

January 7, 2019

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

Re: San Felasco Tech City LSCPA/Rezoning

Dear Mr. Hall:

The applicant's responses to the completeness review comments issued on December 20, 2018 are below. Included in this package are the following items:

- 3 Sets of Revised Rezoning Application Materials
- 3 Sets of Revised CPA Application Materials

DEFICIENCIES TO BE ADDRESSED

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

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

1. Comprehensive Plan Consistency Analysis

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

RESPONSE: See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.

c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.

RESPONSE: Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

RESPONSE: See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

2. *Concurrency Impact Analysis*

a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

RESPONSE: The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

RESPONSE: Trip generation tables have been revised as requested.

c. Per Section 2.4.14(H)(2) includes all road segments within 1/4 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

RESPONSE: Trip distribution has been revised to include additional road segments as requested.

3. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

RESPONSE: References to a master plan have been removed from the report.

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

RESPONSE: Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

RESPONSE: The report has been revised to clarify that these are Alachua County designations.

SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

1. *Comprehensive Plan Consistency Analysis*

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

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b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

RESPONSE: Trip generation tables have been revised as requested.

c. Per Section 2.4.14(H)(2) includes all road segments within 1/2 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

RESPONSE: Trip distribution has been revised to include additional road segments as requested.

3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*

a. Please note and address consistency with Section 3.5.2(F)(2).

RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

4. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

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c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

RESPONSE: The report has been revised to clarify that these are Alachua County designations.



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: San Felasco Tech City Rezoning
2. Address of Subject Property: 13000 Block of US 441
3. Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Corporate Park
6. Existing Zoning Designation: CI, ILW & MP
7. Proposed Zoning Designation: Corporate Park (CP)
8. Acreage: 82.3 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32605
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste 2
City: Gainesville State: FL ZIP: 32608

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) 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).
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 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. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

- All 12 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.

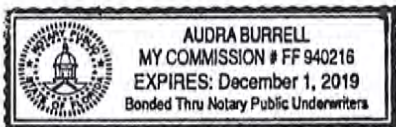

Signature of Applicant

Clay Sweger / President
Typed or printed name and title of applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of November, 2018, by Clay Sweger

ROTARY SE



Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13000 Block of US 441

Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000

Acreage: 82.3 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO

Company (if applicable): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street, Ste 2

City: Gainesville State: FL ZIP: 32608

Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Principal

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St.

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning, land use change, and development plan.

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

Mitch Glaeser
Signature of Applicant

Mitch Glaeser
Typed or printed name and title of applicant

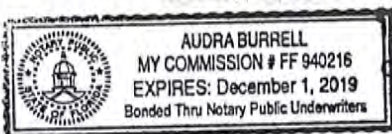
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

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

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



Audra Burrell
Signature of Notary Public, State of Florida

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

FOR PLANNING USE ONLY

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

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

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal / Dir. of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-3541 e-mail: csweger@edafl.com

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

Name of Owner (title holder): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street

City: Gainesville State: FL ZIP: 32608

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

B. PROJECT

1. Project Name: San Felasco Tech City

2. Address of Subject Property: 13000 block of US Hwy 441

3. Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000

4. Section 20 Township 08 Range 19 Grant N/A Acreage: _____

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Corporate Park (CP) - Proposed

7. Zoning Designation: Corporate Park (CP) - Proposed

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 41

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Irby

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	41	units	x	.159	Elementary School Multiplier*	6	Student Stations**
Middle School	41	units	x	.080	Middle School Multiplier*	3	Student Stations**
High School	41	units	x	.112	High School Multiplier*	5	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

* Student generation multipliers may be obtained from SBAC at:

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

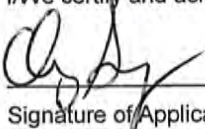
** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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


 Signature of Applicant

 Signature of Co-applicant

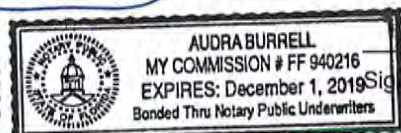
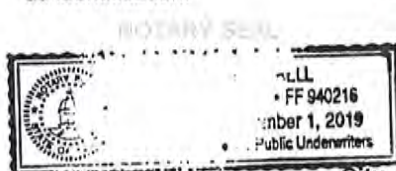
Clay Sweger / PRINCIPAL
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of November, 2018, by Clay Sweger

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



Audrey Burrell
 Signature of Notary Public, State of Florida

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

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied for reasons stated:** _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____

AERIAL PHOTO



US HWY 441

PROJECT
SITE

12 MILL STREET
P.O. BOX 12

LEGAL DESCRIPTION

Parcel Number 05962-002-000

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

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

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

Easement Parcel #1

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

Easement Parcel #1

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

LEGAL DESCRIPTION

Parcel Numbers 05855-005-000 & 05855-004-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to 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 on said North right-of-way line a distance of 171.11 feet to 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 and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.

