

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger Authorized for: Eric Sutton, Executive Director

Authorizing Signature:  Date: 09/06/2018

Species Conservation Planning Section

Is Authorized To (Continued)

This permit is in effect an amendment of permit GTT-18-00606, which expires on August 14, 2019, and supersedes all previous versions. All amended conditions and provisions of the previous permit (changed or new items) are indicated by bold text.

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.
- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's **09/05/2018 application**, the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
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- 12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of

- credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.
 - 14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.
 - 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as either State-designated threatened species or species of special concern (this does not include the eastern indigo snake [*Drymarchon couperi*] and other Federally-designated Endangered and Threatened species) and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
 - 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
 - 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

Appendix 1: Environmental Resource Assessment, Parcel 05962-002-000, 3 June 2018



ENVIRONMENTAL RESOURCE ASSESSMENT

Parcel No. 05962-002-000
Alachua County, Florida

APPLICATION TO

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

Prepared for

Mitch Glaeser, CEO
Emory Group Companies
3201 SW 43rd Street, Suite 2
Gainesville, FL 32608
352-538-0072

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



3 June 2018

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21 May 2018

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

Re: Environmental Resource Assessment of the **San Felasco Tech City** Project Site,
Parcel No. 05962-002-000, Alachua County, Florida

To whom it may concern:

Ecosystem Research Corporation (ERC) was retained by the Emory Group/Companies to perform an Environmental Resource Assessment (ERA) and listed species survey of a Project Site that is located along US441 within the northeast quadrant of the intersection with NW 89th Street in northwest Alachua County, Florida. The Project Site lies within the municipal limits of the City of Alachua. The proposed Project Site is designated for development of a mixed use commercial site within a ± 12.0 -acre section of tax parcel 05962-002-000, which totals ± 55.44 acres as determined from the Alachua County tax parcel database (**Figure 2**). The tax parcel has recently been managed for timber production and was clear-cut circa 2014–2016. The Topographic and Specific Purpose Survey of the Tax Parcel is provided as **Figure 3**. For the purposes of this assessment, the Resource Assessment Area (RAA) is equivalent to the entire Development Area and adjacent Parcel areas.

The site lies within Section 20, Township 8 South, Range 19 East and is described geographically within the Alachua USGS Quadrangle Map (**Figure 4**). The Project Site lies within a developed area consisting of regional and local access roads, single family residences, municipal utilities, and small commercial and industrial uses located within an historical agricultural setting. Worship facilities as well as recreational areas are located in the near vicinity. The proposed project is consistent with the local neighborhood and community development design and will provide valuable resources to the neighboring local commercial businesses.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the RAA was performed 6, 7, and 8 February 2018 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the

Project Parcel or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A) and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057D) of Ecosystem Research Corporation. A survey of the RAA was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **626** locations within the RAA and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities present within the RAA during the period of the survey. Photographs that show the general physical appearance of the Project Site are contained within **Attachment 1**.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the RAA and surrounding areas. These databases include the following:

1. USGS Alachua Quadrangle map
2. Alachua County 2001 LiDAR topography
3. Natural Resource Conservation Service (NRCS) Soils
4. Federal Emergency Management Service (FEMA)
5. National Wetlands Inventory (NWI)
6. Alachua County composite wetlands map
7. Alachua County Strategic Ecosystem Overlay database
8. Alachua County Hazardous Materials Storage Facilities
9. Alachua County Historic Structures
10. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
11. FWC Wading and Waterbird Rookery Nest Sites Database
12. Wood Stork Regulated Buffers
13. Federally Listed Species Database Known to Occur in Alachua County

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the City of Alachua Comprehensive Plan and Land Development Regulations and **Article II Countywide Wetlands Protection Code defined within Chapter 77 Water Quality Standards and Management Practices** of the Alachua County Land Development Code. As part of this survey, the entire limits of the Project Site were evaluated as well as the adjacent undeveloped resources occurring within the boundaries of the contiguous Tax Parcel located east and north of the proposed development site.

Results of Data Review

Published Geographic and Hydrologic Data Review

USGS Alachua Quadrangle

As previously described, the Project Site lies within the geographic area defined by the USGS Alachua Quadrangle Map (Figure 4). Within the USGS quad map coverage there are no significant drainage features noted. There is a large landscape depression shown that occupies the northwest quadrant of the Project Site tax parcel but there is NO wetland shown on the quad map coverage. However, there is a wetland located within this area that totals **9.53 acres** and is more or less defined by the 135-ft contour interval (NAVD88; see site-specific survey provided as Figure 3). Within the northwest corner of the parcel, there is also a well-defined landscape depression defined by circular concentric contour intervals. This closed depression is defined by the 133-ft contour as the outermost concentric contour with a low elevation of 125.1 ft (NAVD88; Figure 3). Although this elevation is substantially lower than that found in the wetland, the isolated depression is dry and does not hold water.

Alachua County 2001 LiDAR Topography

The Alachua County 2001 LiDAR topography is provided as **Figure 5**. The Tax Parcel as defined by the LiDAR extends from an upslope broad ridge extending from the 158-ft contour located in the southeast corner to a low elevation of 128 ft located at the extreme northwest corner of the parcel within the closed landscape depression. The LiDAR generally defines the Project Site as occurring within very tight grouping of contours descending from 158 ft at the southeast Project Site boundary to ± 128 ft occurring along the northwest boundary, indicating an elevation drop across the site of 30 ft. In a general comparison, the LiDAR topography very closely represents the general topography of the Tax Parcel and Project Site shown on the site-specific survey provided as Figure 3.

NRCS Soils Mapping

The NRCS soils map is provided as **Figure 6** and shows there are four (4) mapping units occurring within the tax parcel. A brief description of each mapping unit is provided, as follows:

Mapping Unit No.	Mapping Unit Name	Drainage Class	Depth to Confining Layer
5	Fort Meade fine sand, 0 to 5 percent slopes	Well-drained	None
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	Clay 58-->89 in.
19	Monteocha loamy sand	Very poorly drained	Spodic 18--27 in. Clay 48-->85 in.
20	Tavares sand, 0 to 5 percent slopes	Moderately well drained	None

The Millhopper sand and Monteocha loamy sand have a clay to loam confining unit above the ± 80 -in. soil profile layer; whereas, the Fort Meade fine sand and Tavares sand

have no surficial confining layer. The site occurs within the perforated zone of the Florida aquifer and occurs within the stream-to-sink zone so it should be assumed that the subsurface confining layer on the site is discontinuous. Based on the field survey, there is a well-defined surficial seepage and wetland area on site that closely corresponds to the mapped distribution of Monteocha loamy sand on the site. For this Project Site the driest areas correspond to the distribution of the Ft. Meade sand and Tavares sand mapping units.

FEMA Flood Zone Map

The FEMA flood zone for the Project Site and surrounding area is provided on **Figure 7**. The mapped Zone A shown on the Project Site corresponds to the depression and wetland areas in the northwest corner of the site. There are **NO** other Zone A or 100-year flood prone areas shown for the Project Site.

National Wetlands Inventory Database and Alachua County Composite Wetlands Data

The results of the wetlands search shown in the National Wetlands Inventory database and Alachua County composite wetlands database are shown on **Figures 8 and 9**, respectively. Neither database correctly displays the wetland coverage that exists in and around the Project Site. Both databases have exaggerated the extent of the wetland that occurs within the northwestern area of the Tax Parcel. Both wetland databases extend the southern boundary of the wetlands too far to the south, which is substantially uphill of the existing depression. These databases are often incorrect due to misinterpretation of deciduous Mesic canopy signatures that commonly occur in Alachua County. The true boundary of the wetland area is shown on the survey provided as Figure 3.

Strategic Ecosystem Overlay

The Alachua County Strategic Ecosystem coverage for the Project Site and surrounding area is provided as **Figure 10**. The Project Site does not lie within a designated overlay area and does not contain upland areas that would be designated as Strategic Ecosystem Resources.

Alachua County Hazardous Materials Storage Facilities

The locations of hazardous materials storage facilities monitored by Alachua County are provided in the area of the Project Site is shown on **Figure 11**. The coverage shows there are numerous facilities occurring along US441 associated with light industrial and commercial facilities; however, none are shown within the Parent Parcel or Project Site.

Historic Structures Database

The locations of historic structures contained within the County's historic structures database are provided on **Figure 12**. There are numerous structures associated with the Hague Community; however, none occur within the Project Site or Parent Parcel.

Published Listed Species Occurrence Data

The results of the searches of published listed species databases are provided on **Figure 13**. From the existing databases, the Project Site and Tax Parcel occur within the known distribution ranges of the Eastern Indigo Snake (*Drymarchon cooperi*), which has been found west of the Project Site. There is a minimal chance that this snake occurs within the building areas of the Project Site, but habitat is provided for this species north and east of the site. Therefore, general precautions should be taken during construction to protect any chance encounters with this species. There is an historical waterbird colony shown located $\pm 5,400$ ft southwest of the Project Site. If this colony is extant, development of the Project Site will have no effect on the forage habitat, roosting habitat, or nesting habitat that may be associated with individuals that use this area. The last active date of this colony is unknown.

Results of Field Survey

The general results of the field survey are provided on **Figure 14**. On this figure the GPS locations where site-specific data were recorded are shown as categorized with respect to the general type of data recorded. The GPS icons shown on Figure 14 represent data collected at **626** locations within the Project Site. During the field survey, the wetland boundary was delineated and marked with pink flagging tape and each flag was sequentially numbered. Each flag was field located by professional survey and the wetland boundary survey is provided as Figure 3. The wetland boundary was field verified by Alachua County Environmental Protection Department staff. The wetland boundary was delineated pursuant to the provisions of **Chapter 62-340 FAC Delineation of the Landward Extent of Wetlands and Surface Waters** specifically **Section 62-340.300 Delineation of Wetlands (1)**. The wetland boundary was delineated on a well defined boundary existing between a Hydric Hammock plant community and Mesic Hammock community. As clearly seen on the survey (Figure 3), this boundary lies uphill of the normal water surface typically found in the wetland. The wetland boundary lies between the 134–135 ft (NAVD 88) contour and is defined by a well-defined seepage boundary. The wetland defined in the field is smaller in acreage than the boundary shown by the NWI and Alachua County Composite Wetlands coverage (Figures 9 and 10, respectively). These coverages are based on non-verified soil mapping units and wetlands canopy signatures and, for the most part, ignore topographic information. Therefore, coverages are erroneous for this site and generally are erroneous for most areas within the County for the same reasons. The wetland acreage as shown on the survey (Figure 3) totals **9.53** acres.

There is a small, generally circular landscape depression located within the northwest corner of the site. This depression is defined by a set of closed concentric contours with the depression boundary defined by the 133 ft (NAVD 88) contour. The bottom elevation of this depression is ± 125.1 ft (NAVD 88) which is substantially lower than the wetland area. However, the depression is dry and dominated by a host of upland species to include Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica*

Bartr.), water oak (*Quercus nigra* L.), Carolina laurelcherry (*Prunus caroliniana* [Mill.] Aiton), and others.

The onsite wetland is a Mixed Hardwood system dominated by red maple (*Acer rubrum* L.), swamp laurel oak (*Quercus laurifolia* Michx.), American elm (*Ulmus americana* L.), water oak (*Quercus nigra* L.), sweetbay (*Magnolia virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), and swamp blackgum (*Nyssa biflora* Walter). The wetland has an intact canopy that has not been recently logged. The upland buffer located east of the wetland is the only intact upland canopy onsite that has not been recently logged. This buffer area is characterized by large Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), sweetgum (*Liquidambar styraciflua* L.), pignut hickory (*Carya glabra* [Mill.] Sweet), Eastern hophornbeam (*Ostrya virginiana* [Mill.] K. Koch), winged elm (*Ulmus alata* Michx.), and southern magnolia (*Magnolia grandiflora* L.). The groundcover is not comprised of a typical Mesic Hammock groundcover, indicating past disturbance has occurred. The current groundcover has a significant occurrence of briers and vines and a lack of typical Mesic Hammock sedge and grass groundcover species.

The remaining areas of the Project Site are upland areas which have recently been clearcut. As a result of this, at the time of the field survey many areas of the site were almost impassable due to the extensive growth of sand blackberry (*Rubus cuneifolius* Pursh), wild sarsaparilla (*Smilax glauca* Walter), greenbrier (*Smilax bona-nox* L.), and other brier species and well as an extensive dense colony of oak saplings to include Virginia live oak (*Quercus virginiana* Mill.), sand live oak (*Quercus geminata* Small), water oak (*Quercus nigra* L.), and laurel oak (*Quercus hemisphaerica* Bartr.). In other areas of the site, oldfield herbs and grasses are dominant and include Elliott's lovegrass (*Eragrostis elliottii* S. Watson), needleleaf witchgrass (*Dichanthelium aciculare* [Desv. ex Poir.] Gould & C.A. Clark), southern dewberry (*Rubus trivialis* Michx.), winged sumac (*Rhus copallinum* L.), spotted beebalm (*Monarda punctata* L.), broomsedge bluestem (*Andropogon virginicus* L. var. *virginicus*), rustweed (*Polypremum procumbens* L.), Virginia buttonweed (*Diodia virginiana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), and numerous others.

In all areas of the site where field surveys were conducted, gopher tortoise burrow surveys were also conducted. Two (2) potentially active gopher tortoise burrows were found during the survey as shown on **Figure 16**.

Final Statement

From review of the published GIS databases and based on the results of the site-specific field survey, there are **NO** aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as **Figure 17**.

Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site. Gopher tortoises that are found will be relocated to a

perpetual conservation area. This process will be permitted through the Game Commission. The site can be developed without any direct impact or secondary impact to any Regulated Natural Resources.

If you have any questions, please don't hesitate to call.

Sincerely,



Peter M. Wallace
President

Table 1. Plant Species Recorded during the February 6–8, 2018, Field Survey.

