

**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: \_\_\_\_\_
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): \_\_\_\_\_
4. Existing Use of Property: \_\_\_\_\_
5. Future Land Use Map Designation : \_\_\_\_\_
6. Zoning Designation: \_\_\_\_\_
7. Acreage: \_\_\_\_\_

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): \_\_\_\_\_ Title: \_\_\_\_\_  
 Company (if applicable): \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_
3. If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENTS

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

**Ramon Gavarrete**

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 5<sup>th</sup> day of December, 2018, by Ramon

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

NOTARY SEAL

Signature of Notary Public, State of \_\_\_\_\_

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

Revised 9/30/2014







# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 12871 NW US Highway 441, Alachua, FL 32616

Parcel ID Number(s): 05855-004-000

Acreage: 1.03

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Virginia Johns

Title: Chief Executive Officer

Company (if applicable): Phoenix Commercial Park LLP

Mailing Address: P.O. Box 1000

City: Alachua

State: FL

ZIP: 32616

Telephone: 386-418-1051

FAX: (386) 418-1062

e-mail: vjhipp@gmail.com

## C. AUTHORIZED AGENT

Name: Ramon Gavarrete

Title: Public Works Director

Company (if applicable): Alachua County Public Works

Mailing address: 5620 NW 120th Lane

City: Gainesville

State: FL

ZIP: 32653

Telephone: 352-548-1306

FAX:

e-mail: rgavarrete@alachuacounty.us

## D. REQUESTED ACTION:

Alachua County is proposing to place a temporary building (approximately 1080 square feet) on top of an existing asphalt parking lot inside an existing commercial park.

The temporary building will serve as a fire station until such time that a permanent building is designed, permitted, and constructed. No new stormwater systems or components will be constructed.

Access to the site will be via an existing driveway.

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

Signature of Applicant

Signature of Co-applicant

Virginia Johns

Typed or printed name and title of applicant

Typed or printed name of co-applicant

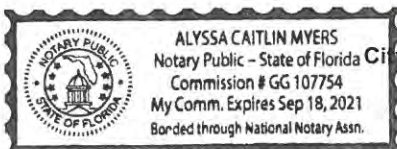
State of Florida

County of Alachua

The foregoing application is acknowledged before me this 5th day of December, 2018, by Virginia Johns, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
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## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ramon Gavarrete, P.E.

Title: Public Works Director

Company (if applicable): Alachua County Public Works

Mailing Address: 5620 NW 120th Lane

City: Gainesville

State: FL

ZIP: 32653

Telephone: 352-548-1214

FAX: \_\_\_\_\_

e-mail: rgavarrete@alachuacounty.us

## C. AUTHORIZED AGENT

Name: Monique M. Heathcock

Title: Director of Engineering, Transportation + Public Projects

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-518-5130

FAX: \_\_\_\_\_

e-mail: moniqueh@chw-inc.com

## D. REQUESTED ACTION:

Alachua County is proposing to place a temporary building (approximately 1080 square feet) on top of an existing asphalt parking lot inside an existing commercial park.

The temporary building will serve as a fire station until such time that a permanent building is designed, permitted, and constructed. No new stormwater systems or components will be constructed.

Access to the site will be via an existing driveway.

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

Signature of Applicant

Signature of Co-applicant

Ramon Gavarrete, P.E.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

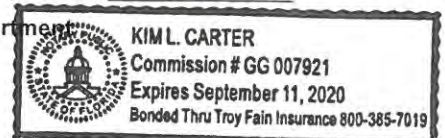
The foregoing application is acknowledged before me this 5<sup>th</sup> day of December, 2018 by Ramon

Gavarrete, who is personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

Signature of Notary Public, State of \_\_\_\_\_

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





# MEMORANDUM

Hague Fire Station



**To:** City of Alachua  
**From:** Monique Heathcock, PE  
**Date:** May 16, 2019  
**RE:** Fire Flow Calculations for Hague Fire Station

The proposed temporary Hague Fire Station consists of the following:

- Modular fire station building, to be moved from another location to this site, wood frame construction, 1,080 square feet, sprinklered.
- New apparatus building, metal, non-combustible, 1,080 square feet, sprinklered
- Parking for staff
- Pavement area for circulation

The site sits within the Phoenix Commercial Park. The nearest building is a small building that may have served as a security station, approximately 100 feet from the fire station buildings. All other buildings are at a substantial distance from the proposed fire station buildings.

## NFPA Calculation Results:

- Modular fire station building: per Table 18.4.5.1.2, the fire flow is 1,500 gpm. However, based on Section 18.4.5.3.2 of the NFPA Code, the required fire flow can be reduced by up to 75% for a building with automatic sprinklers. Per the table, the required fire flow is 375gpm, except that the required flow shall not be less than 1,000 gpm, therefore the required fire flow is 1,000 gpm, with a duration of 2 hours.
- New apparatus building: Table 18.4.5.1.2, the fire flow is 1,500 gpm, with a duration of 2 hours. However, based on Section 18.4.5.3.2 of the NFPA Code, the required fire flow can be reduced by up to 75% for a building with automatic sprinklers. Per the table, the required fire flow is 375gpm, except that the required flow shall not be less than 1,000 gpm, therefore the required fire flow is 1,000 gpm, with a duration of 2 hours.
- If the building areas were added together, the same fire flow from Table 18.4.5.1.2 would apply, with the same reduction allowed, still resulting in a total required fire flow of 1,000 gpm.

Per the City of Alachua, the fire flow that will be provided in this area after the new water line is constructed will be 1,100 gpm. Therefore, the available fire flow will be adequate for the proposed buildings described above.

Monique M. Heathcock  
FL PE#54352  
CHW  
CA-5075  
11801 Research Drive  
Alachua, FL 32615  
352-331-1976



Table 184.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm <sup>†</sup> (× 3.785 for L/min)	Flow Duration (hours)
I(443), II(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,500	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,500	4,501-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,501-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,300	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,301-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
		115,801-125,500	83,701-90,600	51,501-55,700	6,250	
		125,501-135,500	90,601-97,900	55,701-60,200	6,500	
		135,501-145,800	97,901-106,800	60,201-64,800	6,750	
		145,801-156,700	106,801-113,200	64,801-69,600	7,000	
		156,701-167,900	113,201-121,300	69,601-74,600	7,250	
		167,901-179,400	121,301-129,600	74,601-79,800	7,500	
		179,401-191,400	129,601-138,300	79,801-85,100	7,750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8,000	

\*Types of construction are based on NFPA 220

†Measured at 20 psi (139.9 kPa)



### 18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

**18.4.5.3.1** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

**18.4.5.3.2** Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

**18.4.5.3.3** Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

**18.4.5.3.4\*** Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

**18.4.5.3.5** Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

- (1) The structure complies with the building code.
- (2) The structure is of Type I or Type II construction.
- (3) The structure is provided with a Class I standpipe system in accordance with NFPA 11. Class I standpipe systems of the manual dry type shall be permitted.
- (4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

**18.4.5.4\* Required Fire Flow and Automatic Sprinkler System Demand.** For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

## CONCURRENCY IMPACT ANALYSIS

**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0031  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** ~~November 6, 2018~~ REVISED May 23, 2019  
**RE:** Hague Station 25

This application is for a Site Plan on a  $\pm 1$ -acre portion of Alachua County Tax Parcel 05855-004-000. The site is located north of US 441,  $\pm 0.25$  miles from NW 89<sup>th</sup> Street. The onsite Future Land Use (FLU) category is Industrial and the Zoning District classification is Light and Warehouse Industrial (ILW).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

### Roadways / Transportation

**Table 1: Projected Net Trip Generation**

Land Use <sup>1</sup>	Units <sup>2</sup>	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Fire and Rescue Station (ITE 575)	1.077	N/A	-	N/A	-	0.48	1
Total	-	-	-	-	-	-	1

1. Source: ITE Trip Generation 10<sup>th</sup> Edition

2. Source:  $\pm 1,077$  sq. ft. / 1,000 sq. ft. GFA

**Conclusion:** Approval of this application may generate **1 daily vehicle trip** during the PM peak. The ITE Trip Generation Manual 10<sup>th</sup> Edition did not have any information for a Fire and Rescue Station with regards to the daily of AM peak rates. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 1.

**Table 2: Projected Impacts on Roadways, US 441**

Traffic System Category	AADT	PM
	US 441	
	(From NW 126 <sup>th</sup> to SR 235)	
Maximum Service Volume <sup>1</sup>	45,700	4,110
Existing Traffic <sup>1</sup>	18,579	1,765
Reserved Trips <sup>1</sup>	3,252	442
Available Capacity	23,869	1,903
Projected Trip Generation <sup>2</sup>	0	1
<b>Available Capacity w/ Application approval</b>	<b>23,869</b>	<b>1,902</b>

1. Source: City of Alachua May 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 100%.

N:\2018\18-0031\Planning\Reports\Concurrency\_Impact\_Analysis\_190523.docx

*Conclusion:* Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadway segment is US 441 from NW 126<sup>th</sup> to SR 235, which the project site is located along. This development *will not* cause this roadway segment to fall below the LOS standards.

#### Potable Water

Based on utility maps provided by the City of Alachua, there is a 16" water main located along US 441. The proposed development will connect and utilize this existing system.

**Table 3: Projected Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,295,603
Reserved Capacity <sup>1</sup>	79,775
Residual Capacity <sup>1</sup>	924,622
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	59.80%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	162
<b>Residual Capacity after Proposed Project</b>	<b>924,460</b>

1. Source: City of Alachua May 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $((\pm 1,077 \text{ sq. ft.}/100 \text{ sq. ft.}) \times 15 \text{ gal.})$

*Conclusion:* Approval of this application may generate **162 gallons** per year. The reserved capacity for the City is 79,775 gallons per year. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

#### Sanitary Sewer

Based on utility maps provided by the City of Alachua, there is a 10" wastewater main and 10" wastewater reclaimed water main located along US 441. The proposed development will connect and utilize this existing system.

**Table 5: Projected Sanitary Sewer Impact**

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	729,000
Reserved Capacity <sup>1</sup>	76,737
Residual Capacity <sup>1</sup>	694,263
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	53.72%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	162
<b>Residual Capacity after Proposed Project</b>	<b>694,101</b>

1. Source: City of Alachua May 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $((\pm 1,077 \text{ sq. ft.}/100 \text{ sq. ft.}) \times 15 \text{ gal.})$

*Conclusion:* Approval of this application may generate **162 gallons** per year. The reserved capacity for the City is 76,737 gallons per year. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.



## Solid Waste

**Table 3: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	40,620.00	7,413.15
Reserved Capacity <sup>1</sup>	6,882.99	1,256.15
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Solid Waste Generated By Proposed Project <sup>2</sup>		<b>2.4</b>

1. Source: City of Alachua May 2019 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used:  $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 1,077 \text{ ft}^2) \times 365) / 2,000$

**Conclusion:** Approval of this application may generate **2.4 tons** of solid waste per year. The reserved capacity for the City is 1,256.15 tons per year. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.



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## COMPREHENSIVE PLAN CONSISTENCY

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**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0031  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** ~~November 6, 2018~~ REVISED May 16, 2019  
**RE:** Hague Station 25

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This application is for a Site Plan on a  $\pm 1$ -acre portion of Alachua County Tax Parcel 05855-004-000. The site is located north of US 441,  $\pm 0.25$  miles from NW 89<sup>th</sup> Street. The onsite Future Land Use (FLU) category is Industrial and the Zoning District classification is Light and Warehouse Industrial (ILW).