Parcel: 05962-002-000

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

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

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

Land

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

Sale

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

Parcel: 05855-005-000

Search Date: 11/13/2018 at 8:57:46 AM

Taxpayer:	PHOENIX COMMERCIAL PARK LLLP *	Legal:	COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E 165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W 201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377
Mailing:	PO BOX 1000 ALACHUA, FL 32616	<i>A Now OWNED BY THE LASER INVESTMENT GROUP, LLC. (SEE DEED)</i>	
Location:			
Sec-Twn-Rng:	20-08-19		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua - 1700		
Area:	Lithium Industrial Area		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2017	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2016	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2015	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2014	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2013	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2012	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2011	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900
2010	Vacant	5900	5900	0	0	5900	0	5900	5900	0	0	5900	5900

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Cemetery	MP		Acre	1.32
			2018 Certified Land Just Value: 5900	2018 Certified Land Assessed Value: 5900

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
03/31/2010	100	V	U	3946	1377	QD
01/29/1987	100	V	U	1651	2521	QD

Parcel: 05855-004-000 (PORTION OF)

Search Date: 11/13/2018 at 8:58:38 AM

Taxpayer:	PHOENIX COMMERCIAL PARK LLP *	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 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
Mailing:	PO BOX 1000 ALACHUA, FL 32616	<p>A PORTION NOW OWNED BY THE LASER INVESTMENT GROUP, LLC. (SEE DEED)</p>	
Location:	12871 NW US HWY 441 ALACHUA		
	12887 NW US HWY 441 ALACHUA		
	12895 NW US HWY 441 ALACHUA		
	12895 NW US HWY 441 - STE 10 ALACHUA		
	12895 NW US HWY 441 - STE 20 ALACHUA		
	12895 NW US HWY 441 - STE 30 ALACHUA		
	12895 NW US HWY 441 - STE 40 ALACHUA		
	12895 NW US HWY 441 - STE 50 ALACHUA		
	12895 NW US HWY 441 - STE 60 ALACHUA		
	12895 NW US HWY 441 - STE 70 ALACHUA		
	12953 NW US HWY 441 ALACHUA		
	12967 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-08-19		
Property Use:	05500 - Tmbr Si 80-89		
Tax Jurisdiction:	Alachua - 1700		
Area:	Lithium Industrial Area		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	Tmbr Si 80-89	600700	1382600	2601300	250100	4234000	0	3452100	3452100	0	0	3452100	3452100
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

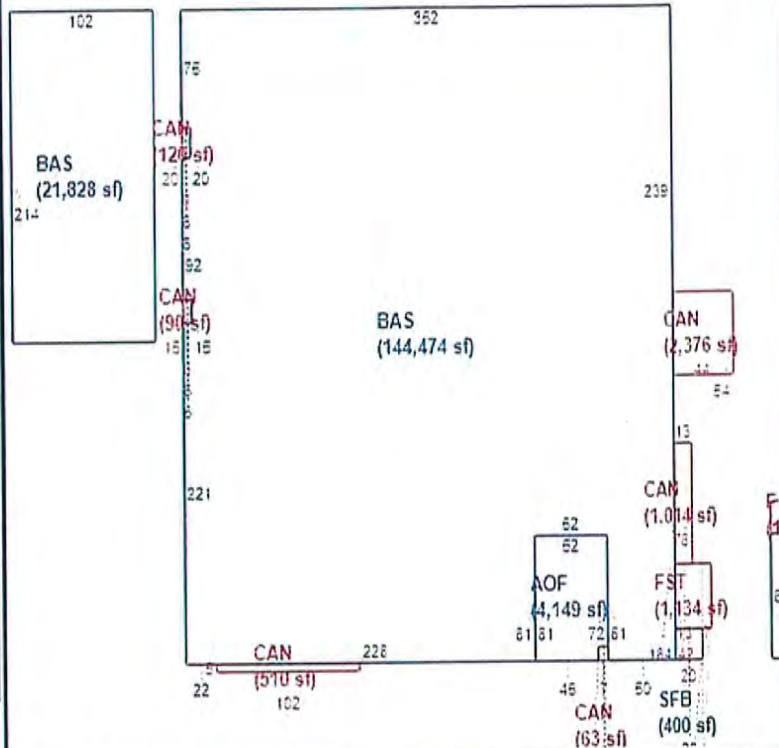
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Light Manufacturing	MP		Acre	35.92
Timber 2-N	MP		Acre	26
			2018 Certified Land Just Value: 1382600	2018 Certified Land Assessed Value: 600700