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ACE RUB	<i>Acer rubrum</i> L.	Red maple	FAC	FACW	NC
AND GCP	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>glaucoptis</i> (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>pumilus</i> (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND GLA	<i>Andropogon virginicus</i> L. var. <i>glaucoptis</i> Hackel	Chalky bluestem	FACU	FAC	NC
AND VIR	<i>Andropogon virginicus</i> L. var. <i>virginicus</i>	Broomsedge	FAC-	FAC	NP
ARA SPI	<i>Aralia spinosa</i> L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	<i>Ardisia crenata</i> Sims	Scratchthroat	NL	FAC	EA
ASP PLA	<i>Asplenium platyneuron</i> (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
BAC HAL	<i>Baccharis halimifolia</i> L.	Sea myrtle	FAC	FAC	NP
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAR CAP	<i>Carex atlantica</i> L.H. Bailey ssp. <i>capillacea</i> (L.H. Bailey) Reznicek	Prickly bog sedge	OBL	OBL	NC
CAR cf. LPF	<i>Carex</i> cf. <i>lupuliformis</i> Sartwell ex Dewey (sterile)	False hop sedge	OBL	FACW	NP
CAR LON	<i>Carex longii</i> Mack.	Long's sedge	OBL	FACW	NP
CAR GLA	<i>Carya glabra</i> (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CHA TAN	<i>Chaerophyllum tainturieri</i> Hook.	Hairyfruit cheervil	FAC	UPL	NC
CHA LAX	<i>Chasmanthium laxum</i> var. <i>laxum</i> (L.) Yates	Slender woodoats	FACW-	FACW	NC
CIR NUT	<i>Cirsium nuttallii</i> DC	Nuttall's thistle	FAC	FACW	NP
CRN FLO	<i>Cornus florida</i> L.	Flowering dogwood	FACU	UPL	NC
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	<i>Dichanthelium aciculare</i> (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC ACU	<i>Dichanthelium acuminatum</i> (Swartz) Gould & Clark	Tapered witchgrass	FAC	UPL	NC
DIC COM	<i>Dichanthelium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	<i>Dichanthelium laxiflorum</i> (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	<i>Dichondra carolinensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIO VIR	<i>Diodia virginiana</i> L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	<i>Diospyros virginiana</i> L.	Common persimmon	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ERA ELL	<i>Eragrostis elliottii</i> S. Wats.	Elliott lovegrass	FACW	FAC	NP
EUB RAC	<i>Eubotrys racemosa</i> (L.) Nutt.	Swamp doghobble	FACW	FACW	NC
EUP CAP	<i>Eupatorium capillifolium</i> (Lam.) Small	Dog fennel	FACU	FAC	NW
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
GER CAR	<i>Geranium carolinianum</i> L.	Carolina cranesbill	NL	UPL	NW
HYP HYP	<i>Hypericum hypericoides</i> (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE COR	<i>Ilex coriacea</i> (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	<i>Ilex glabra</i> (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
IND HIR	<i>Indigofera hirsuta</i> Harv.	Hairy indigo	NL	UPL	EW
JUN EFF	<i>Juncus effusus</i> (L.) subsp. <i>solutus</i> (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
LEC TOR	<i>Lechea torreyi</i> (Chapm.) Legg. ex Britton	Piedmont pinweed	FACU	UPL	NC
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC+	FACW	NC
LYO LUC	<i>Lyonia lucida</i> (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	<i>Magnolia virginiana</i> L.	Sweetbay	FACW+	OBL	NC
MIT REP	<i>Mitchella repens</i> L.	Partridgeberry	FACU+	---	NC
MON PUN	<i>Monarda punctata</i> L.	Spotted beebalm	FAC	UPL	NC
MYR CER	<i>Myrica cerifera</i> L.	Wax myrtle	FAC+	FAC	NP
NYS BIF	<i>Nyssa sylvatica</i> Marsh. var. <i>biflora</i> (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OXA COR	<i>Oxalis corniculata</i> L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	<i>Oxalis debilis</i> Kunth	Pink woodsorrel	NL	UPL	EW
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	<i>Persea palustris</i> (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHO LEU	<i>Phoradendron leucarpum</i> (Raf.) Reveal & M.C. Johnst.	Oak mistletoe	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
PHY AME	<i>Phytolacca americana</i> L.	American pokeweed	FACU+	UPL	NW
PIN ELL	<i>Pinus elliotii</i> Engelm.	Slash pine	FACW	UPL	NC
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PLE POL	<i>Pleopeltis polypodioides</i> (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
POL PRO	<i>Polypremum procumbens</i> L.	Rustweed	FACU-	FAC	NP
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC
PTE AQU	<i>Pteridium aquilinum</i> (L.) Kuhn.	Bracken	FACU	UPL	NC
QUE GEM	<i>Quercus geminata</i> Small	Sand live oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	<i>Quercus laurifolia</i> Michx.	Swamp laurel oak	FACW	FACW	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Virginia live oak	FACU+	UPL	NC
RHU COP	<i>Rhus copallina</i> L.	Winged sumac	NI	UPL	NC
RUB CUN	<i>Rubus cuneifolius</i> Pursh	Sand blackberry	FACU	---	NP
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUB TRI	<i>Rubus trivialis</i> Michx.	Southern dewberry	FAC	---	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	<i>Saccharum giganteum</i> (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	<i>Sambucus canadensis</i> L.	Elderberry	FACW-	FAC	NC
SAN CAN	<i>Sanicula canadensis</i> L.	Canadian blacksnakeroot	FACU	UPL	NC
SCI CYP	<i>Scirpus cyperinus</i> (L.) Kunth	Woolgrass	OBL	OBL	NC
SCL TRI	<i>Scleria triglomerata</i> Michx.	Tall nutgrass	FACU+	FACW	NC
SET PAR	<i>Setaria parviflora</i> (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SEY CAS	<i>Seymeria cassioides</i> (G.F. Gmel.) S.F. Blake	Yaupon blacksennea	FAC	FAC	NC
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI GLA	<i>Smilax glauca</i> Walt.	Wild sarsaparilla	FAC	---	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
SMI LAU	<i>Smilax laurifolia</i> L.	Bamboo vine	FACW+	---	NC
SMI PUM	<i>Smilax pumila</i> Walter	Sarsaparilla vine	NL	---	NC
SMI SMA	<i>Smilax smallii</i> Morong	Jackson vine	FACU	---	NC
SMI TAM	<i>Smilax tamnoides</i> L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	<i>Solanum viarum</i> Dunal	Tropical soda apple	NL	UPL	EW
SOL LEA	<i>Solidago leavenworthii</i> Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPO IND	<i>Sporobolus indicus</i> (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
SYM TIN	<i>Symplocos tinctoria</i> (L.) L'Her.	Horse sugar	FAC	UPL	NC
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TRI DIC	<i>Trichostema dichotomum</i> L.	Forked bluecurls	NL	UPL	NC
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC
ULM ALA	<i>Ulmus alata</i> Michx.	Winged elm	FACU+	FACW	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC
VAC ARB	<i>Vaccinium arboreum</i> Marshall	Sparkleberry	FACU	UPL	NC
VAC COR	<i>Vaccinium corymbosum</i> L.	Highbush blueberry	FACW	FACW	NC
VIC ACU	<i>Vicia acutifolia</i> Elliott	Fourleaf vetch	FACW+	FACW	NP
VIO PAL	<i>Viola palmata</i> L.	Early blue violet	FAC+	UPL	NC
VIO SOR	<i>Viola sororia</i> Willd.	Common blue violet	FAC-	UPL	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WOO ARE	<i>Woodwardia areolata</i> (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	<i>Woodwardia virginica</i> (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

Figure 1. Location map showing Project Site in relation to local and regional access roads.

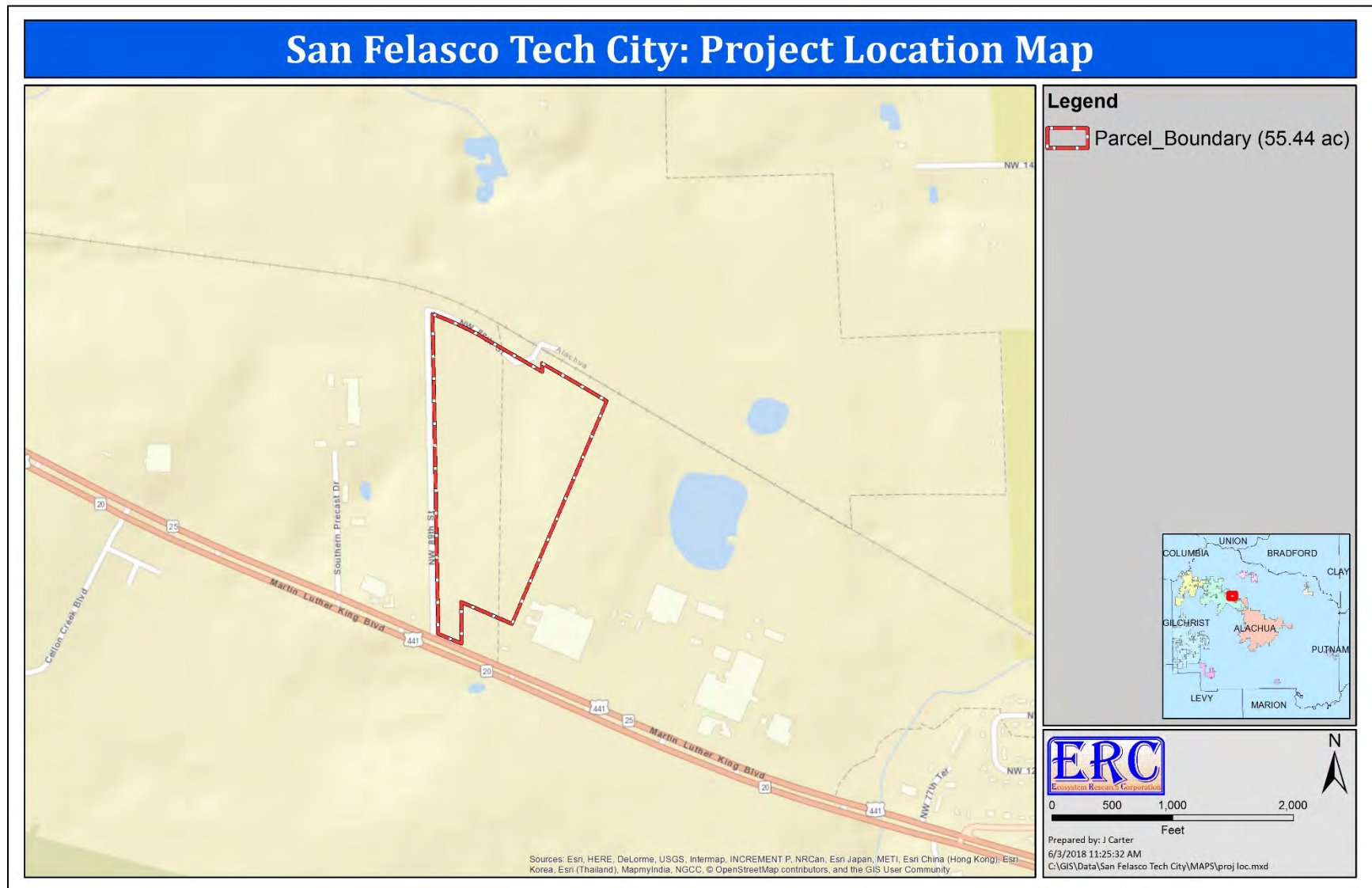
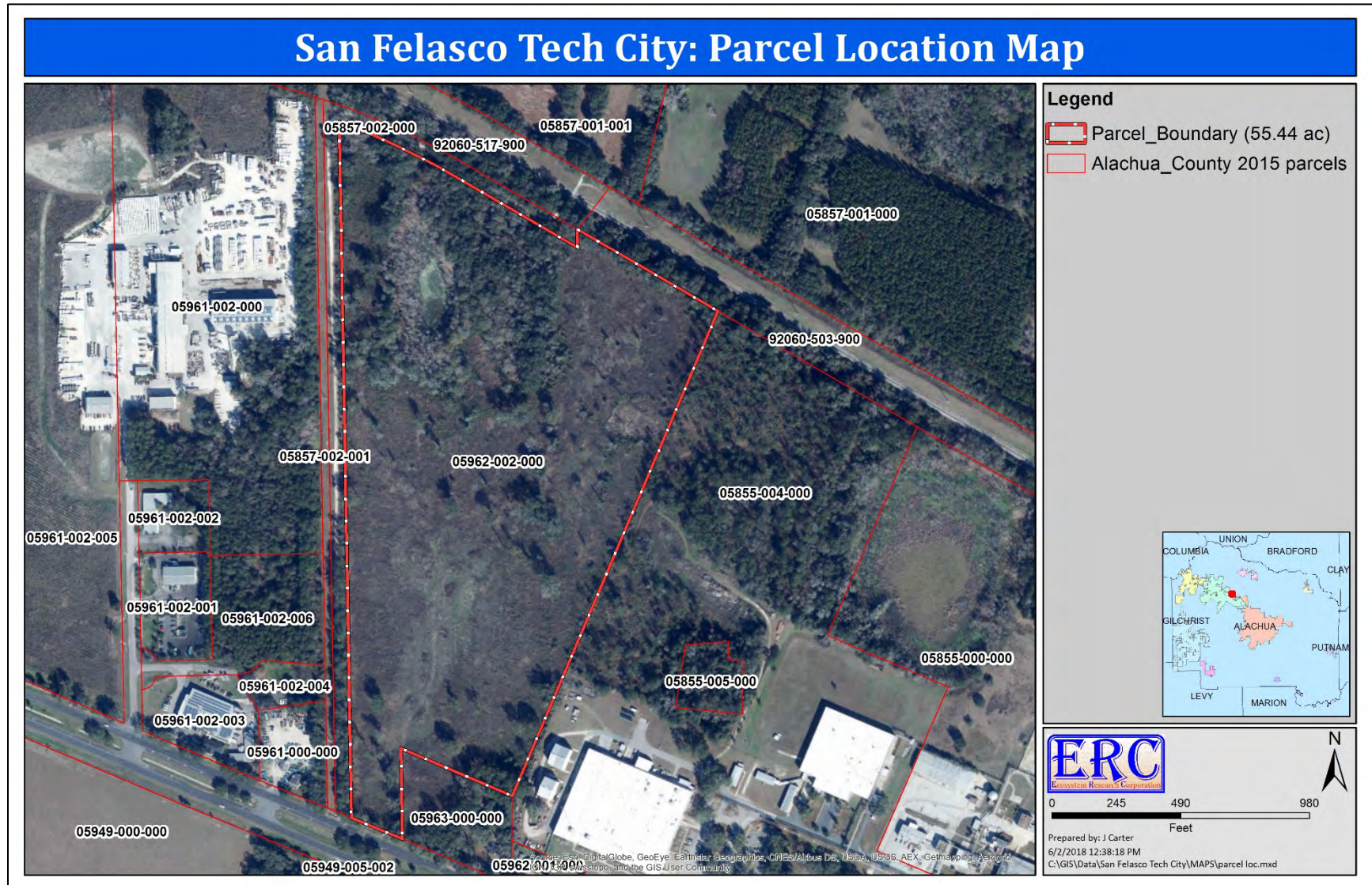


Figure 2. Parcel location map showing the Project Site Parent Parcel in relation to the proposed development boundary.