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

### *Future Land Use Element*

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.

**The project site has an Industrial FLU classification, which is implemented by the project site's ILW Zoning designation. This application seeks to permit a fire rescue station, which is a permitted by-right use within the ILW Zoning district.**

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;

**The site is an outparcel within the Phoenix Commercial Park, which has direct access to US 441. The proposed development will utilize the driveway for access to US 441. The driveway serves as shared access to the remaining Phoenix Commercial Property.**

2. Buffering from adjacent existing/potential uses;

**Alachua County wishes to construct a new, temporary fire rescue station at the phoenix commercial park on an existing parking lot. The long-range plan is to construct a permanent fire rescue station in the same general area as the temporary fire station.**

Due to site space constraints and existing conditions, the required amount of landscape cannot be planted on the project site. The proposed landscape plan meets the intent of the City of Alachua code requirements through alternative methods.

City of Alachua code sec. 6.2.2(D)(10) states that an alternative landscape plan may be used "where unreasonable or impractical situations would result from application of this section ... Alternative plans, materials or methods may be justified from ... Physical conditions related to the site. The lot configuration and existing conditions may justify an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

- (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
- (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
- (iii) Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

**A) Parking Area Perimeter Landscape and Perimeter Buffer Landscape Requirements:** Due to site space constraints and the configuration of the existing parking lot, trees and shrubs, as required by sections 6.2.2(d)(2)(b) and 6.2.2(d)(3), are unable to be planted around the majority of parking lot and site perimeter. The existing parking lot extends to the edge of the property along the northern and western boundaries, preventing the addition of landscape.

Along the eastern and southern boundaries, landscape has been provided:

- Eastern boundary: Existing landscape islands provide space for perimeter landscape. Four canopy trees and four understory trees are proposed and satisfy option 1 of the type "A" basic buffer requirements.
- Southern boundary: Along the southern perimeter of the parking lot, canopy and understory trees and a row of shrubs have been provided.

**B) Arterial Frontage Landscape Requirements:** Live Oaks (canopy tree) and Crape Myrtles (understory tree) have been planted along the arterial frontage. Live oaks are proposed with a 40' on center spacing, an appropriate spacing recommended by good landscape planning practice. Due to the spacing requirements and the size constraints of the site, five can be planted along the 441 frontage.

The trees are not immediately adjacent to the property line along 441 due to the water and wastewater lines and required clearances between the trees and utilities.

The row of Burford Holly shrubs along the southern parking lot perimeter provide a full opaque screen of the parking lot. This screen meets the intent of the arterial frontage requirement section 6.2.3(e)(3).



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

**The project site has an area of ±1-acre. As shown on the attached landscape plan, the proposed development will have 38.3% of the site remaining as landscaping and open space. According to Table 6.7-1 in the City of Alachua Land Development Regulations (LDR), this exceeds the required 10% of open space.**

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

**As shown on the attached landscape plan, the proposed development will have 38.5% of the site remaining as landscaping and open space.**

5. Placement of signage;

**Any proposed signage will be designed and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.**

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;

**As stated previously, the project site is an outparcel with Phoenix Commercial Park. The proposed development will use the existing lighting onsite. No new lighting is proposed.**

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

**The site has a building located centrally to the project site. Parking is located east of the building and is accessed by an internal drive aisle that wraps around the building.**

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

**Per the City's Future Land Use Element in the Comprehensive Plan, Policy 2.4.a states that the minimum landscaped area shall be 30% of the site. The attached landscape plans show that 38.5% of the site will be landscaped per the standards in the City's LDR §6.2.**

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

**There are no known existing unique features and resources onsite. The site is comprised of a surface parking lot. Underlying soils consist of Millhopper Urban-Land Complex and Fort Meade Fine Sand, which are both conducive to the type of nonresidential development proposed.**

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

**Hague Station 25 is intended to be a fire rescue station within standard FLU and Zoning Districts. Fire rescue stations and public safety uses are regulated by LDR §4.3.2(G) which states:**

**(G) Public safety. Public safety uses shall comply with the following standards:**

**(1) Adjacent to single-family detached development or in residential district.**

**(a) Adjacent to single-family residential districts. If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4, and RSF-6), not exceed the greater of two stories or 130 percent of the maximum height allowed for single-family detached dwellings in the district.**

**(b) Adjacent to single-family development. If adjacent to existing single-family detached development, not allow the height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family development.**

**(2) Landscaped buffer adjacent to single-family detached development. If adjacent to existing single-family detached development, provide a landscaped buffer, a minimum of 15 feet in width along the yard which the single-family detached development abuts.**

**The project site is not adjacent to any residential development.**

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.

**The ±1-acre project site has a proposed building of ±1,077 sq. ft., which has a Floor Area Ratio (FAR) of 0.02.**

#### *Transportation Element*

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

**The project site is located along the northern boundary of US 441. The proposed development will not cause US 441 to fall below the Level of Service (LOS) standards. Further explanation is provided in the companion concurrency report submitted with this application.**

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

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

**The site utilizes the Phoenix Commercial Park driveway, a paved road that is accessed from US 441. The proposed development will continue to utilize the driveway to gain a singular access point on US 441. No other access points are being proposed with this application.**

*Conservation and Open Space Element*

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

**The site has functioned as a surface parking lot for several decades. There are currently two underlying types of soils:**

- **Millhopper-Urban Land Complex, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**

**According to the NRCS soil database, the two soil types mentioned above are conducive to nonresidential developments of this nature with minimal limitations.**

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

**The ±1-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis.**



**Mailed Memorandum**



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## MEMORANDUM

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**To:** The Neighbors of Phoenix Commercial Park 18-0031  
**From:** Monique Heathcock, PE, LEED AP, Director of Engineering, Transportation, and Public Projects  
**Date:** Thursday, December 6, 2018  
**RE:** Neighborhood Meeting Public Notice

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A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on  $\pm 1$ -acre (A Portion of Alachua County Tax Parcel 05855-004-000) located north of US 441 and  $\pm 0.25$  miles east of NW 89<sup>th</sup> Street. The intent of the applications is to develop a fire rescue station.

**Date:** Thursday, December 20<sup>th</sup>, 2018

**Time:** 6:00 p.m.

**Place:** CHW  
11801 Research Dr.  
Alachua, FL 32615

**Contact:** Monique Heathcock, PE, LEED AP  
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

## Mailing Labels



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

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

05962-002-000  
LASER INVESTMENT GROUP L...  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

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

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

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

92060-503-901

,

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

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

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

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

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

05949-001-000  
DUKE ENERGY FLORIDA INC  
% DUKE ENERGY CENTER  
550 S TRYON ST TAX DEPT - DE...  
CHARLOTTE, NC 28202

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

President of TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
PO Box 115050  
Gainesville, FL 32611

Craig Parenteau  
4801 Camp Ranch Road  
Gainesville, FL 32641

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

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

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

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

**Newspaper Advertisement**

## WITCHER

From Page B1

It's the state's opinion that MacCrossen was killed by Witcher in Alachua or Columbia County around Aug. 18, 2007, according to a charging document filed by State Attorney Bill Cervone.

Witnesses have testified that Witcher was known to physically and mentally abuse MacCrossen, a waitress at Cafe Risque. In both days of witness testimony, MacCrossen's family has insisted they overheard arguments between MacCrossen and Witcher that included threats to her and her family.

The threats were heard by the MacCrossen family in August 2007 while Heather, then 26, was in Michigan seeking refuge from Witcher's abuse, they said.

The threats came over a Nextel Direct Connect cellphone, which could be used like a two-way radio. "(Witcher) said Heather would never see her family again and he'd kill her if she didn't come back to Florida," said MacCrossen's mother, Janell.

"He said he would whip her 'A,' she added, using the letter to avoid cursing in court.

MacCrossen's sister Brandy offered similar testimony, stating she heard Witcher say, "If you don't come back to Florida, I will beat your ass."

She added: "(He said), 'If you don't come back to Florida, I will come to Michigan and kill you and your family.'"

The MacCrossens' testimony about Witcher's alleged threats makes up the bulk of the evidence the state has offered as cause to convict Witcher of manslaughter. Other evidence has included photographs of MacCrossen's face after Witcher beat her, according to prosecutors.

The photos show her with black eyes and marks down her back.

Additionally, the state has leaned on witness testimony that Witcher picked up MacCrossen from Gainesville's Greyhound bus station as she returned from Michigan.

MacCrossen's mother testified that that last time she spoke to her daughter,

MacCrossen told her in a cellphone conversation that Witcher was waiting to pick her up from the Greyhound station.

MacCrossen's family testified Wednesday that they begged MacCrossen not to go back to Florida for fear that Witcher could hurt her.

Some family members said MacCrossen insisted she had to go back to Florida for her own court date in a traffic case. Others testified she said she had to go back to Florida to testify against Witcher in a pending drug charge case.

Earlier in the summer before she left Florida for Michigan, MacCrossen had led police to the drugs, including cocaine and marijuana, as they assisted her in getting her belongings back from Witcher's grandmother's house. She told police the drugs belonged to Witcher.

"I told her, 'If he's (abused) you multiple times,'" said Marty Thomas, MacCrossen's mother's boyfriend, "and you have to be a witness against him, he may kill you."

Circuit Judge Mark Moseley will start today's portion of the trial by deciding whether to accept the defense's standard motion to acquit Witcher due to insufficient evidence.

With jurors out of the courtroom, attorneys argued whether the state had met its burden.

Bernstein argued the state had not proved MacCrossen was killed, where she was killed or even that she'd been killed.

"There is no evidence of a direct homicide," Bernstein said. "The state hasn't provided evidence on when or where it happened."

Castillo argued that there is no evidence to suggest MacCrossen is alive.

"It's clearly speculative to infer she went somewhere else," he said, noting she did not have the money to run away for good.

"(Witcher) had motive to prevent her from testifying against him. He threatened he'd kill her and dispose of her body in a way that her family would never find her... That's exactly what happened."

Witcher's trial resumes today at 9 a.m.

## HOLIDAY

From Page B1

Webster, a 21-year-old plant science major at UF, said the club has been growing between 5,000 and 6,000 poinsettias in over 150 varieties since August for this week's sale.

Club members spent countless hours in the greenhouse over the four-month span to regulate the poinsettias' growth so they're perfect in time for buyers. Webster said as head grower, she spent an average of 30 hours a week caring for the plants.

Prices range from \$15 to \$45, depending on the poinsettia, she added. All profits from the sale go back into the club and help fund an international

trip the students take each year to explore different environments. This year, Webster said, club members are traveling to Spain. "It's for a good cause," she said. "Even though the prices are more than what you would normally get, it's definitely a better product."

After investing this much time into her "babies," Webster said it will be sad to see the greenhouse empty, but rewarding to know she helped bring color to others' holiday season.

"It's kind of cheesy, but seeing all the customers smile and be amazed by how colorful the greenhouse is... I just like spreading that joy," she said.

The poinsettia sale hours are today from 8 a.m. to 5 p.m. and Friday 8 a.m. to 3 p.m.

appears this was a robbery that went bad, horribly wrong," he said.

Green had recently moved back to Gainesville, to an address not far from where he was discovered, to the delight of relatives, who described him as a funny person who loved sports and loved to tell stories about his Army days.

Originally from Miami, Green had served time in state prison on various charges, including a second-degree murder case from 1983, as well as burglary and cocaine possession.

# Christmas turkey, fruitcake rocketing toward space station

By Marcia Dunn  
The Associated Press

CAPE CANAVERAL — Christmas turkey rocketed toward the International Space Station on Wednesday, along with cranberry sauce, candied yams and the obligatory fruitcake.