Building

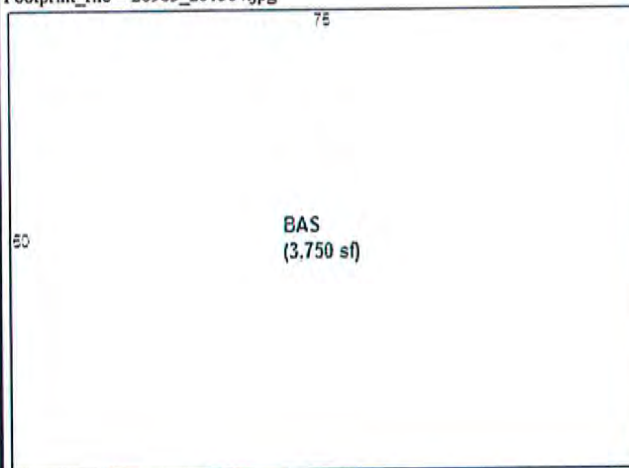
Actual Year Built	1981	Footprint_file = 26985_26985.jpg
Effective Year Built	1981	
Building Quality	Average	
Building Style	Warehouse	
Building Use	Mfg Light	
Bedrooms:		
Baths:		
Stories:	1.0	

Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Tar & Gravel
Roof Structure:	Rigid Fr/Joist
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	183162
Heated Square Feet:	176763
Area Type	Square Footage
AOF (AVERAGE OFFICE)	10061
BAS (BASE AREA)	166302
CAN (CANOPY)	4173
FST (FINISHED STORAGE)	2226
SFB (SEMI-FINISHED BASE)	400



Actual Year Built	1995
Effective Year Built	1995
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	3750
Heated Square Feet:	3750
Area Type	Square Footage
BAS (BASE AREA)	3750

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Actual Year Built	1996
Effective Year Built	1996
Building Quality	Average
Building Style	Warehouse

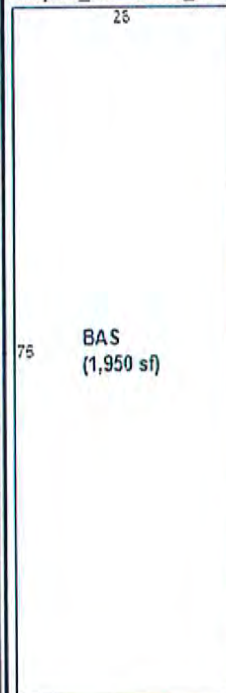
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Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Pre-Finish Metl
Exterior Wall 2:	N/A
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	4800
Heated Square Feet:	4800
Area Type	Square Footage
BAS (BASE AREA)	4800



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

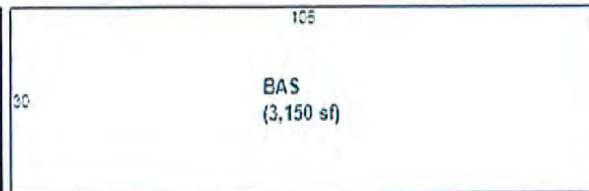
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Actual Year Built	1993
Effective Year Built	1993
Building Quality	Average
Building Style	Warehouse

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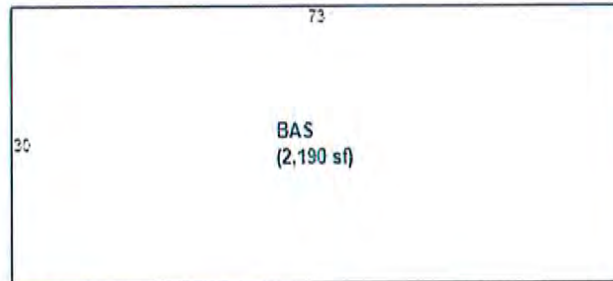
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Minimum/Mason
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Minimum
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	3150
Heated Square Feet:	3150
Area Type	Square Footage
BAS (BASE AREA)	3150