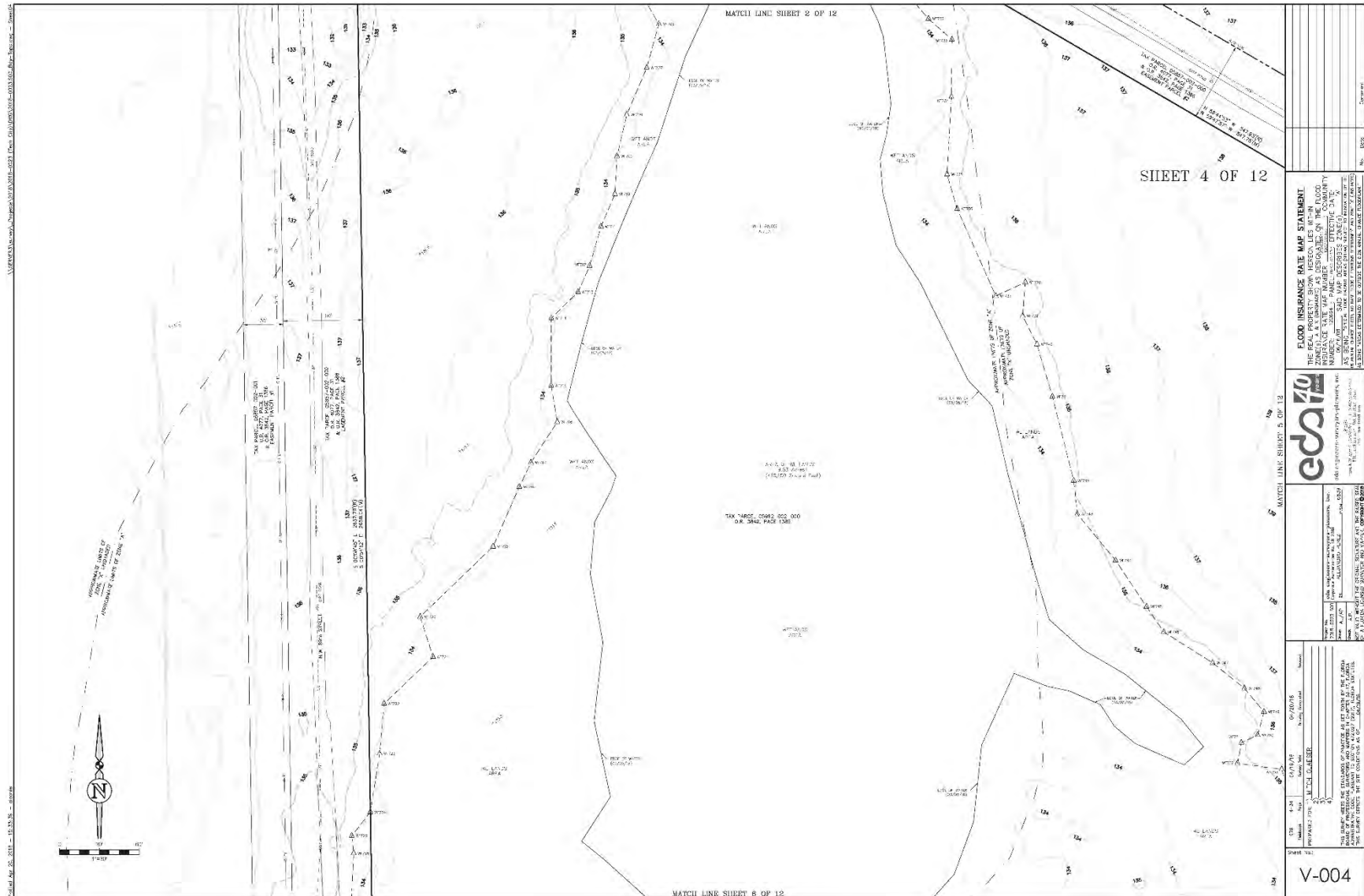


SHEET 1 OF 12

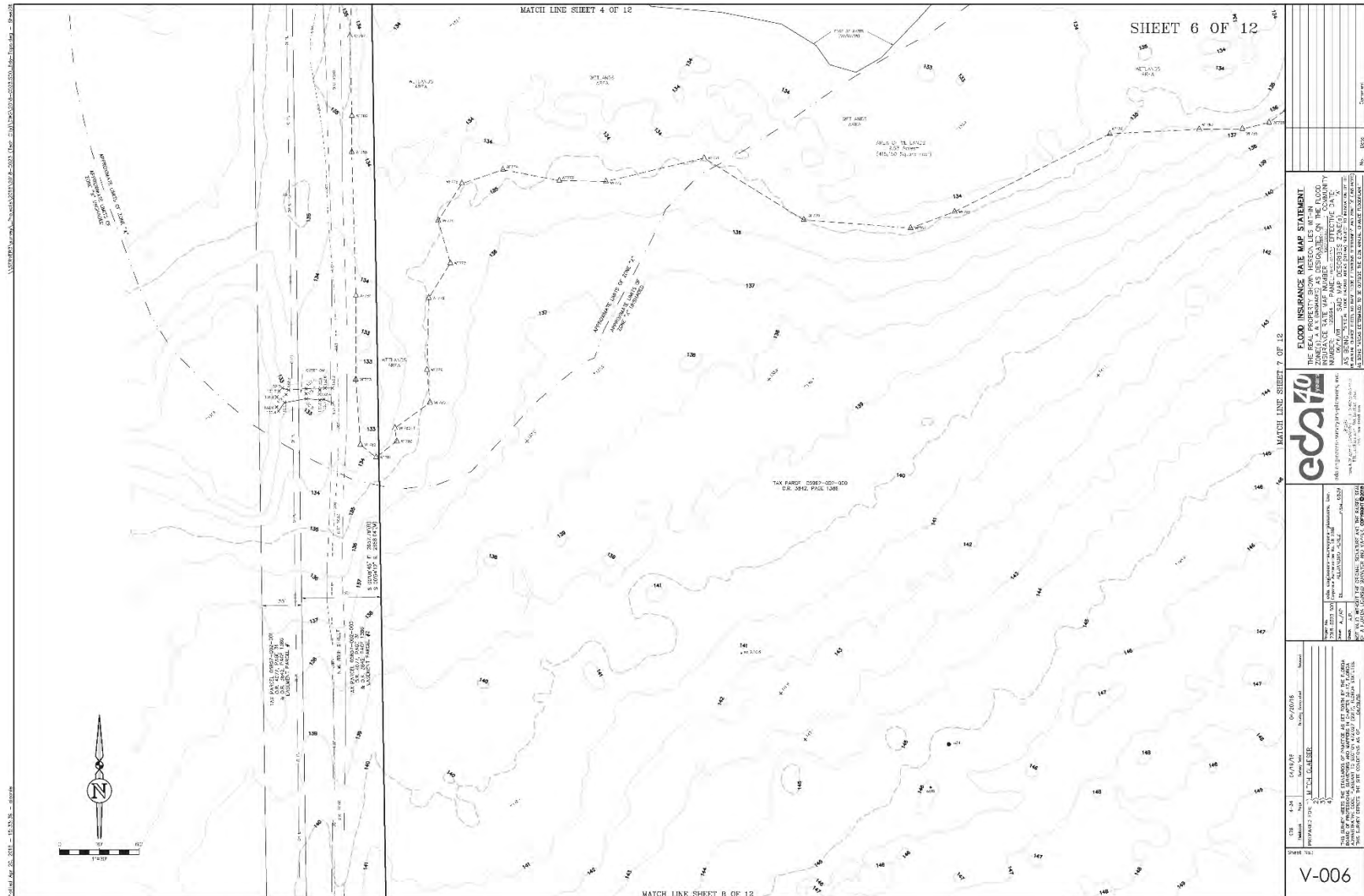




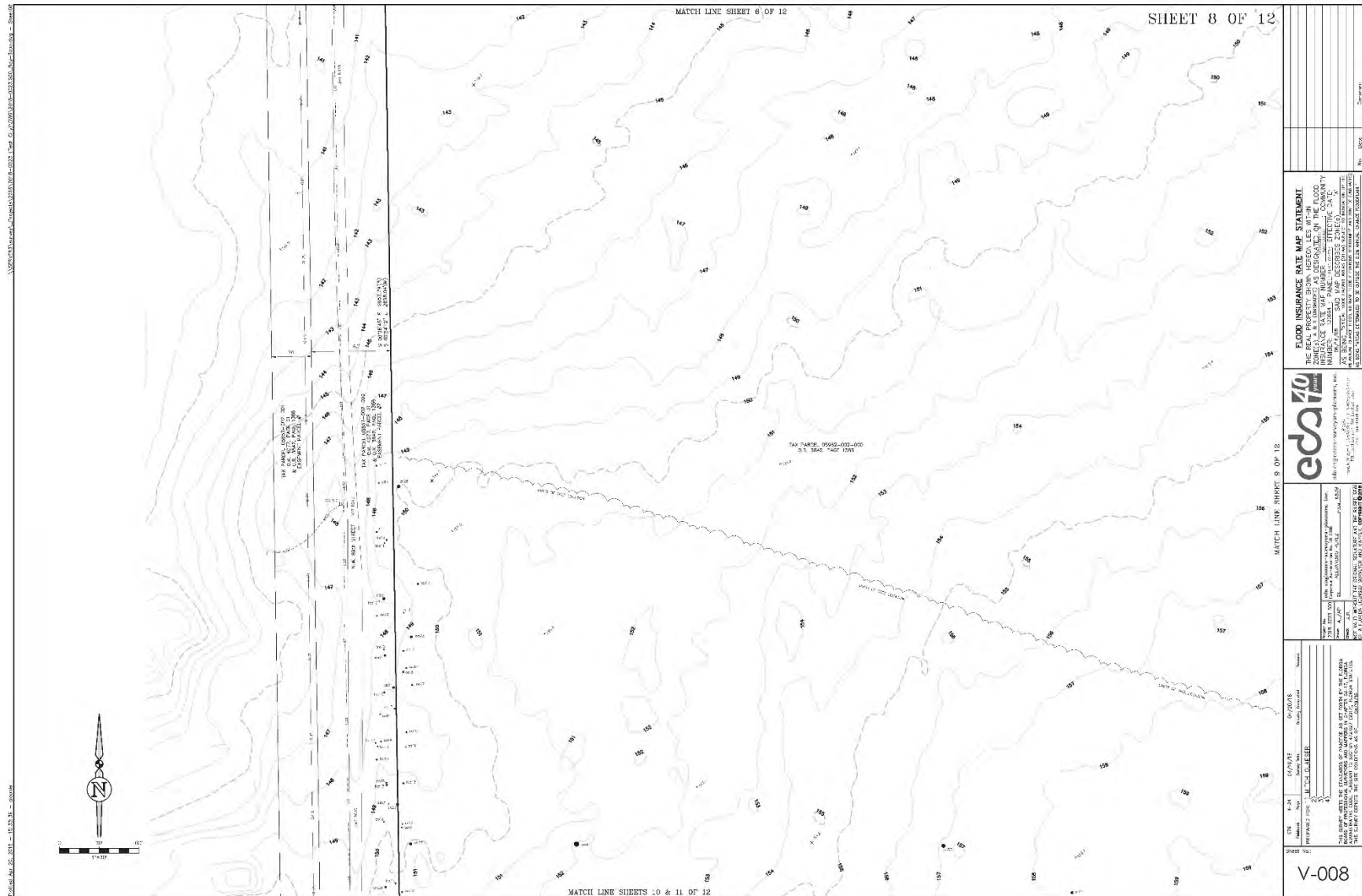


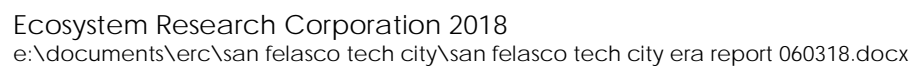


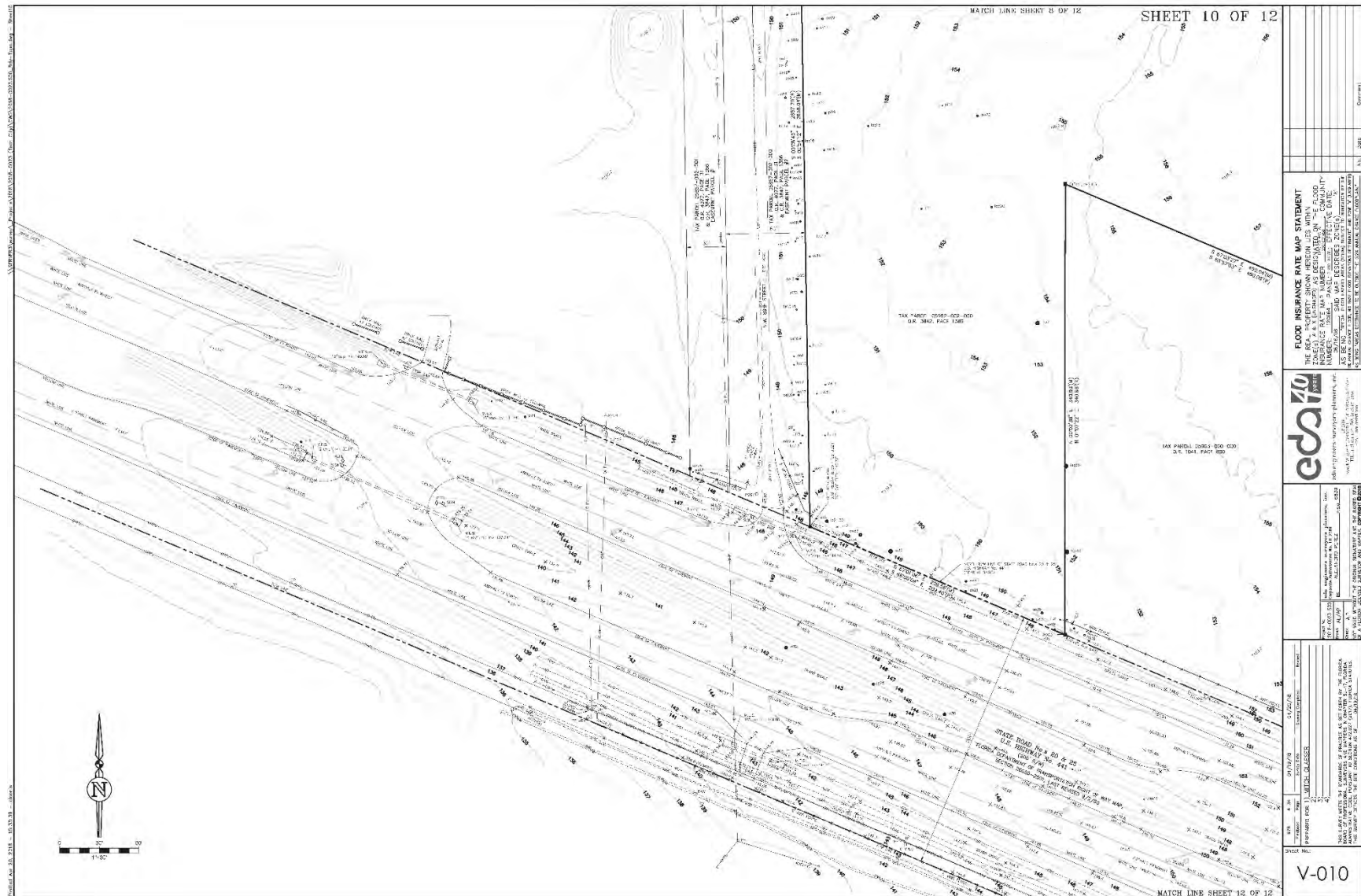


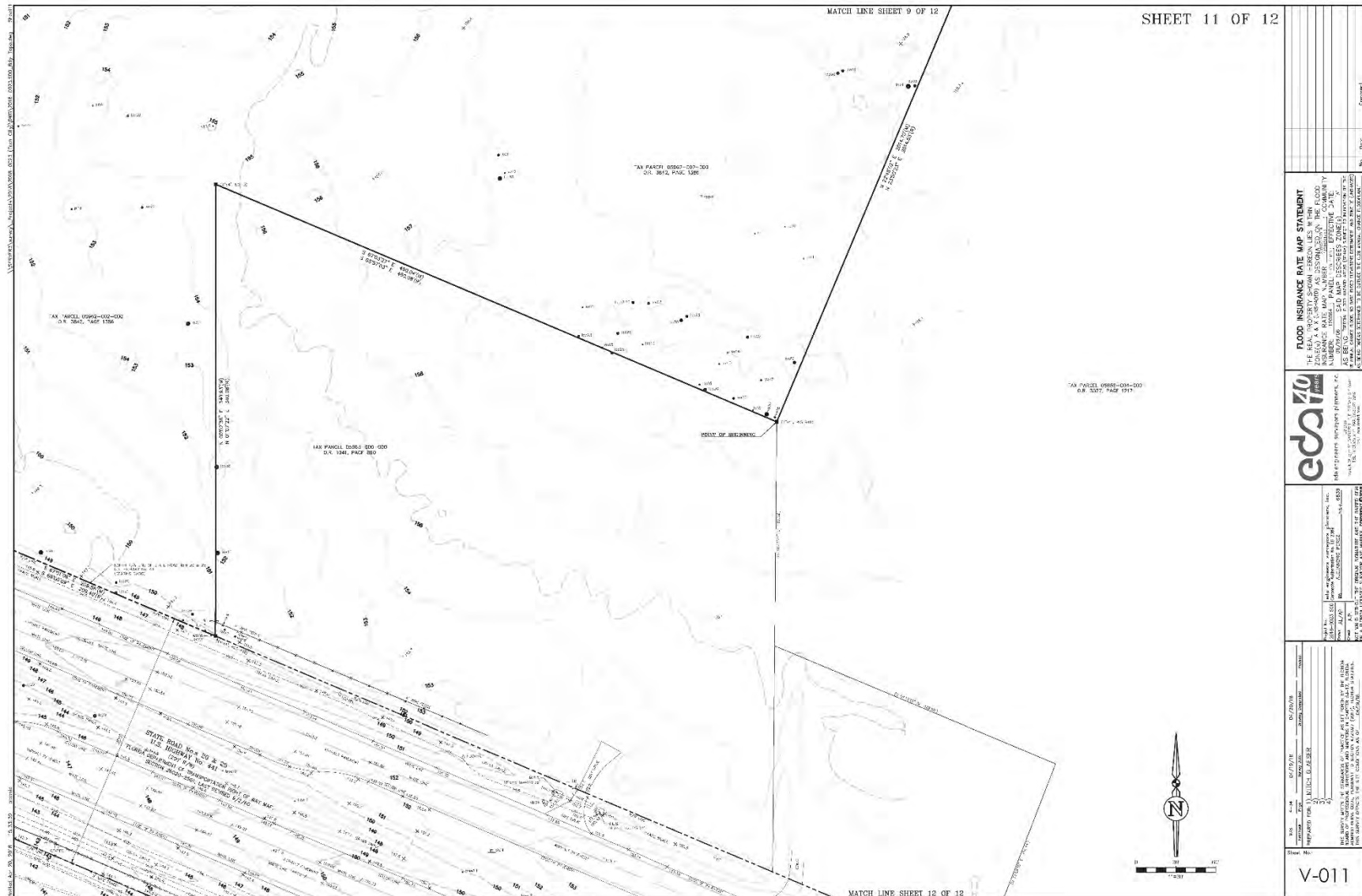