The SpaceX booster missed its landing zone on the ground after liftoff, however, and ended up in the sea just a couple of miles offshore.

Groans filled SpaceX Mission Control in Hawthorne, California, as live video showed the first-stage rocket booster spinning out of control, still high above Cape Canaveral. It was the company's first missed ground landing, although it has overshot floating barges plenty of times in the past, a tougher feat to pull off.

A SpaceX commentator called it a "bummer," but noted it was secondary to the Falcon 9 rocket's main mission of getting the Dragon capsule to orbit.

SpaceX chief Elon Musk said the booster appeared to be undamaged. The hydraulic pump for the landing fins apparently stalled, but the engine stabilized the approximately 160-foot-tall booster just in time, allowing for "an intact landing in water!" Musk noted via Twitter. "Ships en route to rescue Falcon," he tweeted.

SpaceX's 12 previous ground landings — dating back to 2015 — all were successful. Altogether, the company has recovered 32 boosters following



The first stage booster from a Falcon 9 rocket, background center, experiences a control problem during its descent, landing in the Atlantic Ocean just east of the launch site instead of a landing zone at the Cape Canaveral Air Force Station, in Cape Canaveral on Wednesday. (AP/Colin Denner/Florida Today via AP)

liftoff — 33 once this one is towed back, said Hans Koenigsmann, a SpaceX vice president. He did not know if it could be reused. Koenigsmann said the booster deliberately avoided land after sensing a problem, a built-in safety feature, and even managed to touch down upright in the Atlantic, atop its landing legs.

"Public safety was well protected here," he told reporters.

The disappointment was offset by the successful flight of the Dragon capsule and its 5,600 pounds of cargo. It should reach the space station Saturday.

"What a great day for a launch," said Kennedy Space Center director Bob Cabana. Twenty years ago this week, Cabana commanded the shuttle

mission that carried up the first U.S. part of the space station.

Besides smoked turkey breast and all the other fixings for Christmas dinner, the delivery includes 40 mice and 36,000 worms for aging and muscle studies.

Researchers expect a tenfold increase in the worm population. There will be plenty of room on board for all the tiny nematodes. It turns out their muscles are similar to ours in structure and function, making them perfect lab substitutes, said lead scientist Timothy Etheridge of the University of Exeter in England.

The launch was delayed

a day when NASA discovered that the food for the mouse-tronauts was moldy. More food had to be rushed in from California.

Just two days earlier, three astronauts arrived at the space station to join the three already there. The crew includes two Americans, two Russians, one German and one Canadian. The newest residents will remain on board for six months, while the others will return to Earth on Dec. 20.

SpaceX has been making station deliveries for NASA since 2012. The private company expects to start launching station crews next year.

## Gainesville. Citizen centered People empowered

### NOTICE OF AVAILABILITY FOR VIEWING

#### CITY OF GAINESVILLE 2017-2018 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS

December 6, 2018

To All Citizens, Housing and Related Service Providers, Public Agencies and Other Interested Parties

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the City of Gainesville (City) Consolidated Annual Performance & Evaluation Report (CAPER) for the 2017-2018 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs is available for viewing and public comment beginning Friday, December 7 through Friday, December 21, 2018. The purpose of the notice of public comment is to gain input on the City's efforts in meeting its goals and objectives described in the HUD-approved program year 2013-2018 Consolidated Plan and program year 2017 Annual Action Plan.

The CAPER is comprised of statistical and financial statements, narratives and maps regarding activities carried out during the 2017-2018 program year to meet previously identified goals and objectives. Approximately \$1,691,677 in Federal CDBG, HOME and program income was available to carry out activities, all of which was committed and approximately \$485,000 which was expended. All CDBG and HOME funded activities were located within the City of Gainesville (citywide and targeted neighborhoods).

A copy of the CAPER will be available at the City of Gainesville's Housing & Community Development Division, 306 N.E. 6th Avenue, Room 245, Gainesville, Florida 32601, between the hours of 8:00 am and 5:00 pm, Monday-Friday. Comments on the CAPER may be made in writing to the City of Gainesville — Housing & Community Development Division, ATTN: PY 2017-2018 CAPER, P.O. Box 490, MS 22, 306 N.E. 6th Avenue, Gainesville, Florida 32601 or by email to [coghousing@cityofgainesville.org](mailto:coghousing@cityofgainesville.org). Prior to submission, the City will incorporate received written comments into the final CAPER which will be sent to HUD no later than December 31, 2018. The summary of comments will also be available at the City's Housing & Community Development Division after December 31, 2018.

The City of Gainesville is an affirmative Action/Equal Opportunity/Drug-Free Workplace Employer. The City of Gainesville is committed to a policy of nondiscrimination in all City programs, services and activities, and will provide reasonable accommodations upon request. To request accommodations for non-English speaking persons, individuals with disabilities, and individuals with hearing impairments, please contact the City of Gainesville Office of Equal Opportunity at (352) 334-5051 (voice) or (352) 334-2069 TDD. TTY users please call 711.

FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY  
ACCESS JURISDICTIONS

### PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a City of Alachua Site Plan application on ±1-acre (A Portion of Alachua County Tax Parcel 05655-004-000) located north of US 441 and ±0.25 miles east of NW 80th Street. The application intent is to develop a fire rescue station.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Thursday, December 20<sup>th</sup>, 2018

Location: CHW, 11801 Research Dr., Alachua, FL 32615

Contact: Monique Heathcock, PE, LEED AP  
Phone Number: (352) 331-1978



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## SHOOTING

From Page B1

case. CrimeStoppers, with assistance from the Florida Sheriff's Association's Apprehension Assistance Program, was able to offer an \$8,000 reward that helped lead to the arrest.

Initially, the case was a whodunit, Rhodenizer said, with no obvious witnesses and little for detectives to go on.

"I think what our investigation developed is that it

## **Workshop Presentation**





1

## Meeting Overview



**The purpose of the neighborhood meeting:**

- **City of Alachua requires all Site Plan applicants** to host a neighborhood meeting;
- The purpose is **to inform neighbors** of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity **to mitigate concerns** prior to the application's submission.

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2



# Application Review Process



Submitted Site Plan Application	December 6, 2018
Neighborhood Meeting	December 20, 2018
Staff Review	December - January
Planning & Zoning Board Public Hearing	February 12, 2019 (Tentative)

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[illegible]

## Application Summary



- Request:
  - Approval of a **Site Plan application** for a  $\pm 1$  acre lot located within the Phoenix Commercial Park.
- Intent:
  - Develop a **temporary fire rescue station**.

planning, design, surveying, engineering, construction.

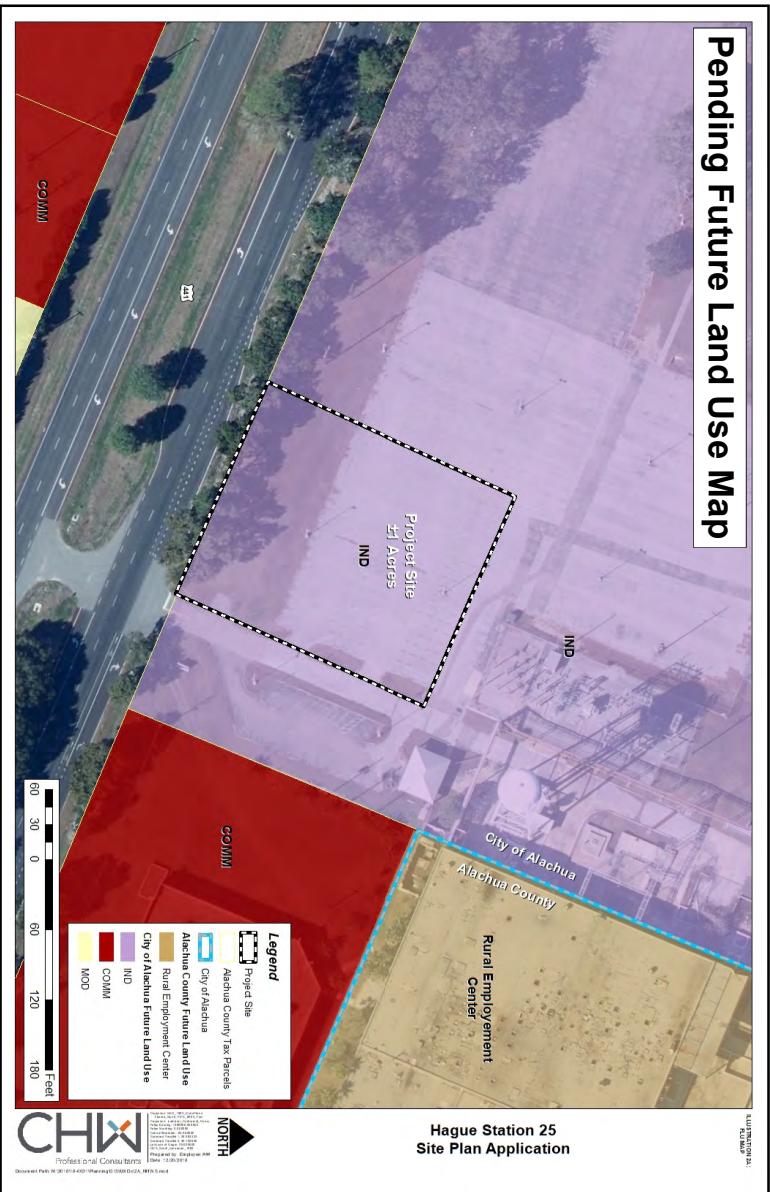
professional consultants

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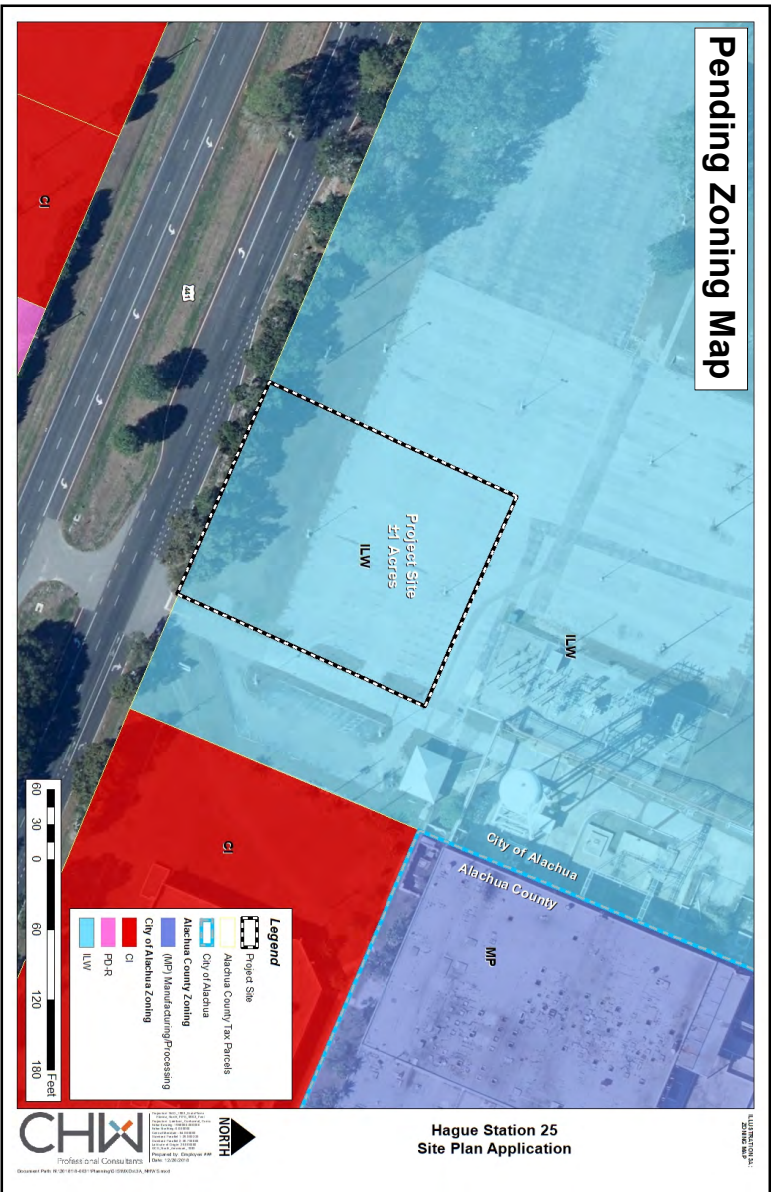