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

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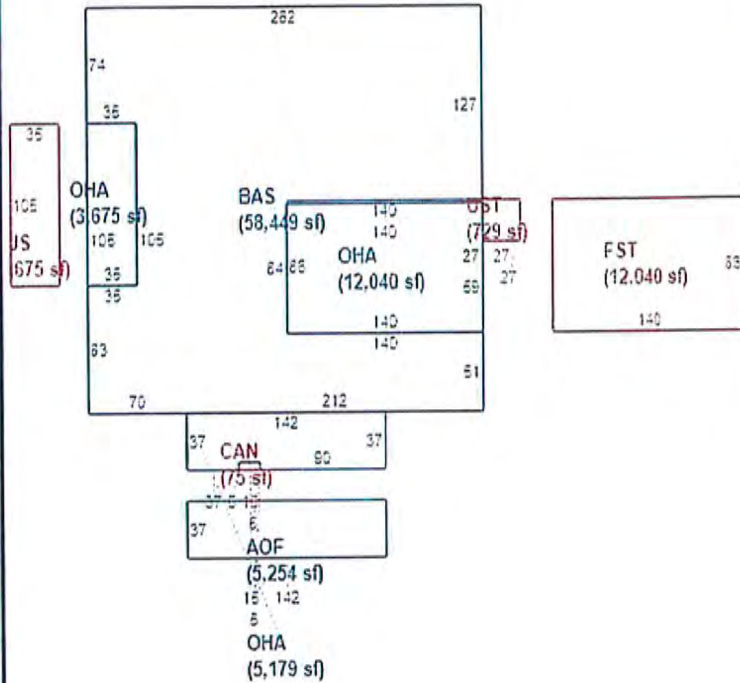
CAN
(264 sf)



Actual Year Built	1996
Effective Year Built	1996
Building Quality	Average
Building Style	Warehouse

Footprint_file = 26985_201589.jpg

Building Use	Mfg Light
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Pre-Finish Metl
Interior Wall 1:	Panel
Interior Wall 2:	Drywall
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Tar & Gravel
Roof Structure:	Steel Fr/Truss
AC:	Chilled Water
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	101116
Heated Square Feet:	95044
Area Type	Square Footage
AOF (AVERAGE OFFICE)	5254
BAS (BASE AREA)	58449
CAN (CANOPY)	75
FST (FINISHED STORAGE)	12040
OHA (1.5 WITH ATTIC)	20894
UST (UNFINISHED STORAGE)	729
UUS (UNFIN UPPER STORY)	3675



2018 Certified Building Value: 2601300

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 Ctrl	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 W1	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
2018 Certified Miscellaneous Value: 250100		

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
01/08/2007	4500000	I	Q	3527	1217	WD

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.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	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
2011080292	ADD	08/31/2011		03/16/2012	INTERIOR REMODEL FOR EN
2011080089	ME	08/08/2011	01/04/2012	03/16/2012	NEW A/C
2011090307	FS	09/27/2011		03/16/2012	RELOC 5 HEADS/NEW HEAD
2010070357	IND	07/30/2010		03/16/2012	NEW 30' X 30' STORAGE
2010100167	ME	10/13/2010	02/01/2011	03/16/2012	INSTALL BOILER IN STG
2009010168	FA	01/26/2009		12/25/2009	FIRE ALARM-BATHROOMS
2008040130	ADD	09/24/2008	12/25/2008	12/25/2008	SEPARATE BUILDING INTO
2007080310	CME	08/24/2007	12/03/2008	02/26/2009	PHOENIX COMMERCIAL PAR
2007100048	FS	10/04/2007	05/13/2008	03/14/2008	ADD FIRE SPRKR HEADS
2007030299	RRC	03/21/2007	04/10/2008	02/26/2009	RE-ROOF & INSULATION

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154191 3 PG(S)

10/18/2018 11:31 AM
BOOK 4637 PAGE 2216
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 856311
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,646.00
Intang. Tax: \$0.00

Prepared by and return to:

Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: 18-085
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of October, 2018 between Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is PO Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 SW 42 Street, Suite 2, Gainesville, FL 32608, 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:

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to 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 on said North right-of-way line a distance of 171.11 feet to 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 and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

DoubleTime®

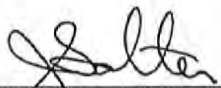
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2017.