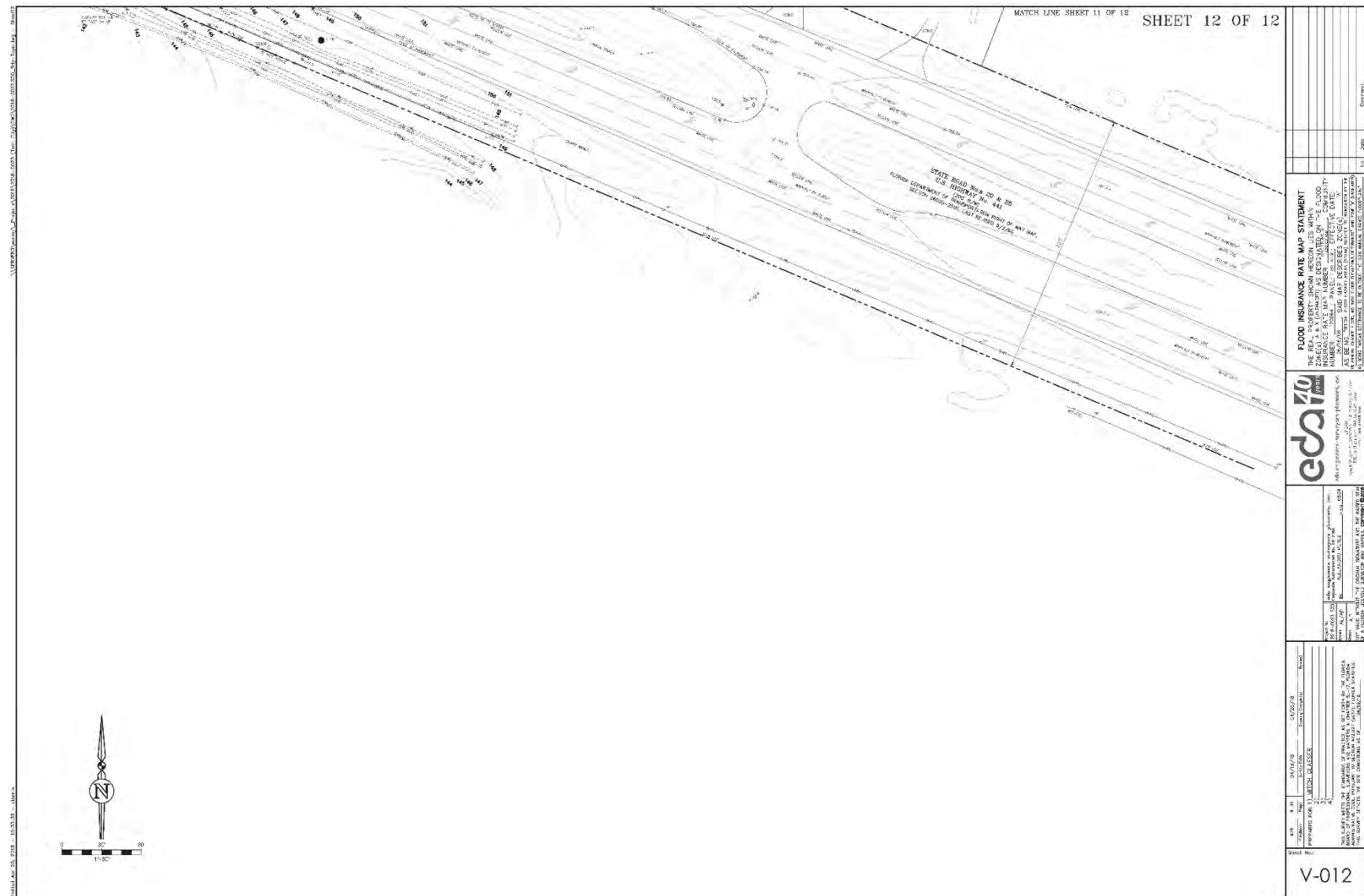


Figure 4. USGS Alachua topographic map of the Resource Assessment Area and surrounding area.

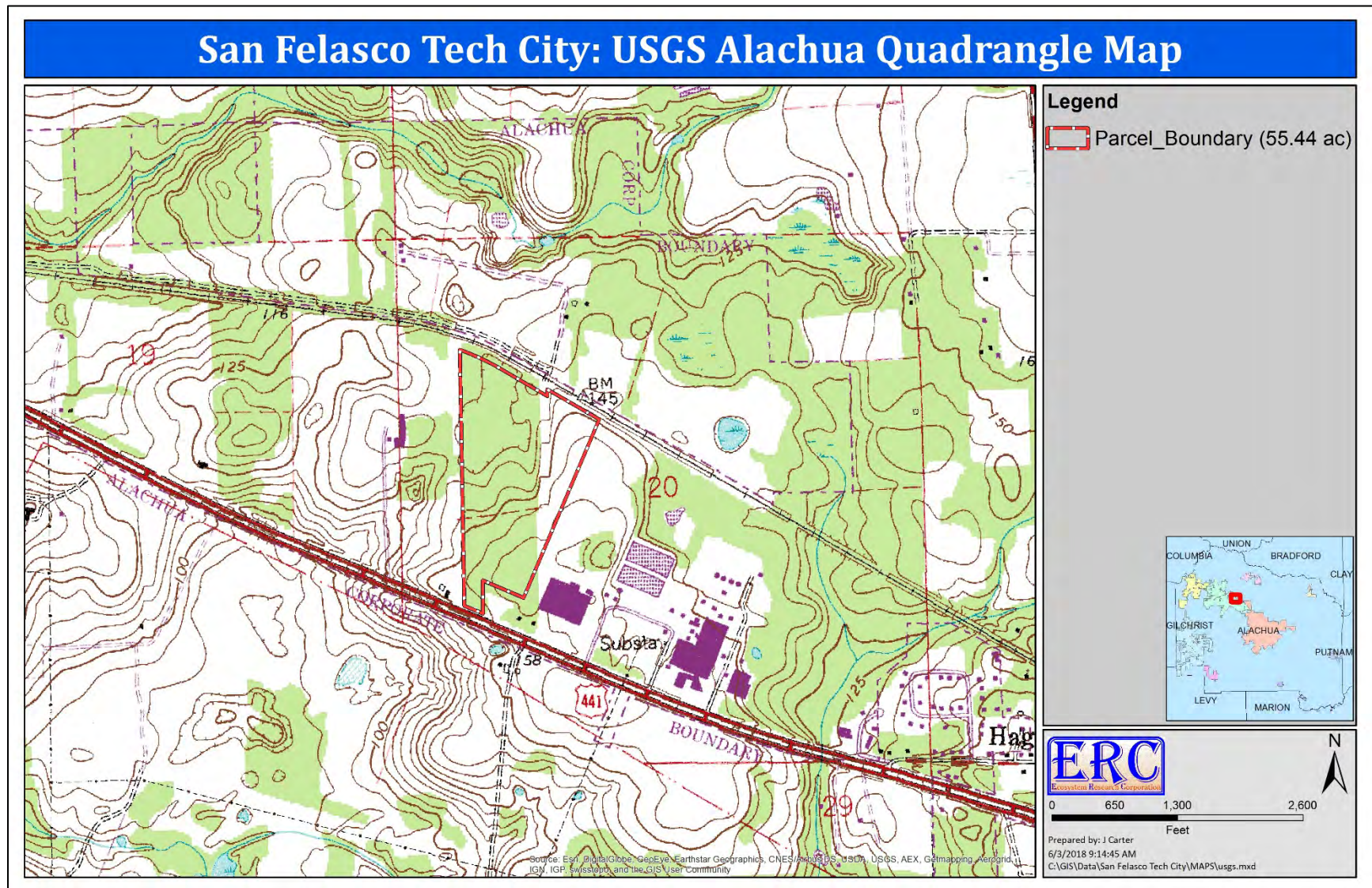


Figure 5. Topography map showing Alachua County 2001 topo contours overlain on a 2014 aerial photograph.