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## Sign-In Sheet

## SIGN-IN SHEET

Hague Station 25

18-0031



**Event:** Neighborhood Meeting  
**Date/Time:** December 20, 2018 at 6 PM  
**Place:** CHW Alachua Office, 11801 Research Dr., Alachua, FL 32615  
**Re:** Hague Station 25 Site Plan Application

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Harold THEUS	ACFE	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

## Workshop Minutes

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## NEIGHBORHOOD MEETING MINUTES

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**Hague Station 25 – Site Plan**

**December 20, 2018 AT 6:00 PM**

**CHW**

**11801 Research Drive, Alachua, FL 32615**

Recorded and transcribed by CHW staff.

CHW Attendees – Monique Heathcock, PE, LEED AP

Client in Attendance – Chief Harold Theus

CHW Staff hosted the required Neighborhood Meeting and was prepared to present information pertaining to the meeting's purpose, the application's request and intent, the application review process, and various maps illustrating the project site's regulatory and physical characteristics.

*No notified residents attended the meeting.*

**The meeting was adjourned at 6:30 PM.**

## LEGAL DESCRIPTION



**DATE:** 16 NOVEMBER 2018

**CLIENT:** ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

**PROJECT NAME:** HAGUE FIRE STATION

**PROJECT NO:** 18-0031

**DESCRIPTION FOR:** SUBJECT PARCEL

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3527 AT PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441, (STATE ROAD NUMBER 25/20, 200 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 101.41 FEET TO THE **POINT OF BEGINNING**; THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 188.59 FEET TO THE EASTERLY EASEMENT LINE OF A DUKE ENERGY 160 FOOT WIDE RIGHT OF WAY, (FORMERLY FLORIDA POWER CORPORATION) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 219 AT PAGE 571, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 23°58'26"EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID EASEMENT LINE, A DISTANCE OF 237.92 FEET; THENCE RUN SOUTH 66°00'17"EAST, DEPARTING SAID EASEMENT LINE, A DISTANCE OF 188.71 FEET; THENCE RUN SOUTH 24°00'13"WEST, A DISTANCE OF 237.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.03 ACRES MORE OR LESS.

**ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2304691 4 PGS  
2007 JAN 10 11:42 AM BK 3527 PG 1217  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK13 Receipt#314143  
Doc Stamp-Deed: 31,500.00

Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

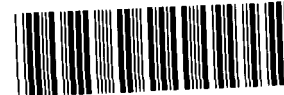
Salter, Feiber, Murphy, Hutson, & Menet, P.A.

Post Office Box 357399

Gainesville, FL 32635-7399

352-376-8201

File Number: 06-1770.2A DE



2304691

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of January, 2007 between Lithium Nickel Asset Holding Company I, Inc., a Delaware Corporation whose post office address is 3 Expressway Plaza, Roslyn Heights, NY 11577, grantor, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is Post Office Box 1000, Alachua, FL 32616, grantee:

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

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

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

Parcel Identification Number: 05855-000-000 & 05855-001-000 (portion thereof)

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

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

**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:

Lithium Nickel Asset Holding Company I, Inc., a Delaware Corporation

By: Martin P Higgins  
Martin P Higgins, President

Witness Name: JAMES D. SALTER

Witness Name: DORAN E. ERICKSON

(Corporate Seal)

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 9th day of January, 2007 by Martin P Higgins, President of Lithium Nickel Asset Holding Company I, Inc., a Delaware Corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
James D. Salter  
Commission # DD541424  
Expires: MAY 30, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

James D. Salter  
Notary Public

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

My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

LAND DESCRIPTION: (PREPARED BY THIS FIRM)

PARCEL A: A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, 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 NORTH 72°51'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69°24'13" WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66°00'17" WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10' FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23°59'25" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66°04'35" WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24°28'46" EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 65°49'12" WEST, A DISTANCE OF 500.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 24°11'00" EAST, A DISTANCE OF 870.43 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY); THENCE NORTH 58°45'42" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 881.26 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE SOUTH 23°50'23" WEST, A DISTANCE OF 2014.63 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 01°33'25" WEST, A DISTANCE OF 169.02 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66°13'12" EAST, A DISTANCE OF 305.43 FEET TO A FOUND 1" OPEN PIPE; THENCE SOUTH 22°09'10" WEST, A DISTANCE OF 158.74 FEET TO A FOUND 1" OPEN PIPE MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 66°00'17" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1251.02 FEET TO THE POINT OF BEGINNING.  
MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (CEMETARY LOT): A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, 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 NORTH 72°51'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69°24'13" WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°56'44" WEST A DISTANCE OF 867.12 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 15°03'32" WEST A DISTANCE OF 187.96 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE NORTH 24°10'22" EAST A DISTANCE OF 626.55 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE NORTH 24°10'34" EAST A DISTANCE OF 41.51 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 16°37'33" EAST A DISTANCE OF 129.54 FEET TO A FOUND 5/8" REBAR & CAP (#3524) AND THE POINT OF BEGINNING; THENCE NORTH 02°02'12" EAST A DISTANCE OF 200.81 FEET TO A POINT; THENCE NORTH 79°51'54" WEST A DISTANCE OF 58.29 FEET TO A POINT; THENCE NORTH 02°52'48" EAST A DISTANCE OF 66.89 FEET TO A POINT; THENCE SOUTH 86°13'09" WEST A DISTANCE OF 165.25 FEET TO A POINT; THENCE SOUTH 10°05'22" WEST A DISTANCE OF 240.68 FEET TO A POINT; THENCE SOUTH 83°17'12" EAST A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING

TOGETHER WITH:

A 50' WIDE OUTFALL STORM DRAINAGE EASEMENT LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, 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 NORTH 72°51'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69°24'13" WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66°00'17" WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10' FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23°59'25" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66°04'35" WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24°28'46" EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE CONTINUE NORTH 24°28'46" EAST, A DISTANCE OF 292.58 FEET TO A POINT MARKING THE POINT OF BEGINNING; THENCE SOUTH 65°21'28" EAST, A DISTANCE OF 700.27 FEET TO A POINT; THENCE SOUTH 23°19'09" EAST, A DISTANCE OF 245.10 FEET TO A POINT; THENCE SOUTH 18°09'39" EAST, A DISTANCE OF 132.02 FEET TO A POINT; THENCE SOUTH 15°32'29" WEST, A DISTANCE OF 265.88 FEET TO A POINT; THENCE SOUTH 74°27'31" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 15°32'29" EAST, A DISTANCE OF 281.02 FEET TO A POINT; THENCE NORTH 18°09'39" WEST, A DISTANCE OF 149.41 FEET TO A POINT; THENCE NORTH 23°19'09" WEST, A DISTANCE OF 266.56 FEET TO A POINT; THENCE NORTH 65°21'28" WEST, A DISTANCE OF 734.70 FEET TO A POINT MARKING THE INTERSECTION WITH THE WATERS EDGE OF LAKE URSULA; THENCE ALONG THE SAID WATERS EDGE OF LAKE URSULA, A DISTANCE OF 50.00 FEET TO A POINT; THENCE, LEAVING SAID WATERS EDGE, SOUTH 65°21'28" EAST, A DISTANCE OF 15.22 FEET TO THE POINT OF BEGINNING.

AND

LAKE URSULA STORM DRAINAGE EASEMENT LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, 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 NORTH 72°51'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69°24'13" WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66°00'17" WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10' FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23°59'25" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66°04'35" WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24°28'46" EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524) AND THE POINT OF BEGINNING; THENCE NORTH 65°49'12" WEST, A DISTANCE OF 500.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 24°11'00" EAST, A DISTANCE OF 870.43 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY); THENCE SOUTH 58°45'42" EAST, A DISTANCE OF 508.03 FEET TO A POINT; THENCE SOUTH 24°28'46" WEST, A DISTANCE OF 808.02 FEET TO THE POINT OF BEGINNING.



## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 4/18/2018 at 1:16:54 PM'

Printer Friendly Page

Parcel: 05855-004-000

[GIS Map](#)

<b>Taxpayer:</b>	PHOENIX COMMERCIAL PARK LLP	<b>Legal:</b>	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 66 DEG 00 MIN 17 SEC W 58.98 FT POB N 23 DEG 59 MIN 25 SEC E 664.68 FT N 66 DEG 04 MIN 35 SEC W 265.85 FT N 24 DEG 28 MIN 46 SEC E 680.88 FT N 65 DEG 49 MIN 12 SEC W 500.01 FT N 24 DEG 11 MIN 00 SEC E 870.43 FT N 58 DEG 45 MIN 42 SEC W 881.26 FT S 23 DEG 50 MIN 23 SEC W 2014.63 FT S 01 DEG 33 MIN 25 SEC W 169.02 FT S 66 DEG 13 MIN 12 SEC E 305.43 FT S 22 DEG 09 MIN 10 SEC W 158.74 FT S 66 DEG 00 MIN 17 SEC E 1251.02 FT POB (LESS COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG W 867.12 FT N 15 DEG W 187.96 FT N 24 DEG E 626.55 FT N 24 DEG E 41.51 FT N 16 DEG E 129.54 FT POB N 02 DEG E 200.81 FT N 79 DEG W 58.29 FT N 02 DEG E 66.89 FT S 86 DEG W 165.25 FT S 10 DEG W 240.68 FT S 83 DEG E 255.69 FT POB OR 3527/1217
<b>Mailing:</b>	PO BOX 1000 ALACHUA, FL 32616		
<b>9-1-1 Address:</b>	12895 NW US HWY 441 - STE 50 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 60 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 70 UNINCORP ALACHUA CNTY 12871 NW US HWY 441 UNINCORP ALACHUA CNTY 12887 NW US HWY 441 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 10 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 20 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 30 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 - STE 40 UNINCORP ALACHUA CNTY 12953 NW US HWY 441 UNINCORP ALACHUA CNTY 12967 NW US HWY 441 UNINCORP ALACHUA CNTY 12895 NW US HWY 441 UNINCORP ALACHUA CNTY		
<b>Sec-Twn-Rng:</b>	20-08-19		
<b>Property Use:</b>	05500 - Tmbr Si 80-89		
<b>Tax</b>			
<b>Jurisdiction:</b>	Suwannee 0300		
<b>Area:</b>	Lithium Industrial Area		
<b>Subdivision:</b>	PlaceHolder		