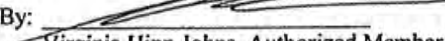
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: JAMES D. SALTER

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

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

By: 
Virginia Hipp Johns, Authorized Member

(Corporate Seal)


Witness Name: Genese Bolduc

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

By: 
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

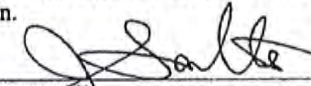
State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17th day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virginia H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Alberston LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded Title Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____

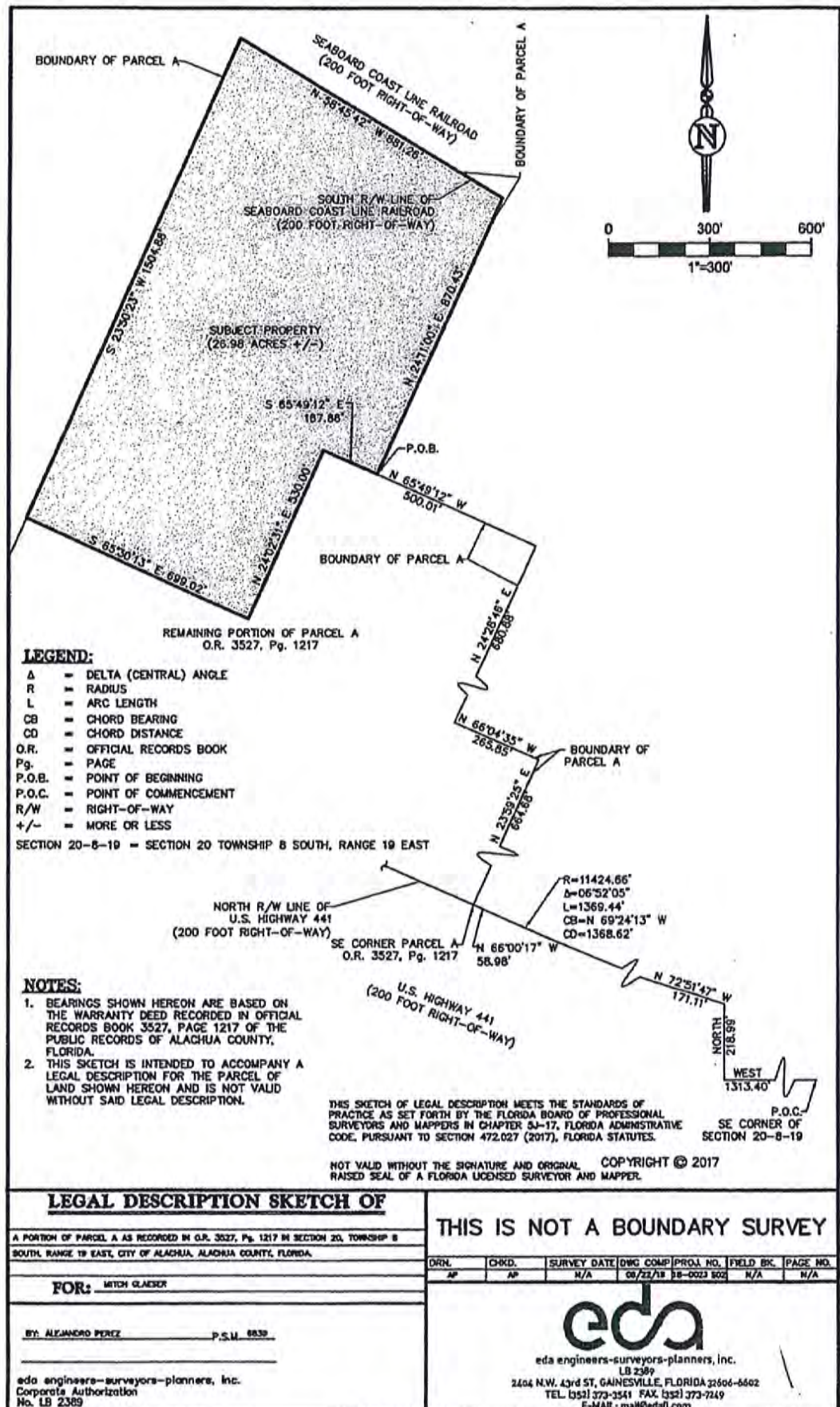


Exhibit "A"

①

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

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

Doc Stamp-Deed: \$6,207.60


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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

See Legal Description attached hereto as EXHIBIT A.