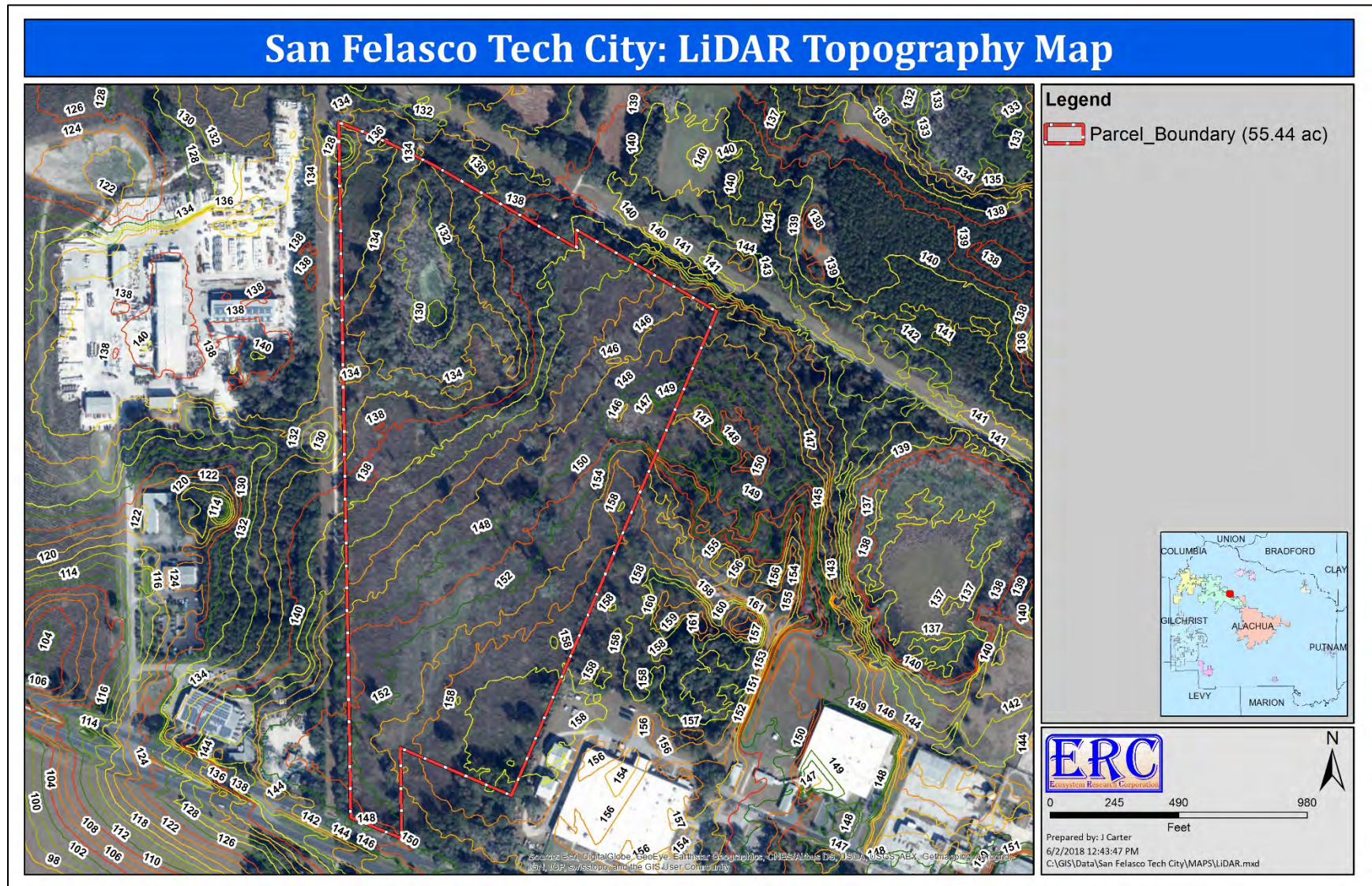


Figure 6. NRCS soils map of the Resource Assessment Area and surrounding area.

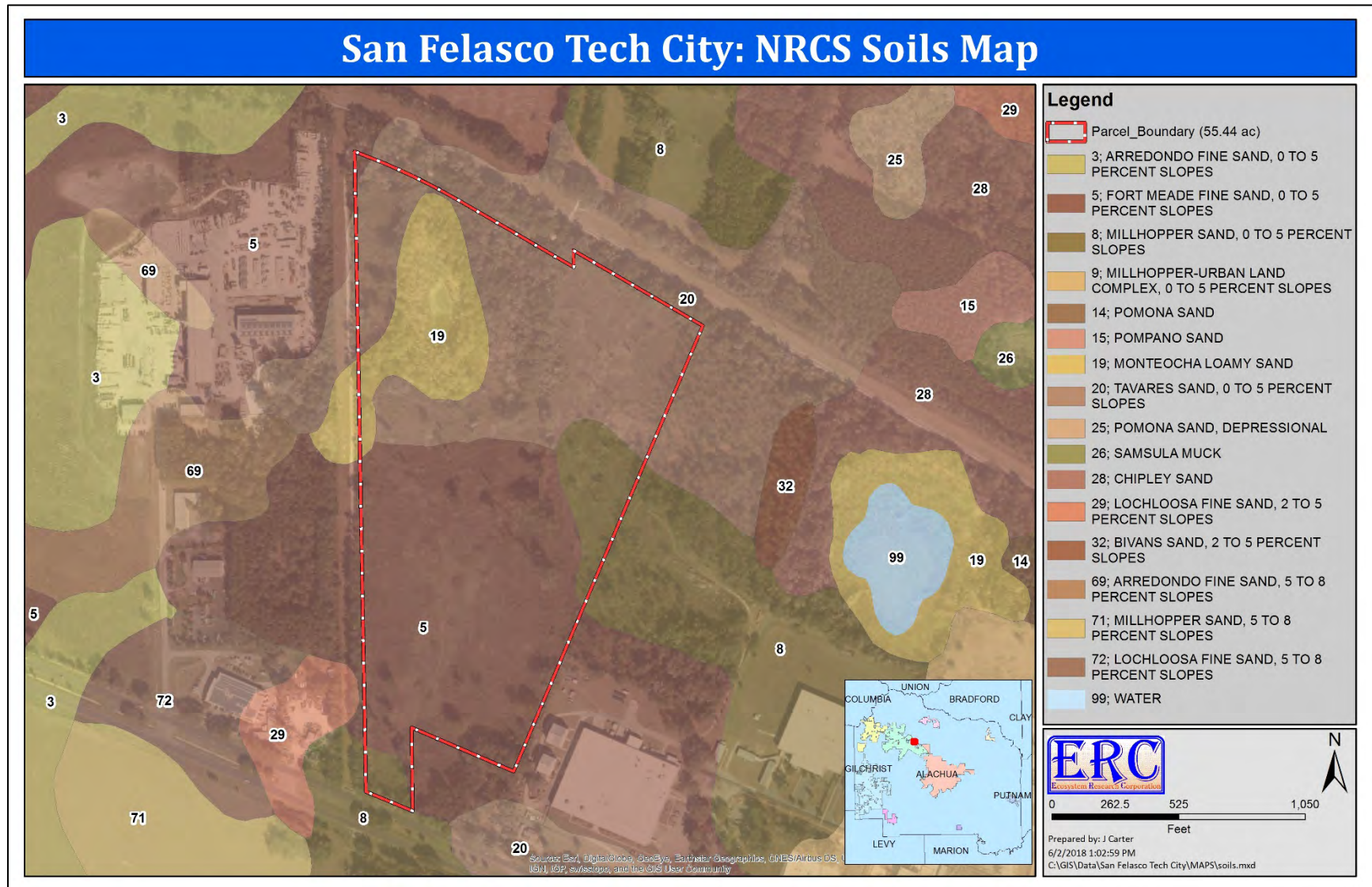


Figure 7. FEMA flood zone map of the Project Site and surrounding area.

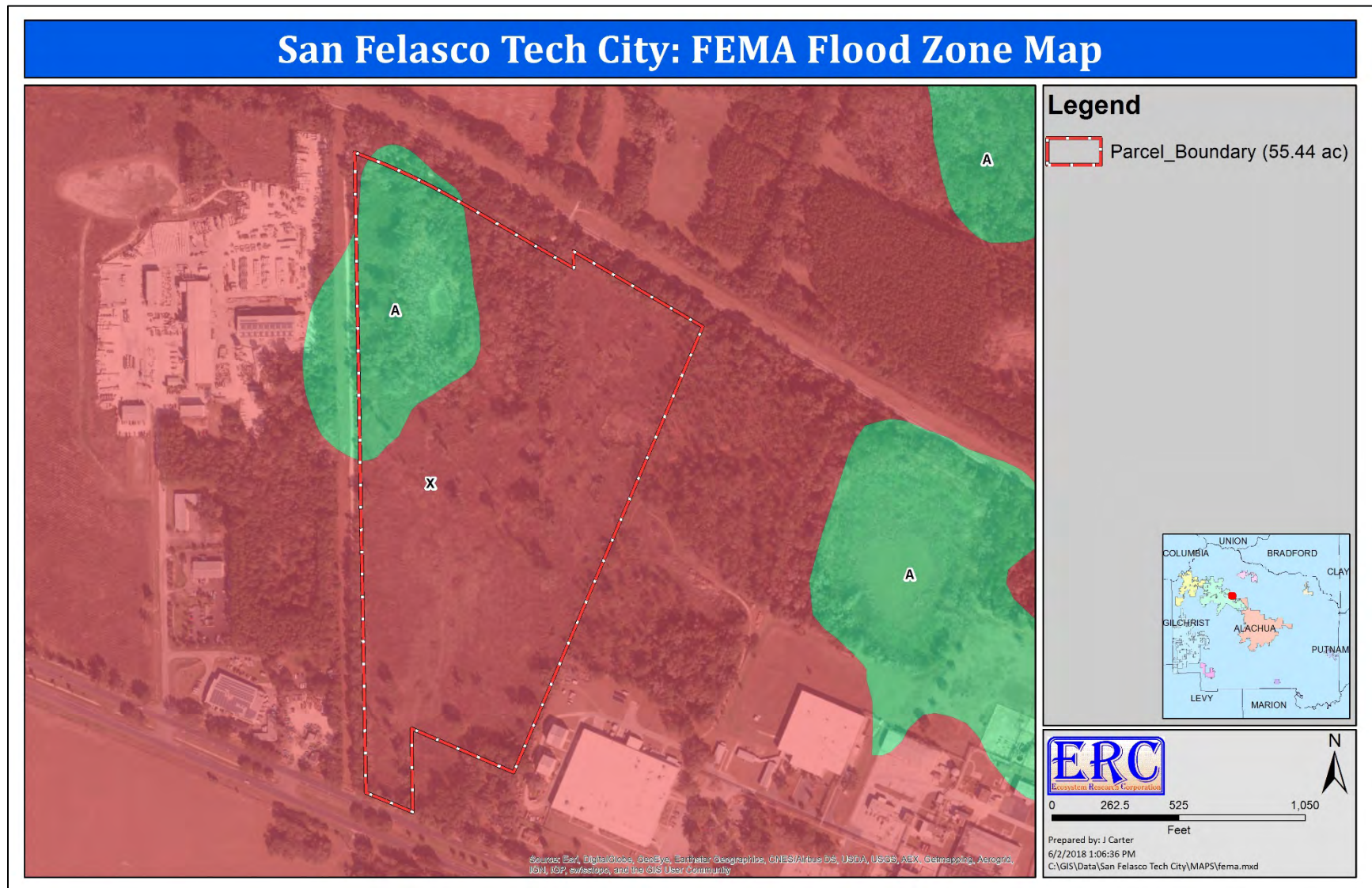


Figure 8. National Wetlands Inventory wetlands map of the Project Site and surrounding area.

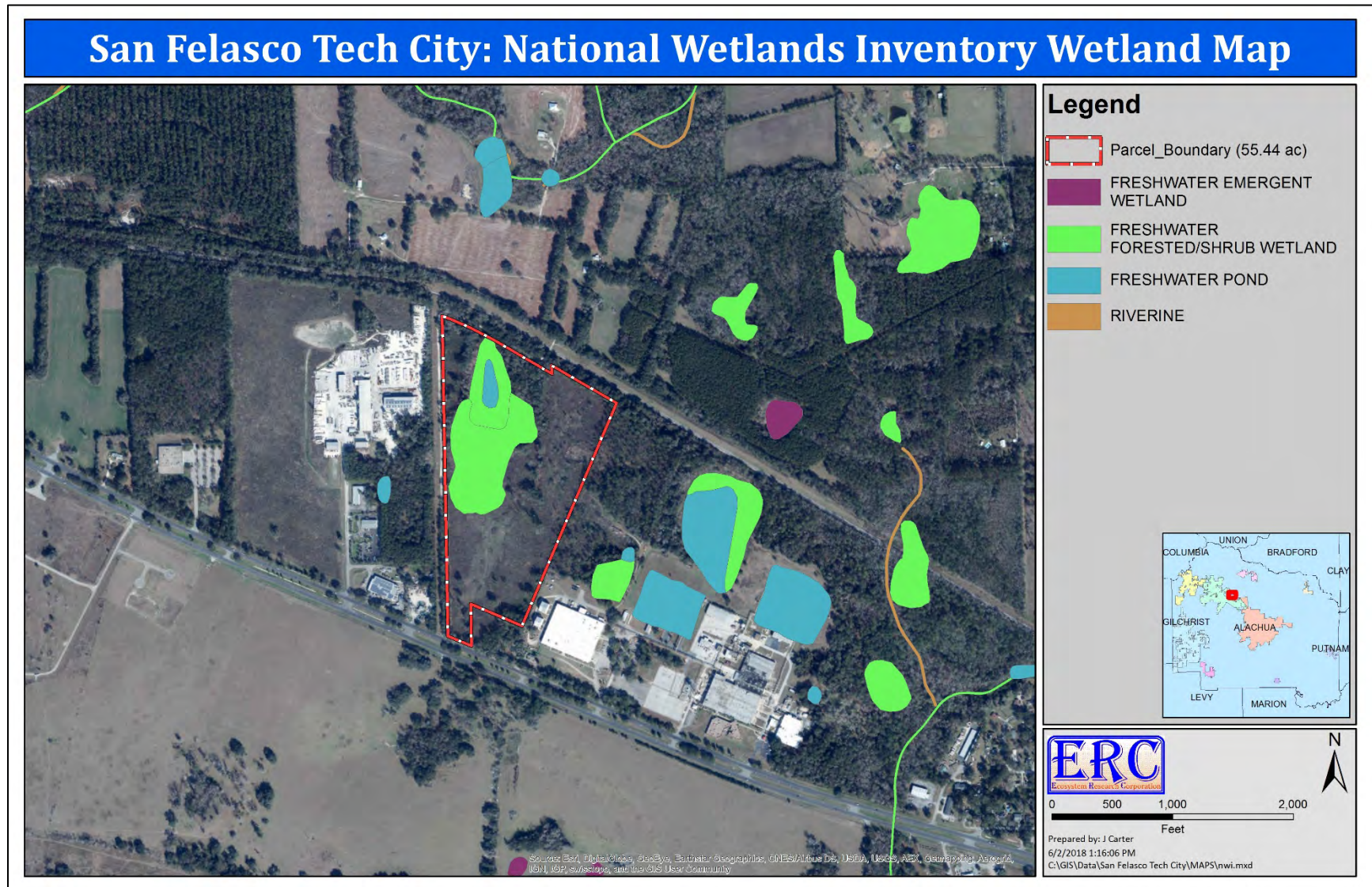


Figure 9. National Wetlands Inventory wetlands shown in relation to the Alachua County composite wetlands of the Project Site and surrounding area.