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Tmbr Si 80-89	596800	1382600	2644000	252100	4278700	0	3492900	3492900	0	0	3492900	3492900
2016	Tmbr Si 80-89	596800	1382600	2686800	252700	4322100	0	3536300	3536300	0	0	3536300	3536300
2015	Tmbr Si 80-89	596800	1885500	2743500	233300	4862300	0	3573600	3573600	0	0	3573600	3573600
2014	Tmbr Si 80-89	597100	1885500	2791300	233900	4910700	0	3622300	3622300	0	0	3622300	3622300
2013	Tmbr Si 80-89	597100	1885500	2814800	239200	4939500	0	3651100	3651100	0	0	3651100	3651100
2012	Tmbr Si 80-89	597100	1885500	2929300	243900	5058700	0	3770300	3770300	0	0	3770300	3770300
2011	Tmbr Si 80-89	175000	291000	3043600	248800	3583400	0	3467400	3467400	0	0	3467400	3467400
2010	Light Mfg	291000	291000	3151200	253600	3695800	0	3695800	3695800	0	0	3695800	3695800
2009	Light Mfg	291000	291000	3230400	258200	3779600	0	3779600	3779600	0	0	3779600	3779600
2008	Light Mfg	291000	291000	3290200	263500	3844700	0	3844700	0	0	0	3844700	0

### Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Light Manufacturing	MP		Acre	35.92
Timber 2-N	MP		Acre	26

### Building

<a href="#">Actual Year Built</a>	1981
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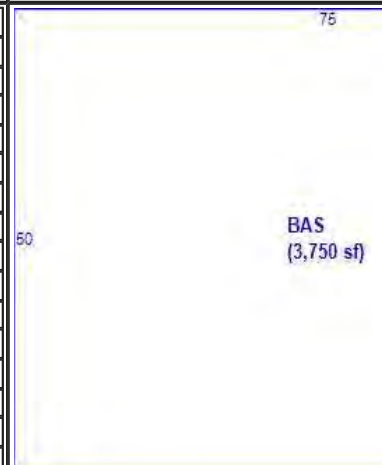
<u>Effective Year Built</u>	1981
<u>Building Quality</u>	Average
<u>Building Style</u>	96
<u>Building Use</u>	8000 - Mfg Light
<u>Bedrooms</u>	
<u>Baths</u>	
<u>Stories</u>	1.0
<u>Exterior Wall 1</u>	Concrete Block
<u>Exterior Wall 2</u>	Pre-Finsh Metl
<u>Interior Wall 1</u>	Minimum/Mason
<u>Interior Wall 2</u>	N/A
<u>Floor Cover 1</u>	Fin Concrete
<u>Floor Cover 2</u>	N/A
<u>Roof Cover</u>	Tar & Gravel
<u>Roof Structure</u>	Rigid Fr/Joist
<u>AC</u>	None
<u>Heating Type</u>	None
<u>Heating System</u>	None
<u>Total Square Feet</u>	183162
<u>Heated Square Feet</u>	176763

<u>Area Type</u>	<u>Square Footage</u>
AOF (AVERAGE OFFICE)	10061
BAS (BASE AREA)	166302
CAN (CANOPY)	4173
FST (FINISHED STORAGE)	2226
SFB (SEMI-FINISHED BASE)	400



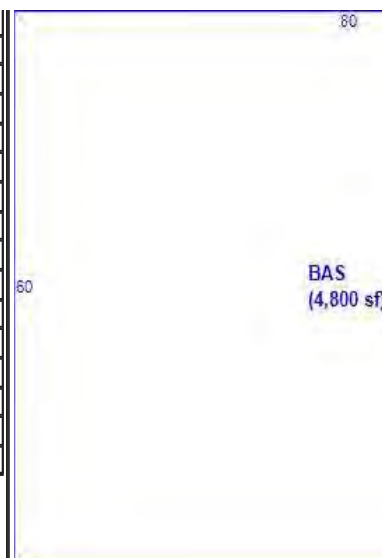
<u>Actual Year Built</u>	1995
<u>Effective Year Built</u>	1995
<u>Building Quality</u>	Average
<u>Building Style</u>	96
<u>Building Use</u>	8400 - Warehouse Storage
<u>Bedrooms</u>	
<u>Baths</u>	
<u>Stories</u>	1.0
<u>Exterior Wall 1</u>	Pre-Finsh Metl
<u>Exterior Wall 2</u>	N/A
<u>Interior Wall 1</u>	Minimum/Mason
<u>Interior Wall 2</u>	N/A
<u>Floor Cover 1</u>	Fin Concrete
<u>Floor Cover 2</u>	N/A
<u>Roof Cover</u>	Modular Metal
<u>Roof Structure</u>	Steel Fr/Truss
<u>AC</u>	None
<u>Heating Type</u>	None
<u>Heating System</u>	None
<u>Total Square Feet</u>	3750
<u>Heated Square Feet</u>	3750

<u>Area Type</u>	<u>Square Footage</u>
BAS (BASE AREA)	3750

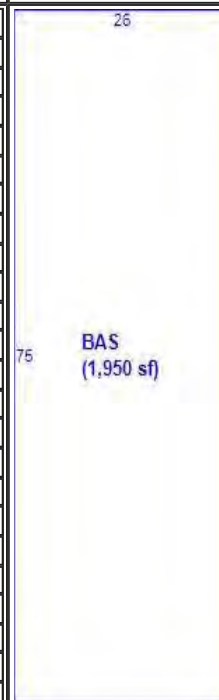


<u>Actual Year Built</u>	1996
<u>Effective Year Built</u>	1996
<u>Building Quality</u>	Average
<u>Building Style</u>	96
<u>Building Use</u>	8400 - Warehouse Storage
<u>Bedrooms</u>	
<u>Baths</u>	
<u>Stories</u>	1.0

<a href="#">Exterior Wall 1</a>	Pre-Finsh Metl
<a href="#">Exterior Wall 2</a>	N/A
<a href="#">Interior Wall 1</a>	Minimum/Mason
<a href="#">Interior Wall 2</a>	N/A
<a href="#">Floor Cover 1</a>	Fin Concrete
<a href="#">Floor Cover 2</a>	N/A
<a href="#">Roof Cover</a>	Modular Metal
<a href="#">Roof Structure</a>	Steel Fr/Truss
<a href="#">AC</a>	None
<a href="#">Heating Type</a>	None
<a href="#">Heating System</a>	None
<a href="#">Total Square Feet</a>	4800
<a href="#">Heated Square Feet</a>	4800
<hr/>	
<a href="#">Area Type</a>	<a href="#">Square Footage</a>
BAS (BASE AREA)	4800



<a href="#">Actual Year Built</a>	1983
<a href="#">Effective Year Built</a>	1983
<a href="#">Building Quality</a>	Average
<a href="#">Building Style</a>	96
<a href="#">Building Use</a>	8400 - Warehouse Storage
<a href="#">Bedrooms</a>	
<a href="#">Baths</a>	
<a href="#">Stories</a>	1.0
<a href="#">Exterior Wall 1</a>	Pre-Finsh Metl
<a href="#">Exterior Wall 2</a>	None
<a href="#">Interior Wall 1</a>	None
<a href="#">Interior Wall 2</a>	Minimum/Mason
<a href="#">Floor Cover 1</a>	Fin Concrete
<a href="#">Floor Cover 2</a>	N/A
<a href="#">Roof Cover</a>	Minimum
<a href="#">Roof Structure</a>	Steel Fr/Truss
<a href="#">AC</a>	None
<a href="#">Heating Type</a>	None
<a href="#">Heating System</a>	None
<a href="#">Total Square Feet</a>	1950
<a href="#">Heated Square Feet</a>	1950
<hr/>	
<a href="#">Area Type</a>	<a href="#">Square Footage</a>
BAS (BASE AREA)	1950



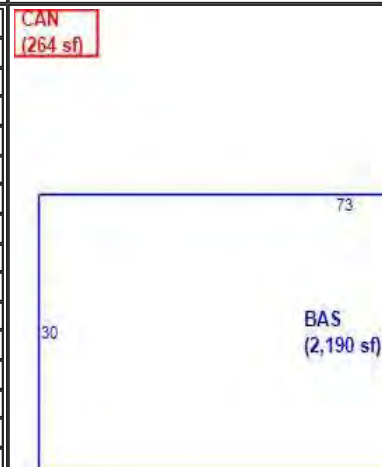
<a href="#">Actual Year Built</a>	1993
<a href="#">Effective Year Built</a>	1993
<a href="#">Building Quality</a>	Average
<a href="#">Building Style</a>	96
<a href="#">Building Use</a>	8400 - Warehouse Storage
<a href="#">Bedrooms</a>	
<a href="#">Baths</a>	
<a href="#">Stories</a>	1.0
<a href="#">Exterior Wall 1</a>	Concrete Block



<a href="#">Exterior Wall 2</a>	Pre-Finsh Metl
<a href="#">Interior Wall 1</a>	Minimum/Mason
<a href="#">Interior Wall 2</a>	N/A
<a href="#">Floor Cover 1</a>	Fin Concrete
<a href="#">Floor Cover 2</a>	N/A
<a href="#">Roof Cover</a>	Minimum
<a href="#">Roof Structure</a>	Steel Fr/Truss
<a href="#">AC</a>	None
<a href="#">Heating Type</a>	None
<a href="#">Heating System</a>	None
<a href="#">Total Square Feet</a>	3150
<a href="#">Heated Square Feet</a>	3150
<a href="#">Area Type</a>	<a href="#">Square Footage</a>
BAS (BASE AREA)	3150

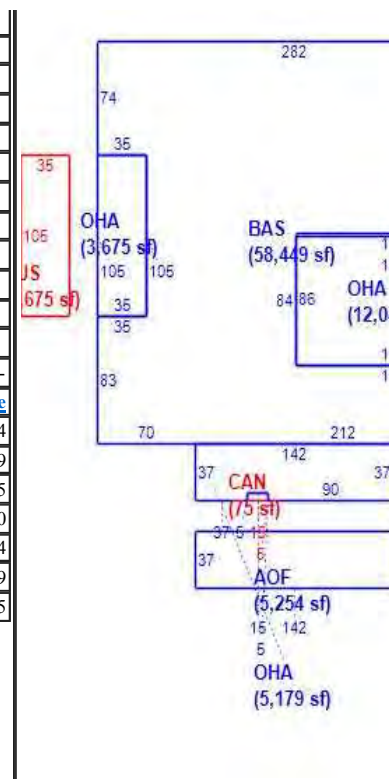


<a href="#">Actual Year Built</a>	1997
<a href="#">Effective Year Built</a>	1997
<a href="#">Building Quality</a>	Average
<a href="#">Building Style</a>	96
<a href="#">Building Use</a>	8400 - Warehouse Storage
<a href="#">Bedrooms</a>	
<a href="#">Baths</a>	
<a href="#">Stories</a>	1.0
<a href="#">Exterior Wall 1</a>	Pre-Finsh Metl
<a href="#">Exterior Wall 2</a>	N/A
<a href="#">Interior Wall 1</a>	Minimum/Mason
<a href="#">Interior Wall 2</a>	N/A
<a href="#">Floor Cover 1</a>	Fin Concrete
<a href="#">Floor Cover 2</a>	N/A
<a href="#">Roof Cover</a>	Modular Metal
<a href="#">Roof Structure</a>	Steel Fr/Truss
<a href="#">AC</a>	Central
<a href="#">Heating Type</a>	Forced - No Dt
<a href="#">Heating System</a>	Electric
<a href="#">Total Square Feet</a>	2454
<a href="#">Heated Square Feet</a>	2190
<a href="#">Area Type</a>	<a href="#">Square Footage</a>
BAS (BASE AREA)	2190
CAN (CANOPY)	264



<a href="#">Actual Year Built</a>	1996
<a href="#">Effective Year Built</a>	1996
<a href="#">Building Quality</a>	Average
<a href="#">Building Style</a>	96
<a href="#">Building Use</a>	8000 - Mfg Light
<a href="#">Bedrooms</a>	
<a href="#">Baths</a>	
<a href="#">Stories</a>	1.0
<a href="#">Exterior Wall 1</a>	Concrete Block

<u>Exterior Wall 2</u>	Pre-Finsh Metl
<u>Interior Wall 1</u>	Panel
<u>Interior Wall 2</u>	Drywall
<u>Floor Cover 1</u>	Fin Concrete
<u>Floor Cover 2</u>	N/A
<u>Roof Cover</u>	Tar & Gravel
<u>Roof Structure</u>	Steel Fr/Truss
<u>AC</u>	Chilled Water
<u>Heating Type</u>	Forced Air
<u>Heating System</u>	Electric
<u>Total Square Feet</u>	101116
<u>Heated Square Feet</u>	95044
-----	
<u>Area Type</u>	<u>Square Footage</u>
AOF (AVERAGE OFFICE)	5254
BAS (BASE AREA)	5844
CAN (CANOPY)	75
FST (FINISHED STORAGE)	1204
OHA (1.5 WITH ATTIC)	2089
UST (UNFINISHED STORAGE)	72
UUS (UNFIN UPPER STORY)	367



## Miscellaneous

Description	Unit Type	Units
3800 - Drive/Walk	UNITS	13016
4680 - Paving 1	SF	301845
4420 - Lights	UNITS	31
4420 - Lights	UNITS	10
4440 - Load Dock	SF	4860
4440 - Load Dock	SF	960
4440 - Load Dock	SF	2730
5121 - SP 1	SF	300
5121 - SP 1	SF	420
4601 - OP 1	SF	452
5221 - Stg 1	SF	108
5140 - Spill Ctr1	SF	1232
5022 - Shed 2	SF	468
4900 - Rtn Wall	SF	330
4820 - Ramp	SF	600
3541 - Canopy 1	SF	1599
5160 - Spr System	UNITS	1
3800 - Drive/Walk	UNITS	19848
4230 - Guard House	SF	480
3883 - Fence CL	SF	20040
3885 - Fence WI	SF	1080
3900 - Fire Pro/Comm-Interior	SF	178739
3900 - Fire Pro/Comm-Interior	SF	100312
3840 - Elevator	UNITS	1
5106 - Solar Comm <11W	UNITS	50000

## Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
01/08/2007	4500000	I	Q	3527	1217	WD	<a href="#">Official Public Record</a>

#### Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

<a href="#">Permit Number</a>	<a href="#">Permit Type</a>	<a href="#">Issue Date</a>	<a href="#">Final Date</a>	<a href="#">Appraisal Date</a>	Comment
2017010074	FS	01/05/2017		09/27/2017	RELOCATE 6 FIRE SPRINKLER
2015060408	ADD	06/22/2015		12/02/2015	COMPLETION PERMIT FOR
2015070294	MISC	07/24/2015	08/31/2015	12/02/2015	SOLAR PANELS
2012120256	RRC	12/18/2012	01/28/2013	02/06/2014	RECOVER EXISTING ROOF

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



Real Estate Account At 12871 NW US HWY 441

Real Estate Account #05855 004 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018

2017

2016

2015

...

2007

PAID

PAID

PAID

PAID

PAID

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

John Power

Real Estate 2018 Annual Bill

[Print this bill \(PDF\)](#)

Alachua County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number   Alternate key   Escrow code   Millage code

05855 004 000   1026721   —   1700

**PAID** 2018-11-28 \$79,102.04

Receipt #18-0035974

[Get Bills by Email](#)

SAVE TIME PAY ONLINE @ [WWW.ALACHUACOLLECTOR.COM](http://WWW.ALACHUACOLLECTOR.COM)

**Owner**

PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616

**Situs address**

12871 NW US HWY 441

**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 ...

Full legal available: [Parcel details](#)

**Ad Valorem Taxes**

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	3,452,100	0	3,452,100	\$28,593.40
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	3,452,100	0	3,452,100	\$4,247.12
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	3,452,100	0	3,452,100	\$5,178.15
SCHL DISCRNRY & CN (S01)	0.7480	3,452,100	0	3,452,100	\$2,582.17
SCHL GENERAL	4.0160	3,452,100	0	3,452,100	\$13,863.63
SCHOOL VOTED (S01)	1.0000	3,452,100	0	3,452,100	\$3,452.10
SUWANNEE RIVER WATER MGT DIST	0.3948	3,452,100	0	3,452,100	\$1,362.89
<b>Total</b>	<b>22.5620</b>				<b>\$77,886.28</b>



Real Estate Account At 12871 NW US HWY 441

Real Estate Account #05855 004 000						Parcel details	Latest bill	Full bill history
2018	2017	2016	2015	...	2007			
PAID	PAID	PAID	PAID		PAID			

Apply for the 2019 Installment Payment Plan

<p>John Power</p> <p>Alachua County Tax Collector</p> <p>Account number 05855 004 000    Alternate key 1026721    Escrow code —    Millage code 1700</p> <p style="text-align: center;"><b>PAID</b> 2018-11-28 \$79,102.04 Receipt #18-0035974</p> <p style="text-align: center;"> Get Bills by Email</p>	<p>Real Estate 2018 Annual Bill</p> <p style="text-align: center;"> Print this bill (PDF)</p> <p>Notice of Ad Valorem Taxes and Non-ad Valorem Assessments</p> <hr/> <p>SAVE TIME PAY ONLINE @ <a href="http://WWW.ALACHUACOLLECTOR.COM">WWW.ALACHUACOLLECTOR.COM</a></p> <p><b>Owner</b> PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616</p> <p><b>Situs address</b> 12871 NW US HWY 441</p> <p><b>Legal description</b> COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ... Full legal available:  Parcel details</p>
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**Ad Valorem Taxes**

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SUWANNEE RIVER WATER MGT DIST	0.3948	3,452,100	0	3,452,100	\$1,362.89
<b>Total</b>	<b>22.5620</b>				<b>\$77,886.28</b>

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# Request for Verification of an Exemption

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**Instructions:** This form is used to request verification whether an activity qualifies for an exemption from the Environmental Resource Permit (ERP) requirements of Sections 373.406 or 403.813(1) of the Florida Statutes (F.S.) and Rule 62-330.051 of the Florida Administrative Code (F.A.C.). Alternatively, you can use the on-line self-certification site of the applicable Agency for activities that qualify for a self-certification (see below).

Notice is **not required** to conduct most exempt activities. However, verification of such qualification is helpful for the following reasons:

- Certain projects may qualify for the State Programmatic General Permit (SPGP). If the project qualifies for and receives SPGP authorization, you do not need to apply separately to the Corps; and
- To provide assurance to persons who are unsure whether the requested work qualifies for an exemption. If it does not, the information provided will expedite the process of applying for the applicable ERP permit.

Prior notice to the Agency **is required** before conducting one or more of the following:

- Activities having minimal impact under Section 373.406(6), F.S., often referred to as a “*de minimis*” exemption.
- Maintenance dredging under Section 403.813(1)(f), F.S., and paragraph 62-330.050(7)(a), F.A.C., when the dredging is within previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county.
- The repair, stabilization, or paving of existing county-maintained roads and the repair or replacement of bridges that are part of the roadway under Section 403.813(1)(t), F.S., and paragraph 62-330.050(4)(e), F.A.C.
- Removal by an individual, residential property owner of organic detrital material from freshwater rivers or lakes that have a natural sand or rocky substrate and that are not located in an Aquatic Preserve under Section 403.813(1)(u), F.S., and paragraph 62-330.050(3)(b), F.A.C.
- Maintenance dredging at seaports under Section 403.813(3), F.S., and paragraph 62-330.050(7)(g), F.A.C.
- Minor silvicultural surface water management systems under Rule 62-330.0511, F.A.C. (Note—do not use THIS form for that notice; instead use the procedures in Rule 62-330.0511, F.A.C.)
- Dry borrow pits of less than five acres located entirely in uplands in accordance with subsection 62-330.051(16), F.A.C.

Exempt activities on state-owned submerged lands (SSL), other than those excepted in paragraph 18-21.0051(1)(a), F.A.C., must also be authorized by the Board of Trustees of the Internal Improvement Trust Fund (BOT). Authorization to use SSL is not linked with regulatory exemptions; therefore, it is possible to qualify for a regulatory exemption, yet not be authorized to conduct the activity until the separate SSL authorization is granted. If an activity may be located in, on, or over SSL, we recommend completing Section F of the Environmental Resource Permit Application form.

Requests to “self-certify” a private, single-family dock or a boat lift associated with such a dock must be submitted to the Department’s Internet site at: <http://www.fldeportal.com/go/> and CANNOT be made using this form. However, requests to verify construction of a dock or boat lift that does not qualify for self-certification may be made using this form.

Any submittal requesting verification of an exemption must also include:

- Location map(s) of sufficient detail to allow someone who is unfamiliar with the site to travel to and locate the specific site of the activity.
- One set of plans and drawings, calculations, environmental information, and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work qualifies for the exemption.
- The required fee.



**We recommend contacting your local Corps district office if your project does not qualify for the State Programmatic General Permit (SPGP) and you are not sure whether the project requires separate Corps authorization. If Corps authorization is required, you will need to submit the appropriate federal application form separately to the Corps. Corps contact information may be found online in the Jacksonville District Regulatory Division website.**

**Please identify the exemption you are requesting to use:**

- xx Subsection/Paragraph 62-330.**020** (02)(c) F.A.C.  
☐ Section 373.406(6), F.S. (known as the “*de minimis*” exemption — see section 3.2.7(c) of Applicant’s Handbook Volume I for additional information)  
☐ Section 373.406( ), F.S.  
☐ Section 373.4145(6) ( ), F.S. (for certain “grandfathered” activities in the Panhandle of Florida)  
☐ Section 403.813(1)( ), F.S. (generally, “dredge and fill” exemptions)  
☐ I do not know the exemption number

Please provide numbers for additional or other exemptions if you are requesting to use more than one:

**Part 1: General Information**

**A. Contact**

Last Name: **Heathcock** First Name: **Monique** Middle: **M**  
Title: Director of Engineering, Transportation + Public Projects Company: **CHW**  
Address: **11801 Research Drive**  
City: **Alachua** State: **FL** Zip: **32615**  
Home Telephone: Work Telephone: **352-331-1976**  
Cell Phone: **352-538-1756**  
E-mail Address: **moniqueh@chw-inc.com**

**Correspondence will be sent via email, unless you check here to receive it via US Mail:** ☐



**B. Land Owner(s) (if different or in addition to contact identified above)**

Last Name: Johns First Name: **Virginia** Middle:  
Title: Chief Executive Officer Company: **Phoenix Commercial Park LLP**  
Address: **P.O. Box 1000**  
City: **Alachua** State: **FL** Zip: **32616**  
Home Telephone: Work Telephone: (386) 418-1062  
Cell Phone:  
E-mail Address: vjhipp@gmail.com

**Correspondence will be sent via email**, unless you check here to receive it via US Mail: ☐

**C. Consultant/Agent (if different or in addition to contact identified above)**

Last Name: **Heathcock** First Name: **Monique** Middle: **M**  
Title: **Director of Engineering, Transportation + Public Projects** Company: **CHW**  
Address: **11801 Research Drive**  
City: **Alachua** State: **FL** Zip: **32615**  
Home Telephone: Work Telephone: **386-518-5130**  
Cell Phone: **352-538-1756**  
E-mail Address: moniqueh@chw-inc.com

**Correspondence will be sent via email**, unless you check here to receive it via US Mail: ☐

**D. Location of Proposed Activities**

Tax Parcel Identification Number: **05855-004-000**

Address: **12871 NW US Highway 441**

City: **Alachua** County: **Alachua** Zip: **32616**  
Latitude (DMS) **29.774455°** " Longitude (DMS) **-82.4399303°** ' "

**E. Name of Project (if there is one): Hague Fire Station**

**F. Date Activity is Proposed:** To Commence: **2/18/19** To be Completed: **5/24/19**

**G. Proposed Activities** (be specific; use additional sheets as necessary) Alachua County is proposing to place a temporary building (approximately 1080 square feet) on top of an existing commercial park. The temporary building will serve as a fire station until such time that a permanent building is designed, permitted and constructed.