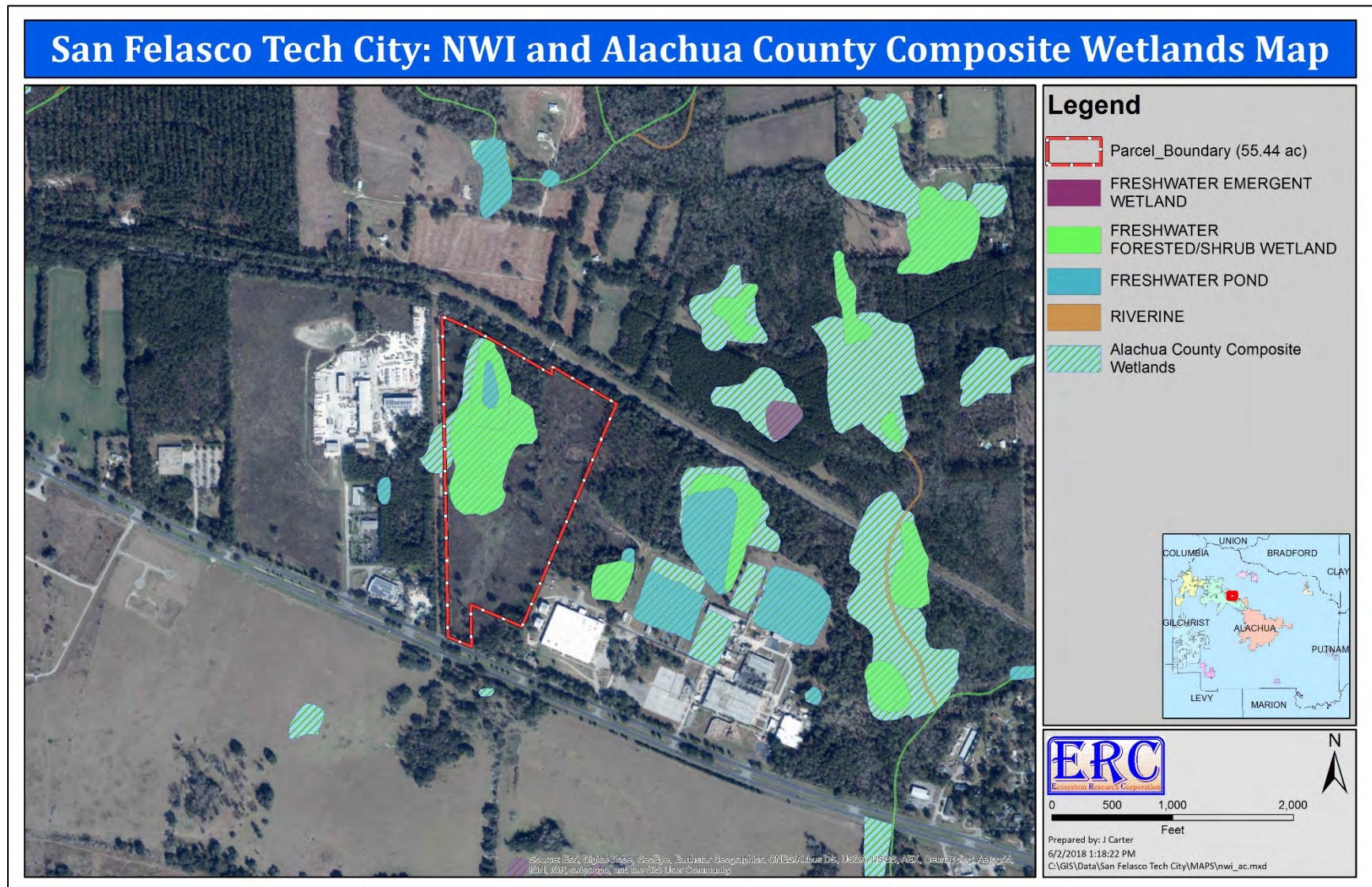


Figure 10. Strategic Ecosystem Overlay showing the Project Site and surrounding area.

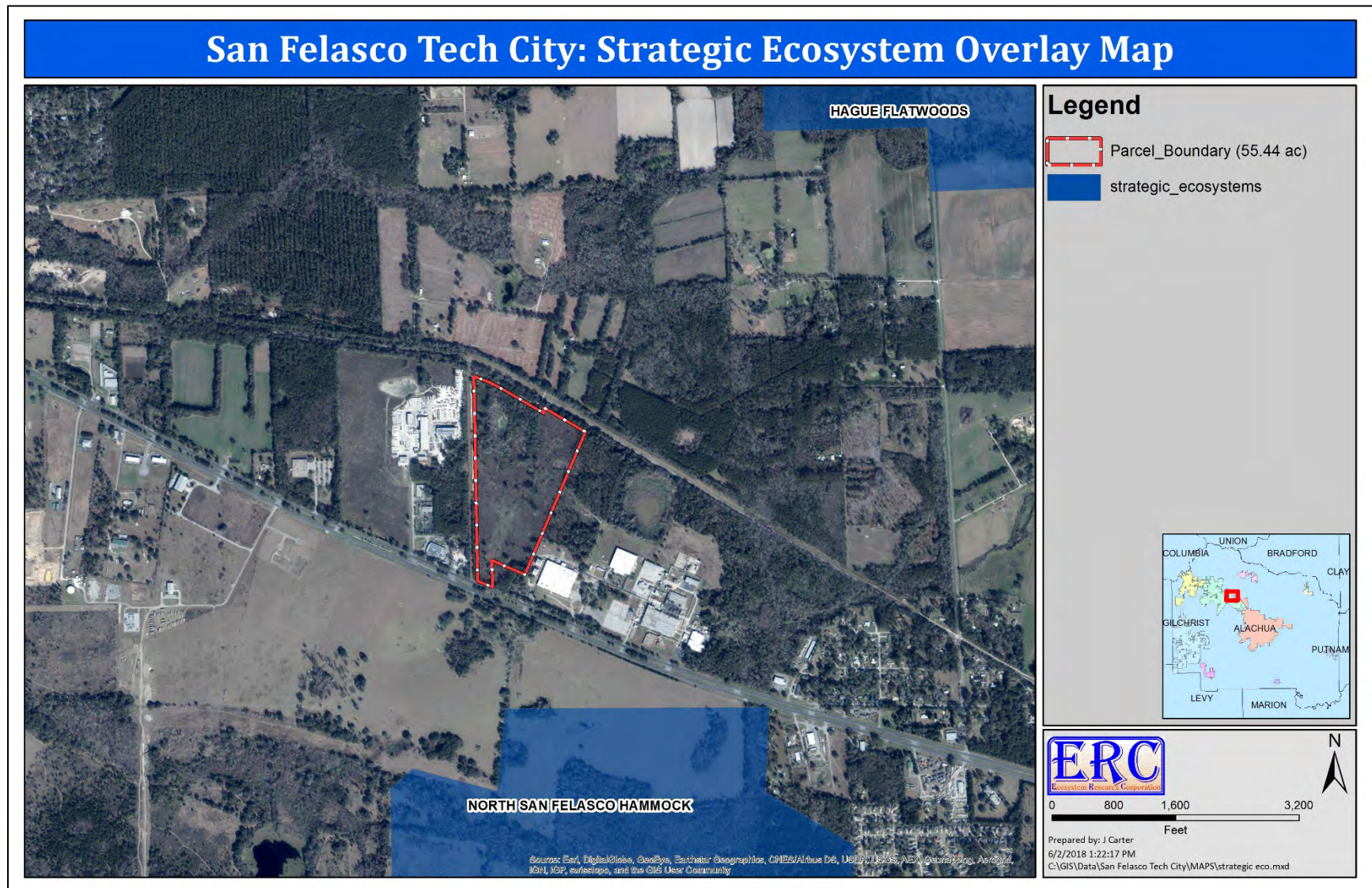


Figure 11. Alachua County hazardous materials storage facilities shown in relation to the Project Site.

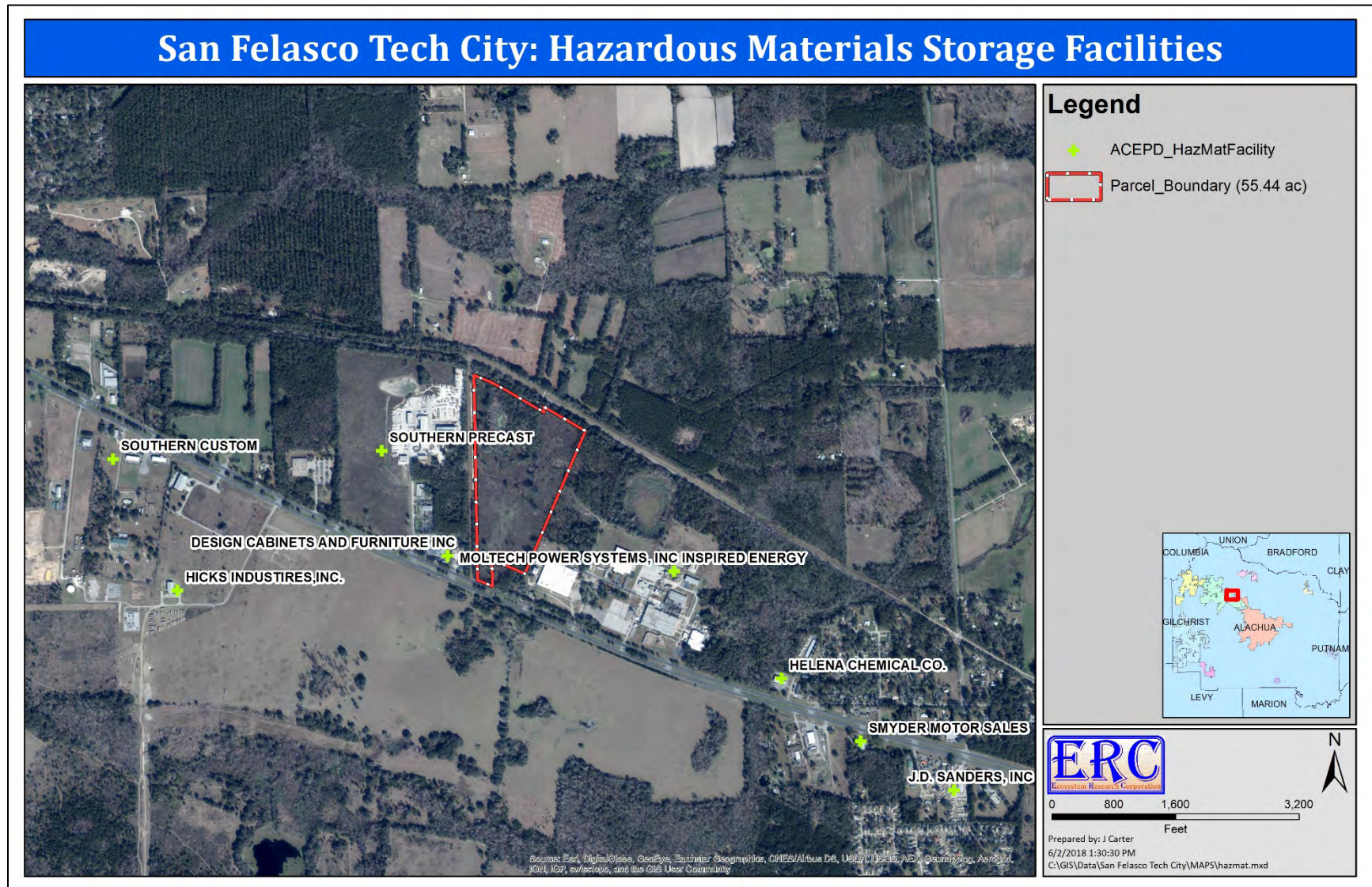


Figure 12. Historic structures shown in relationship to the Project Site.