Describe in general terms the proposed project, system, or activity (including materials to be used and construction methods), and means of accessing the property (for construction, maintenance, and inspections, including any need for an access easement):

Alachua County is proposing to place a temporary building (approximately 1080 square feet) on top of an existing asphalt parking lot inside an existing commercial park. The temporary building will serve as a fire station until such time that a permanent building is designed, permitted, and constructed. No new stormwater systems or components will be constructed. Runoff will continue to flow into the existing drainage system. Access to the site will be via an existing driveway.

**H. Is any work proposed in wetlands or other surface waters?** ☐ Yes ☒ No. If yes, please specifically describe, with specific references as to how the limits of the proposed work will comply with the terms and conditions of the above exemption:


There will be no land disturbance with the exception of trench excavations for the installation of utilities and possibly the removal of impervious area for the installation of required landscaping. Sediment controls will be placed in nearby existing inlets as needed.

## Part 2: Acknowledgement

I understand this form is being provided solely to seek verification of qualification to use one or more Environmental Resource Permit (ERP) exemption(s), and that I am NOT requesting the Agency to process this form as an application for a permit.

I understand that the Agency will make a reasonable effort to determine, within 30 days of receipt of this form, whether the proposed activities qualify for an exemption. If they do not, the Agency will provide its determination that the requested activity does not meet the terms and conditions of an ERP exemption, at which time I may provide a new form with additional or modified information, or I may submit an application for an ERP. In either case, denial of qualification to use an exemption will be made without prejudice, pending submittal of clarification of any errors or omissions contained in this form or other information that demonstrates compliance with the terms and conditions of the exemption.

Typed/Printed Name: **Virginia Johns**

Signature: 


Date: **12-5-18**

### Certification of Sufficient Real Property Interest and Authorization for Staff to Access to the Property:

I certify that:

I, or the person I represent, hereby certify that I, or that person, possess sufficient real property interest in or control, as defined in **Section 4.2.3(d) of Applicant's Handbook Volume I**, over the land upon which the activities described in this form are proposed, and that I have, or that landowner has given me, legal authority to grant permission for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed activities specified in this form. If such sufficient real property interest is based on an entity having *the power of eminent domain and condemnation authority*, I/we shall make appropriate arrangements to enable staff of the Agency to access, inspect, and sample the property as described above.

Typed/Printed Name: **Virginia Johns**

Signature: 

Date: **12-5-18**

(Corporate Title if applicable):

## Part 3: Submittal and Fees

This form and the appropriate fee should be submitted to the agency having regulatory authority for the activity. Operating Agreements between the Department and the water management districts spell out which agency will process any given application. For more information go to <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/submitting-erp>.

This form may be submitted online; to do so, follow the online submittal requirements of the agency:

- **Florida Department of Environmental Protection:**  
<http://www.fldeportal.com/go/>
- **Northwest Florida Water Management District:**  
<https://permitting.sjrwmd.com/nwepmitting/jsp/start.jsp>
- **Suwannee River Water Management District:**  
<https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>
- **St. Johns River Water Management District:**  
<https://permitting.sjrwmd.com/epermitting/jsp/AccountOverview.do?command=init>
- **Southwest Florida Water Management District:**  
<http://www.swfwmd.state.fl.us/permits/epermitting/>
- **South Florida Water Management District:**  
<http://my.sfwmd.gov/ePermitting/MainPage.do>

If submitting a paper version of this form, please see (Appendix A) of the Environmental Resource Permit Applicant's Handbook Volume I for submittal locations.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Partnership  
PHOENIX COMMERCIAL PARK LLLP.

### Filing Information

<b>Document Number</b>	A06000001242
<b>FEI/EIN Number</b>	20-5846267
<b>Date Filed</b>	10/25/2006
<b>Effective Date</b>	10/25/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

12895 NW HWY 441  
ALACHUA, FL 32615

Changed: 01/12/2009

### Mailing Address

P.O. BOX 1000  
ALACHUA, FL 32616

### Registered Agent Name & Address

JOHNS, VIRGINIA H  
4407 NW 93RD AVENUE  
GAINESVILLE, FL 32653

### General Partner Detail

#### **Name & Address**

Document Number L05000041515

VIRGINIA H. JOHNS LLC  
4407 NW 93RD AVENUE  
GAINESVILLE, FL 32653

Document Number L05000041528

LISA H. ALBERTSON LLC  
8323 SW 130RD AVE  
GAINESVILLE, FL 32608

### Annual Reports

Report Year	Filed Date
-------------	------------

2016	02/08/2016
2017	01/30/2017
2018	01/08/2018

**Document Images**

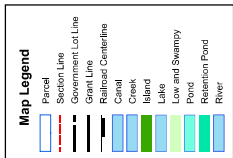
<a href="#">01/08/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/25/2006 -- Domestic LP</a>	<a href="#">View image in PDF format</a>

ALACHUA COUNTY  
PROPERTY APPRAISER



Ed Crapo, CFA, ASA, AAS  
PROPERTY APPRAISER

SECTION MAP

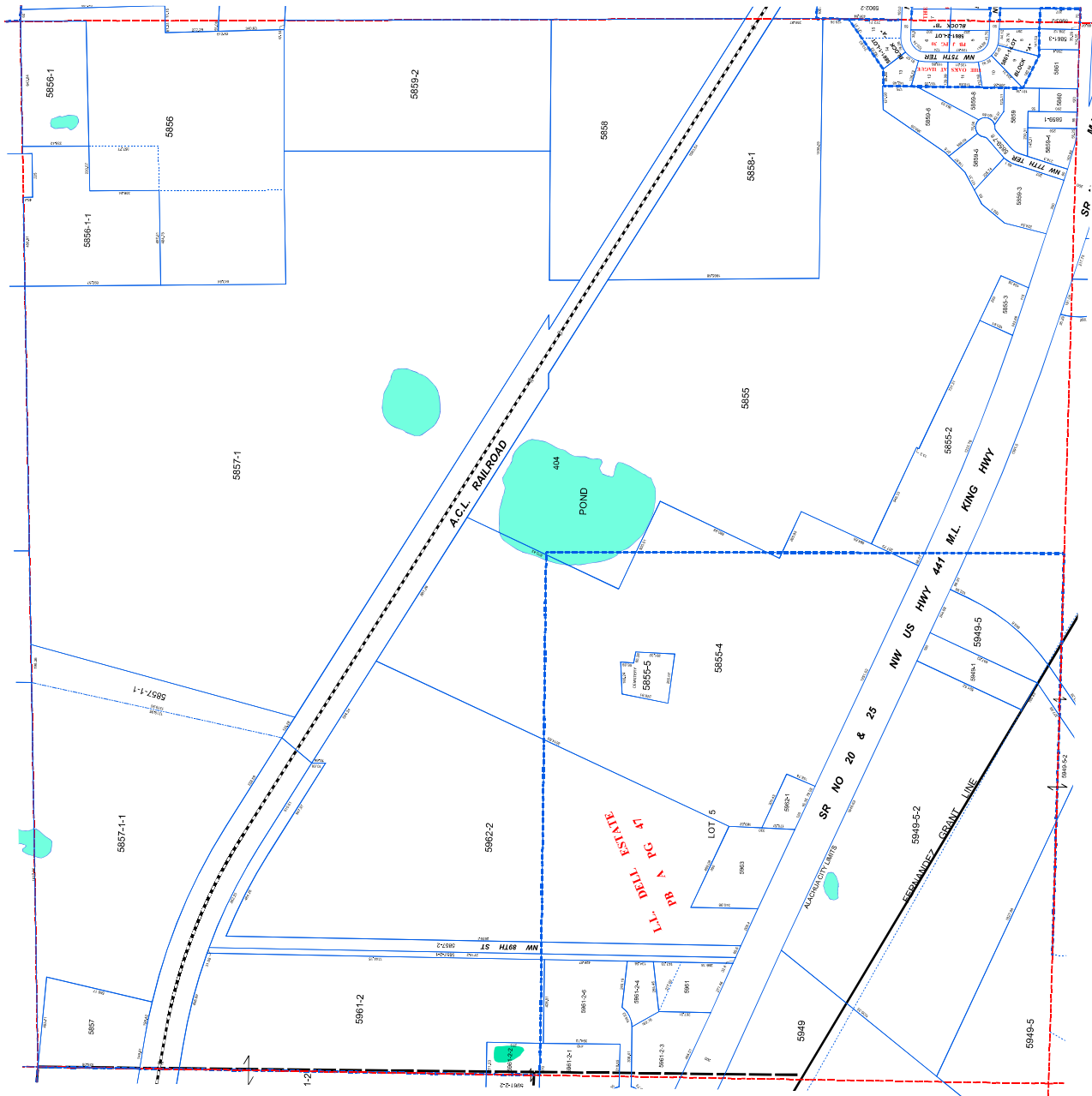


SCALE: 1" = 300'

**INFORMATION MAP - NOT A SURVEY**  
This map is a Section Map of the Property Appraiser's GIS Parcel database. The accuracy of the map meets the National Accuracy Standard.  
The Appraiser does not warrant the accuracy of the information. No warranties expressed or implied are made by the Appraiser. The information should not be relied upon by anyone as a survey or determination of the ownership of property.

This Map was created by the  
Alachua County Property Appraiser's  
GIS Services located at 515 N Main Street,  
Suite 200, Gainesville, FL 32601

SEC TWP RGE  
20 08S 19E  
Revision Date: 12/18/2017



This instrument prepared by:  
Charlie R. Brecken, P.S.M.  
Public Works Department  
5620 NW 120 Lane  
Gainesville, FL 32653

Portion of Tax Parcel  
STR 20-08-19  
No: 05855-004-000  
Hague Fire Station  
Alachua County, Florida

## Special Warranty Deed

**THIS SPECIAL WARRANTY DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between **PHOENIX COMMERCIAL PARK, LLLP**, a Florida limited liability limited partnership, whose mailing address is 12895 NW HWY 441, Alachua, Florida 32615, as "Grantor" and **ALACHUA COUNTY, FLORIDA**, a political subdivision of the State of Florida, by and through its BOARD OF COUNTY COMMISSIONERS, a political subdivision of the state of Florida, whose mailing address is c/o Alachua County Public Works, 5620 NW 120 Lane, Gainesville, Florida, 32653, as "Grantee".

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, the real property located in Alachua County, Florida, and more particularly described in **Exhibit "A"**, as attached hereto and by reference made a part herein (the "Property"), reserving unto Grantor and Grantor's successors and assigns a perpetual easement for utilities over, under and upon that portion of the Property described in **Exhibit "B"** attached hereto and by reference made a part hereof (the "Reserved Easement"). Grantor covenants that Grantor's activities related to the Reserved Easement will not prohibit or hinder Grantees use of the Property and that Grantor covenants to repair and maintain the Reserved Easement;

Grantee takes title to the Property subject to that certain easement granted by Grantor to the City of Alachua, Florida, recorded in Official Records Book 4668, page 800, of the Public Records of Alachua County, Florida, (the "City of Alachua Utility Easement").

**TOGETHER** with an easement for Ingress and Egress as described in **Exhibit "C"** attached hereto and by reference made a part herein (the "Ingress and Egress Easement");

1. Grantee covenants and agrees to repair, and maintain the Ingress and Egress Easement at its expense; and
2. Grantee (Alachua County) covenants that its activities related to the Ingress and Egress Easement will not prohibit or hinder Grantor's activities.

**TOGETHER** with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



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

**And** the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

***The remainder of this page has been intentionally left blank***

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand and seal on the day and year first above-written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

PHOENIX COMMERCIAL PARK, LLLP  
a Florida limited liability limited partnership

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

By: \_\_\_\_\_  
Virginia H. Johns, Manager

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Virginia H. Johns, Manager of Virginia H. Johns, LLC, on behalf of the limited liability company, a General Partner of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is ☐ personally known to me, or who has ☐ produced \_\_\_\_\_, as identification.

\_\_\_\_\_  
Notary Public

(Notary Seal)

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

PHOENIX COMMERCIAL PARK, LLLP  
a Florida limited liability limited partnership

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

By: \_\_\_\_\_  
Lisa H. Albertson, Manager

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Lisa H. Albertson, Manager of Lisa H. Albertson, LLC, on behalf of the limited liability company, a General Partner of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is ☐ personally known to me, or who has ☐ produced \_\_\_\_\_, as identification.

\_\_\_\_\_  
Notary Public

(Notary Seal)

At a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2019  
the Board of County Commissioners authorized the  
acceptance of this instrument of conveyance and authorized  
the Chair to execute this acceptance.

\_\_\_\_\_  
CHARLES S. CHESTNUT, IV, CHAIR  
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019,

ATTEST:

\_\_\_\_\_  
J.K. "JESS" IRBY, ESQ, CLERK

APPROVED AS TO FORM

\_\_\_\_\_  
ALACHUA COUNTY ATTORNEY'S  
OFFICE

## **EXHIBIT "A"**

### **Legal Description of the Property**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3527 AT PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441, (STATE ROAD NUMBER 25/20, 200 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 101.41 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 188.59 FEET TO THE EASTERLY EASEMENT LINE OF A DUKE ENERGY 160 FOOT WIDE RIGHT OF WAY, (FORMERLY FLORIDA POWER CORPORATION) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 219 AT PAGE 571, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 23°58'26"EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID EASEMENT LINE, A DISTANCE OF 237.92 FEET; THENCE RUN SOUTH 66°00'17"EAST, DEPARTING SAID EASEMENT LINE, A DISTANCE OF 188.71 FEET; THENCE RUN SOUTH 24°00'13"WEST, A DISTANCE OF 237.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES MORE OR LESS.

## **Exhibit “B”**

### **LEGAL DESCRIPTION – RESERVED PUBLIC UTILITIES EASEMENT**

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES OVER, UNDER AND ACROSS A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID SOUTHEAST CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 – STATE ROAD NO. 25/20 (200' R/W); THENCE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.41 FEET TO THE SOUTHEAST CORNER OF THE FIRE STATION PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 24°00'13" EAST PARALLEL WITH THE EAST LINE OF SAID FIRE STATION PARCEL, A DISTANCE OF 237.92 FEET; THENCE SOUTH 66°00'17" EAST PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID FIRE STATION PARCEL; THENCE SOUTH 24°00'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 237.92 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA;

CONTAINING 2,379 SQUARE FEET, MORE OR LESS.

## **Exhibit "C"**

### **LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT GRANTED TO GRANTEE**

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

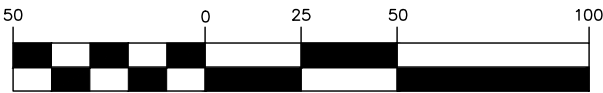
COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID SOUTHEAST CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 – STATE ROAD NO. 25/20 (200' R/W); THENCE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 68.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE FIRE STATION PARCEL; THENCE NORTH 24°00'13" EAST ALONG THE EAST LINE OF SAID FIRE STATION PARCEL, A DISTANCE OF 237.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 66°00'17" EAST PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET; THENCE SOUTH 24°00'13" WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 209.87 FEET; THENCE SOUTH 02°35'20" WEST, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA;

CONTAINING 5,389 SQUARE FEET, MORE OR LESS.

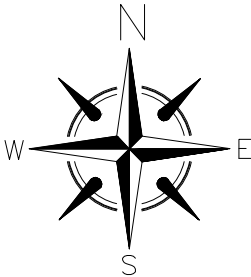
EXHIBIT "G"

LEGAL DESCRIPTION SKETCH  
IN A PORTION OF TAX PARCEL #05855-004-000  
SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST  
ALACHUA COUNTY, FLORIDA  
THIS IS NOT A BOUNDARY SURVEY

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



NORTHEAST CORNER  
OF FIRE STATION  
PARCEL

S66°00'17"E  
22.00'

N24°00'13"E 237.92'  
EAST LINE OF FIRE STATION PARCEL  
EASEMENT AREA = 5389 SQUARE FEET +/-

S24°00'13"W 209.87'  
S02°35'20"W 30.13'

SOUTHEAST CORNER  
OF FIRE STATION  
PARCEL

NORTH R/W LINE

U.S. HIGHWAY 441 - STATE ROAD NO. 25/20 (200' R/W)

N66°00'17"W  
33.00'

POINT OF BEGINNING

N66°00'17"W 68.41'  
NORTH R/W LINE

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
LANDS DESCRIBED IN  
OR 3527, PG 1217

LEGEND:

R/W = RIGHT-OF-WAY  
OR = OFFICIAL RECORDS BOOK  
PG = PAGE

LEGAL DESCRIPTION:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID SOUTHEAST CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 - STATE ROAD NO. 25/20 (200' R/W); THENCE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 68.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE FIRE STATION PARCEL; THENCE NORTH 24°00'13" EAST ALONG THE EAST LINE OF SAID FIRE STATION PARCEL, A DISTANCE OF 237.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 66°00'17" EAST PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET; THENCE SOUTH 24°00'13" WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 209.87 FEET; THENCE SOUTH 02°35'20" WEST, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; CONTAINING 5,389 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY TO ALACHUA COUNTY AND VIRGINIA JOHNS HIPPIE THAT THE SKETCH HEREON IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON, IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 66°00'17" WEST FOR THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID BEARING IS IDENTICAL WITH THE DEED OF RECORD.
2. THIS SKETCH IS FOR PICTORIAL PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY.

CHARLIE R. BRECKEN Professional Surveyor & Mapper Fla. License No. 6763	ALACHUA COUNTY PUBLIC WORKS SURVEYING PHONE: 352-374-5245 5820 NW 120th LANE GAINESVILLE, FLORIDA 32653	SURVEY DATE N/A	FIELD BOOK N/A	DRAFTER C. BRECKEN	PROJ. NO. N/A
Date		REVISION DATE(S)	DRAWING SCALE 1" = 50'	COMPUTER FILE EASEMENT.dwg	SHEET NO. 1 of 1

Exhibit "G"

**LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT**

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID SOUTHEAST CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 – STATE ROAD NO. 25/20 (200' R/W); THENCE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 68.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°00'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE FIRE STATION PARCEL; THENCE NORTH 24°00'13" EAST ALONG THE EAST LINE OF SAID FIRE STATION PARCEL, A DISTANCE OF 237.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 66°00'17" EAST PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET; THENCE SOUTH 24°00'13" WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 209.87 FEET; THENCE SOUTH 02°35'20" WEST, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; CONTAINING 5,389 SQUARE FEET, MORE OR LESS.



Exhibit "G"

**LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT**

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## Sherry Stinson

---

**From:** Monique Heathcock  
**Sent:** Tuesday, April 23, 2019 12:03 PM  
**To:** Sherry Stinson  
**Subject:** FW: Hague Fire Station 25 - CWPC Self-Certification  
**Attachments:** Plan05 C1.10 DetailedHorizontalControlAndSitePlan ACHagueFirestation25.pdf; EXHIBIT 181217 Hague Station 25 vs Wetlands.pdf; FORM 181217 Hague Temp Fire Station Wetland Self Cert.pdf

### MONIQUE HEATHCOCK, PE, LEED AP

Director of Engineering, Transportation + Public Projects

t: (386) 518-5130 | c: (352) 538-1756

e: [moniqueh@chw-inc.com](mailto:moniqueh@chw-inc.com)

w: [www.chw-inc.com](http://www.chw-inc.com)



### JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1<sup>st</sup> Ave., Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

---

**From:** Mark Brown <[mbrown@alachuacounty.us](mailto:mbrown@alachuacounty.us)>  
**Sent:** Thursday, December 20, 2018 12:56 PM  
**To:** Monique Heathcock <[moniqueh@chw-inc.com](mailto:moniqueh@chw-inc.com)>; Sherry Stinson <[sherrys@chw-inc.com](mailto:sherrys@chw-inc.com)>  
**Cc:** Justin Tabor ([jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)) <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>; Stephen Hofstetter <[SHofstetter@alachuacounty.us](mailto:SHofstetter@alachuacounty.us)>  
**Subject:** Hague Fire Station 25 - CWPC Self-Certification

Monique & Sherry - thanks for submitting the self-certification form and design plan!! EPD concurs the referenced site area doesn't contain wetlands or surface waters, thus the proposed project activities comply with the criteria of the Countywide Wetland Protection Code. Please don't hesitate to contact us if you have any questions or EPD can provide assistance. Best wishes for the holidays!! 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](mailto:mbrown@alachuacounty.us)

Office – 352-264-6815

Cell – 352-226-2977

---

**From:** Monique Heathcock <[moniqueh@chw-inc.com](mailto:moniqueh@chw-inc.com)>  
**Sent:** Tuesday, December 18, 2018 6:30 PM  
**To:** wetlands account <[wetlands@alachuacounty.us](mailto:wetlands@alachuacounty.us)>  
**Cc:** Sherry Stinson <[sherrys@chw-inc.com](mailto:sherrys@chw-inc.com)>  
**Subject:** Hague Station 25 - wetland self-certification

Please see the attached wetland self-certification form and accompanying information. Please call or email me if you have any questions or need additional information.

Thank you,

Monique

**Please note:**

*CHW offices will close at 5:00pm on December 21, 2018 and re-open at 8:00am on January 2, 2019.*

**MONIQUE HEATHCOCK, PE, LEED AP**

Director of Engineering, Transportation + Public Projects

**t:** (386) 518-5130 | **c:** (352) 538-1756

**e:** [moniqueh@chw-inc.com](mailto:moniqueh@chw-inc.com)

**w:** [www.chw-inc.com](http://www.chw-inc.com)



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**t:** (352) 414-4621 | 101 NE 1<sup>st</sup> Ave., Ocala, FL 34470

**PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.**

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.