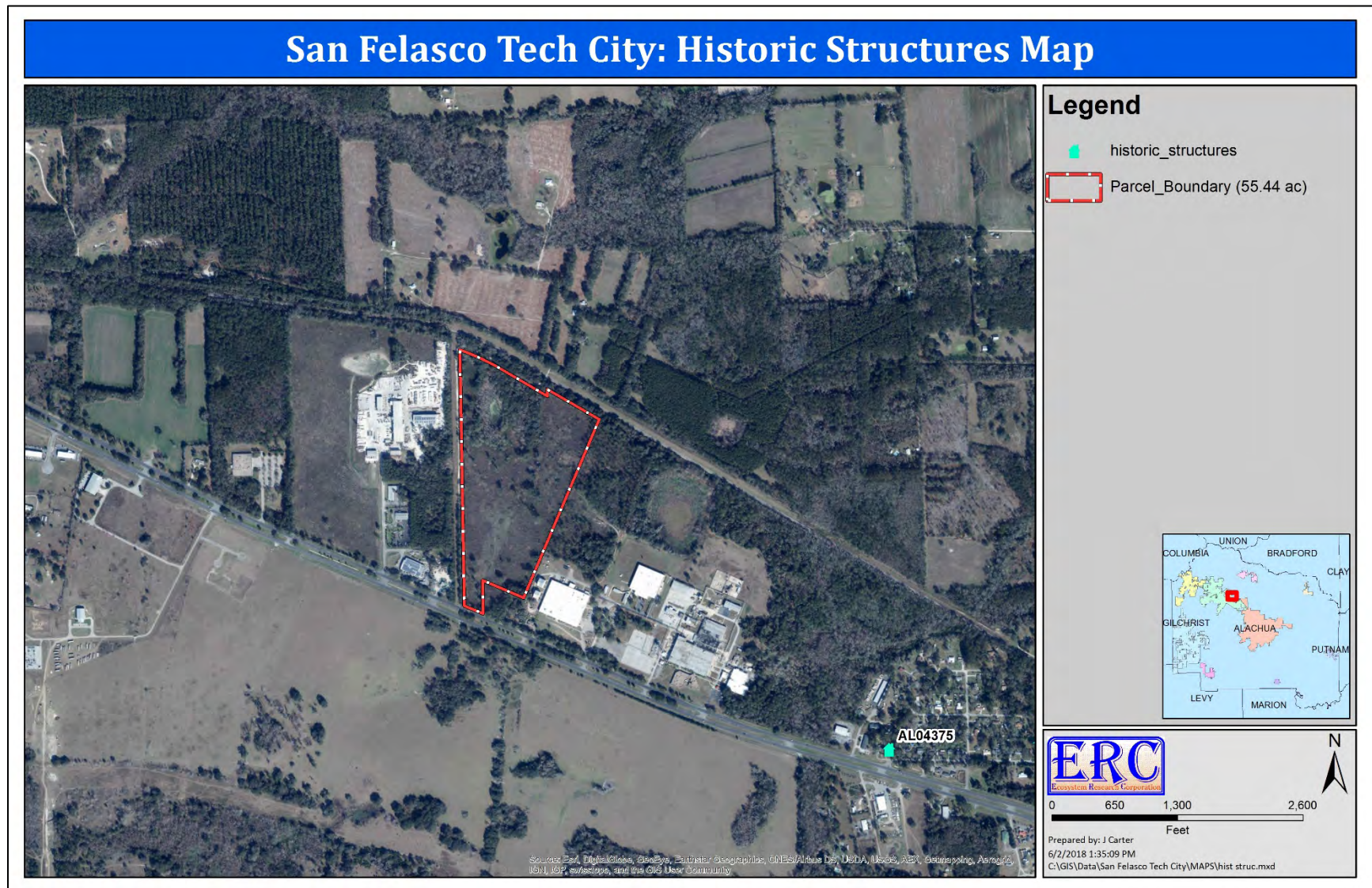


Figure 13. Listed species overlay map showing distribution of bird nesting sites, Florida Natural Areas Inventory element occurrence records, and listed species occurrence areas.

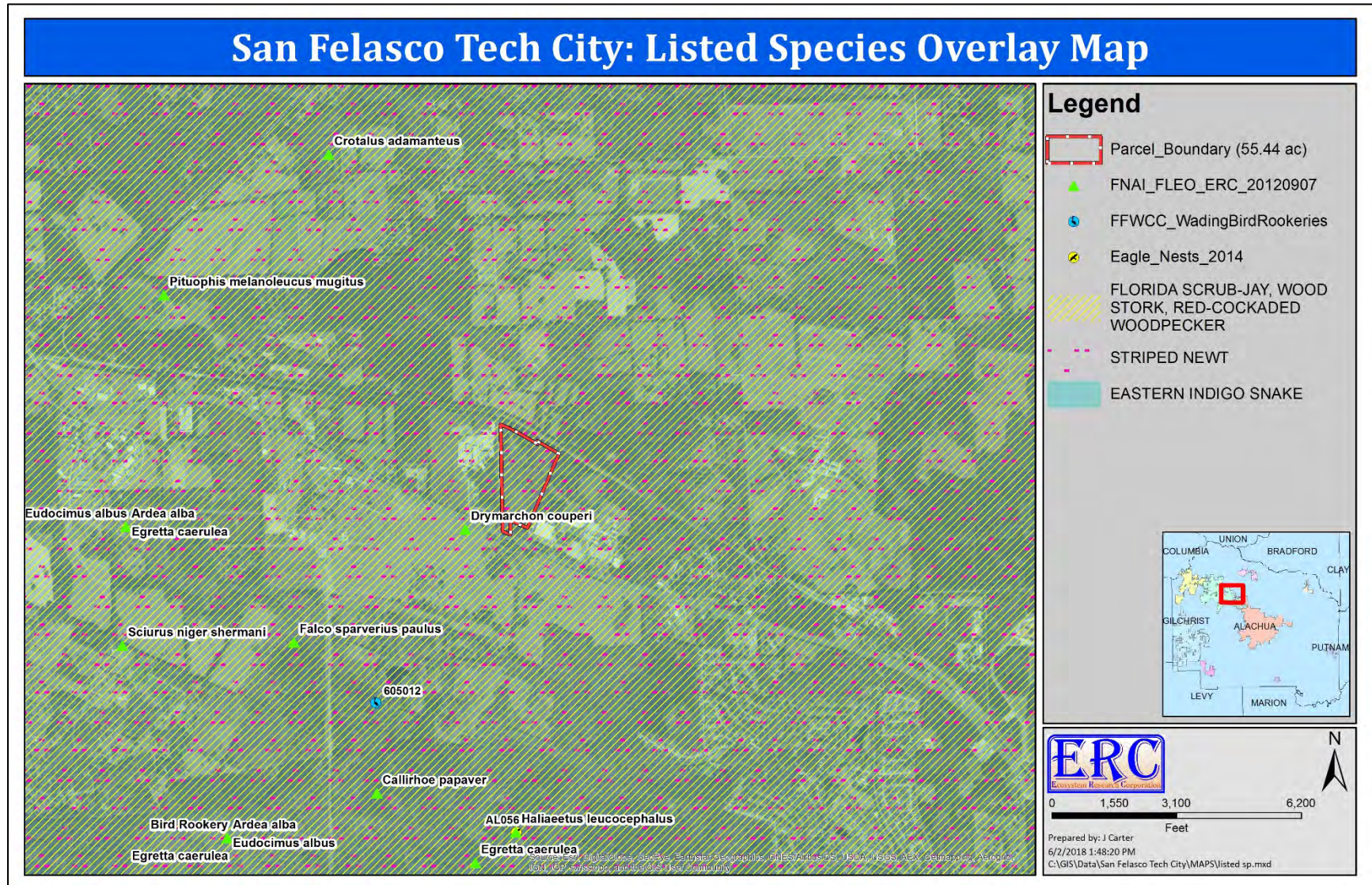


Figure 14. GPS locations where site-specific data were collected within the Parent Parcel, Project Site, and adjacent areas.

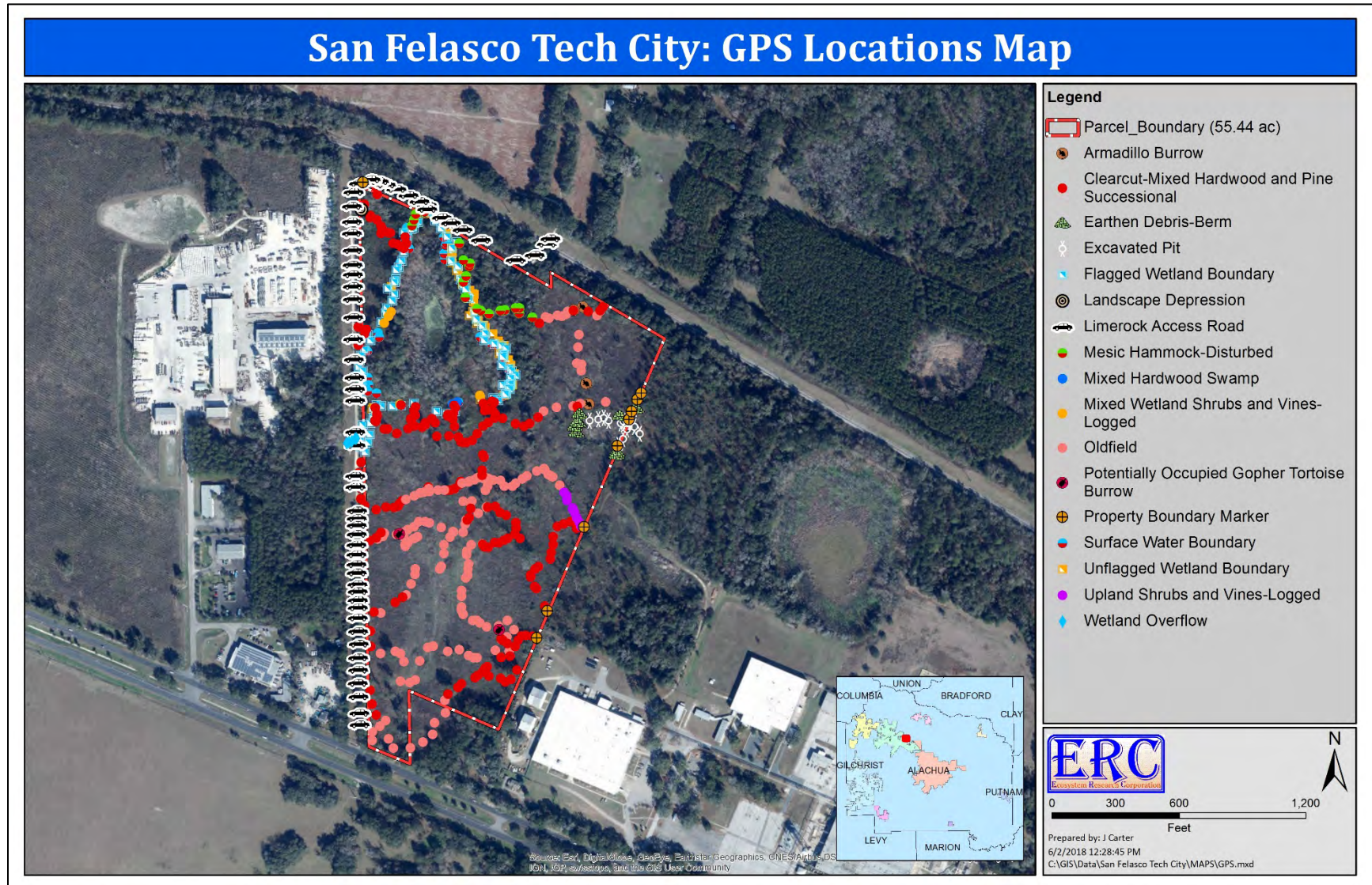


Figure 15. Locations of field delineated and survey wetland boundaries occurring within the Parent Parcel and Project Site.

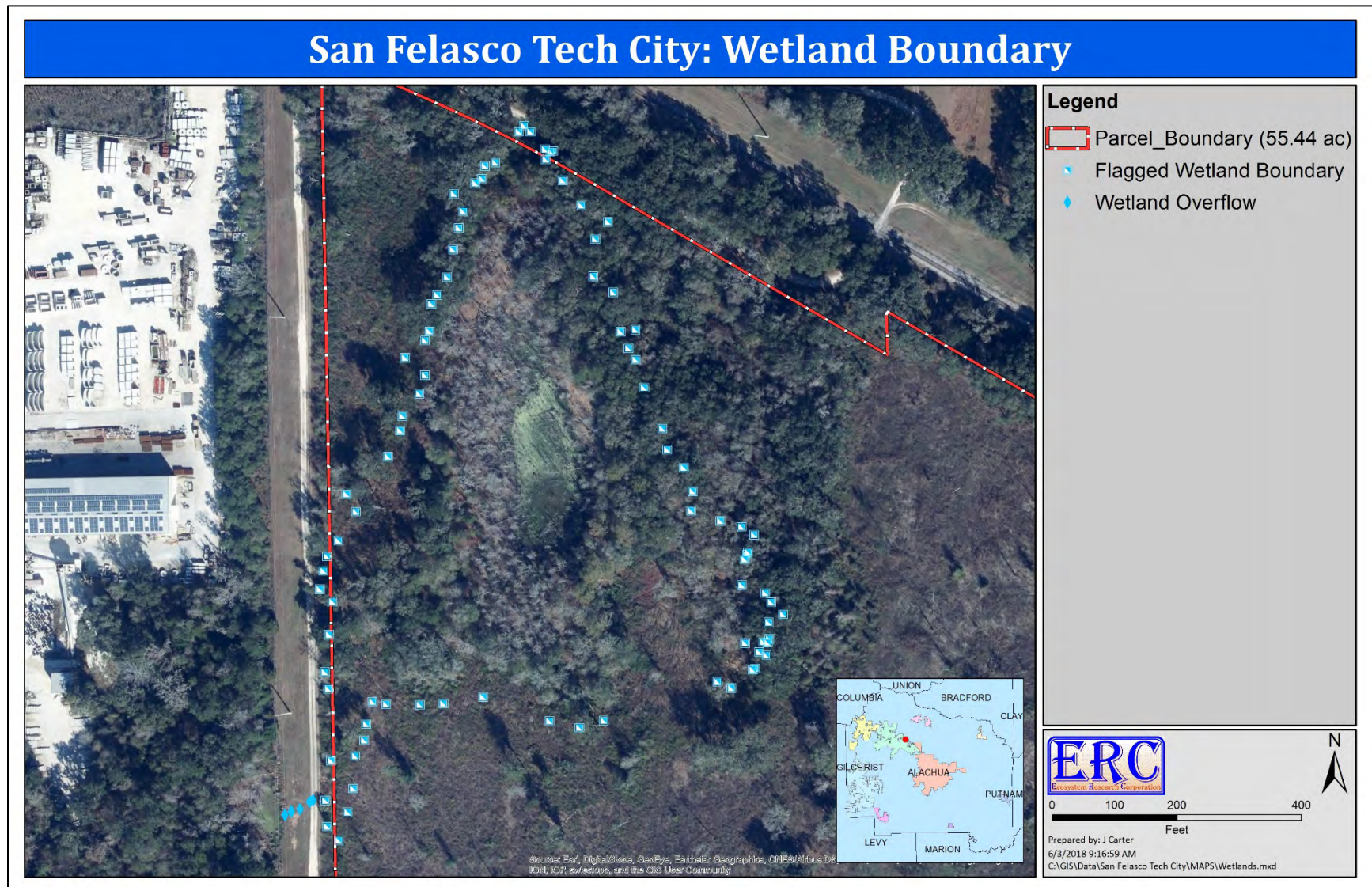
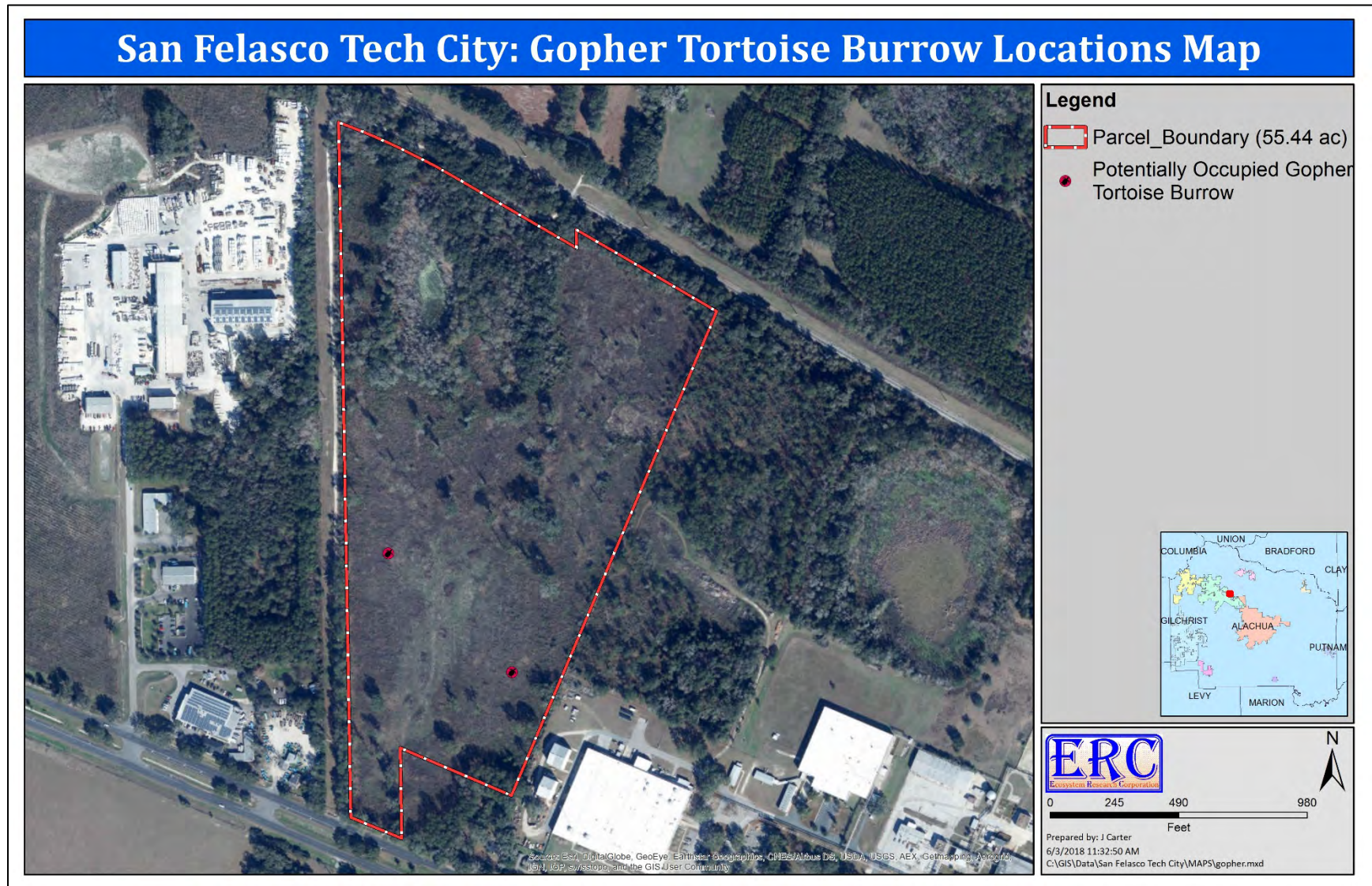


Figure 16. Locations of potentially occupied gopher tortoise burrows within the Project Site.



05962-002-000

N.W. 89TH STREET

N.W. US HWY 441

M.C. KING HWY

STORMWATER BASIN 1

BUILDING 1S

BUILDING 1N

LOADING DOCK

PROJECT AREA LIMITS

STORMWATER BASIN 2

75' AVERAGE WETLAND BUFFER

50' MIN. WETLAND BUFFER

LIMITS OF WETLAND

PHOENIX INDUSTRIAL PARK

A.C.L. RAILROAD

EDS

ENGINEERS • SURVEYORS • PLANNERS

1800 N. W. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 781-382-1000
WWW.EDS-FL.COM

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record

Nathan E. Davis, P.E. 47111
C00000000

Project No. 180022

Project Name: C. F. SUBURVE A.

Project Site:

SAN FELASCO TECH CITY
CITY OF ALACHUA,
FLORIDA

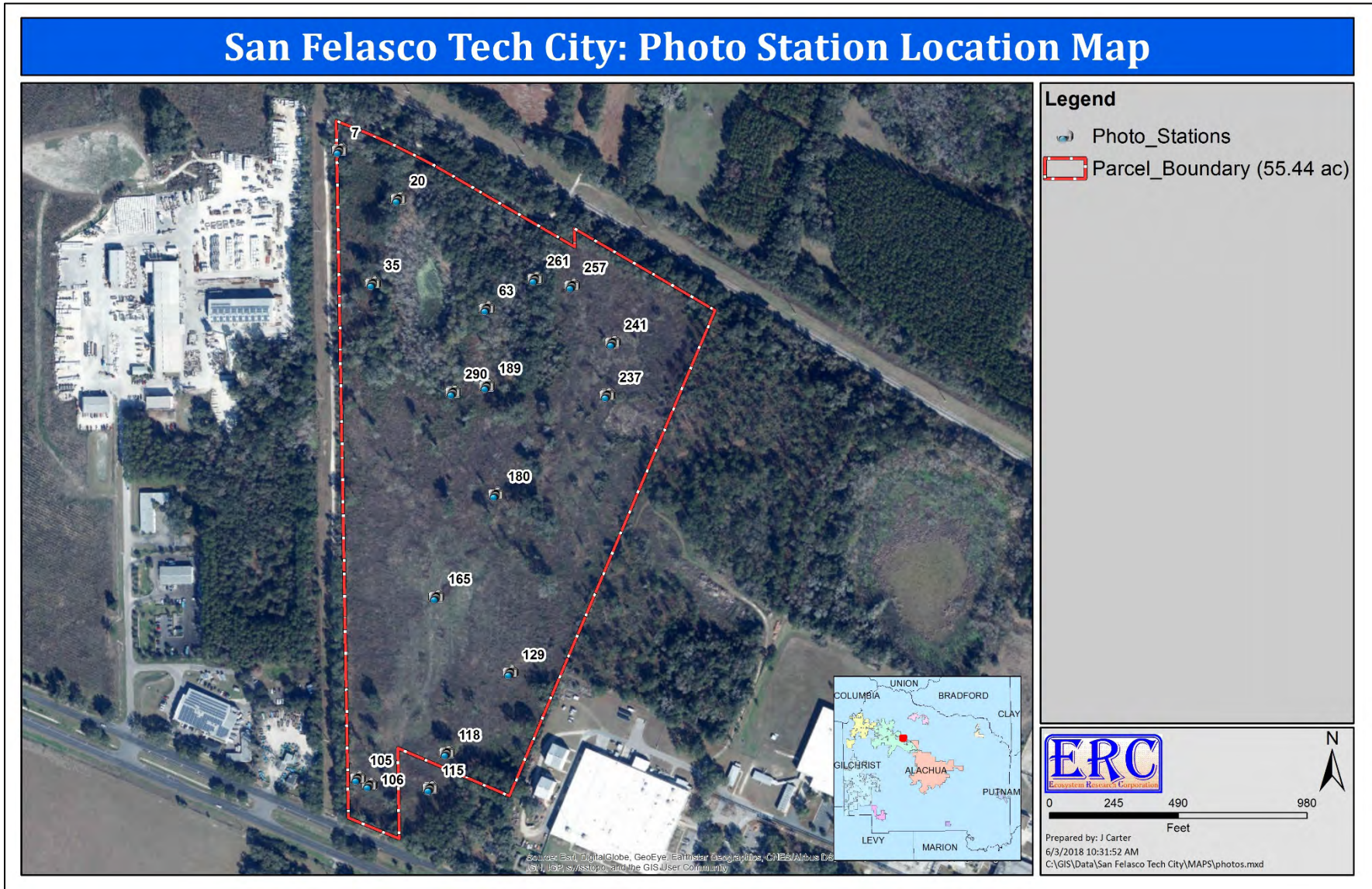
Sheet Title:
DEVELOPMENT PLAN

Designed	SW	Sheet No.
Drawn	SWD	C0.20
Checked	TAN	
Date:	05/16/18	

Attachment 1—Photographs

General appearance of the Project Site and adjacent areas during the field survey on 6–8 February 2018. Locations of GPS points referenced on photographs are shown on Figure 17.

Figure 18. Photo station location map.





2/6/2018
San Felasco Tech City
Photo 1_Frames 4500-4501 GPS 007 Sinkhole (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 2_Frames 4502-4503 GPS 105 (North).jpg



2/8/2018
San Felasco Tech City
Photo 3_Frames 4504-4505 GPS 020 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 4_Frames 4506-4507 GPS 035 (South).jpg



2/8/2018
San Felasco Tech City
Photo 5_Frames 4508-4509 GPS 063 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 6_Frames 4510-4511 GPS 063 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 7_Frames 4512-4513 GPS 106 (East).jpg



2/7/2018
San Felasco Tech City
Photo 8_Frames 4514-4515 GPS 115 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 9_Frames 4516-4517 GPS 118 (North).jpg



2/7/2018
San Felasco Tech City
Photo 10_Frames 4518 GPS 129 GT-PO-IA.jpg



2/7/2018
San Felasco Tech City
Photo 11_Frames 4519-4520 GPS 165 (North).jpg



2/8/2018
San Felasco Tech City
Photo 12_Frames 4521-4522 GPS 180 (North).jpg



2/7/2018
San Felasco Tech City
Photo 13_Frames 4523-4524 GPS 189 (North).jpg



2/7/2018
San Felasco Tech City
Photo 14_Frames 4525-4526 GPS 189 (South).jpg



2/7/2018
San Felasco Tech City
Photo 15_Frames 4527-4528 GPS 237 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 16_Frames 4529-4530 GPS 241 (North).jpg



2/7/2018
San Felasco Tech City
Photo 17_Frames 4531-4532 GPS 257 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 18_Frames 4533-4534 GPS 261 (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 19_Frames 4535-4536 GPS 290 (North).jpg



2/7/2018
San Felasco Tech City
Photo 20_Frames 4537-4538 GPS 290 (South).jpg

Tree No. 218
13" DBH Pignut Hickory



Tree No. 201
44" DBH Live Oak



Tree No. 202
13" DBH Live Oak



Tree No. 205
16" DBH Live Oak





Tree No. 216 (behind Pine)
11" DBH Sugarberry

Stephanie Sutton

From: Mark Brown <mbrown@alachuacounty.us>
Sent: Wednesday, January 16, 2019 8:27 AM
To: Stephanie Sutton; Sergio Reyes
Cc: Justin Tabor (jtabor@cityofalachua.org); Carr, Christina; Stephen Hofstetter
Subject: Wetlands Self Certification Submittal - San Felasco Tech City Phase 2
Attachments: Signed Self Certification Form.pdf; C010 OVERALL DEVELOPMENT PLAN.pdf; C210 RECONFIGURED BASIN 2 DETAIL.pdf; C001 COVER SHEET.pdf; GPS Locations.pdf; Self-Certification form.pdf; Survey.pdf; Wetlands.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Stephanie & Sergio – thanks for submitting information for Phase 2. Having previously evaluated the site and preliminary design for Phase 1, EPD staff concur the proposed Phase 2 design and associated basin reconfiguration complies with the wetland and buffer protection measures and criteria required through the Countywide Wetland Protection Code. Please don't hesitate to call if you have questions or desire technical/field assistance with this or any other proposed project site. Thanks for your efforts, coordination and support!! Sincerely, Mark

Mark Brown, PWS, CPSS
Senior Planner, Natural Resources
Alachua County Environmental
Protection Department
408 W. University Ave., Suite 106
Gainesville, FL 32601

Email – mbrown@alachuacounty.us
Office – 352-264-6815
Cell – 352-226-2977

From: Stephanie Sutton <ssutton@edafl.com>
Sent: Tuesday, January 15, 2019 3:50 PM
To: wetlands account <wetlands@alachuacounty.us>
Cc: Sergio Reyes <sreyes@edafl.com>; Justin Tabor <jtabor@cityofalachua.org>
Subject: Wetlands Self Certification Submittal - San Felasco Tech City Phase 2

Good afternoon,

I've attached our self certification documentation for San Felasco Tech City, Phase 2. Please let us know if you have any questions.

Stephanie

Stephanie Sutton | Project Manager |
| [eda engineers-planners-surveyors, inc.](http://edaengineers-planners-surveyors.com) |
2404 NW 43rd Street | Gainesville, Florida 32606
352.373.3541 | ssutton@edafl.com | www.edafl.com

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.