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

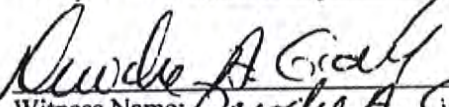
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

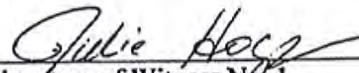
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

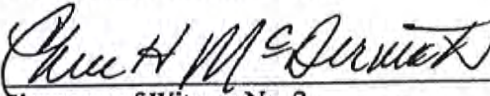
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: James F. Gray


 Witness Name: Derrick A. Gray

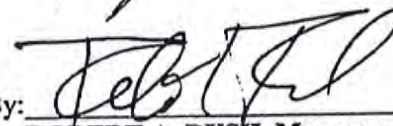

 Signature of Witness No. 1
Julie Hogg
 Printed Name of Witness No. 1


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

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

By: 
TOM R. SPERRING, SR., Manager

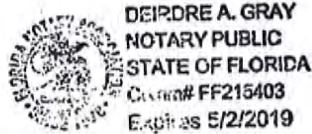
By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

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

[Notary Seal]



Deirdre A. Gray
Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

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

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

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

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

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

Easement Parcel #1

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

Easement Parcel #2

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



2018 Roll Details — Real Estate Account At 12871 NW US HWY 441

[Print this page](#)

Real Estate Account #05855 004 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2007

PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#)**PAID** 2018-11-28 \$79,102.04

Receipt #18-0035974

Owner: PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

Situs: 12871 NW US HWY 441

Account number: 05855 004 000

Alternate Key: 1026721

Millage code: 1700

Millage rate: 22.5620

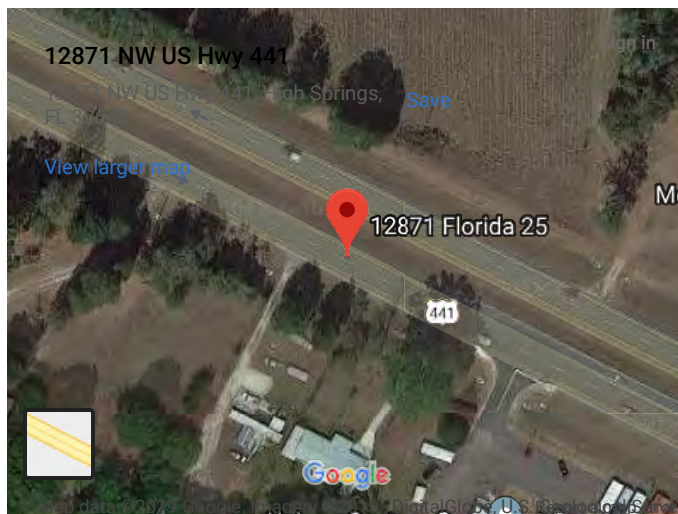
Assessed value: 3,452,100

School assessed value: 3,452,100

Unimproved land value: 600,700

Flags

Corrected



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$77,886.28

Non-ad valorem: \$4,511.68

Total Discountable: 82397.96

No Discount NAVA: 0.00

Total tax: \$82,397.96

Legal description

Location

Book, page, item: 3527-1217-

Geo number: 20-08-19-05855004000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.51

Use code: 05500

Total acres: 61.920



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

MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57
Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420



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2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05855 005 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2010

PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#)**PAID** 2018-11-30 \$207.79

Receipt #18-0041927

Owner: PHOENIX COMMERCIAL PARK LLLP

PO BOX 1000

ALACHUA, FL 32616

Situs: Unassigned Location RE

Account number: 05855 005 000

Alternate Key: 1026722

Millage code: 1700

Millage rate: 22.5620

Assessed value: 5,900

School assessed value: 5,900

Unimproved land value: 5,900



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$133.11

Non-ad valorem: \$83.34

Total Discountable: 216.45

No Discount NAVA: 0.00

Total tax: \$216.45

Legal description

COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E
165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W
201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377

Location

Book, page, item: 3946-1377-

Geo number: 20-08-19-05855005000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.51

Use code: 00000

Total acres: 1.320



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NEIGHBORHOOD MEETING NOTICE



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

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

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

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

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





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

GRU

From Page A1

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

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

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

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

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

Several local and statewide organizations, including the Sierra Club,

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

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

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

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

DESANTIS

From Page A1

the final week of the campaign.

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

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

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

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

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

Mainly, however, DeSantis defined himself

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

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

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

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

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

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

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

The documents showed that an undercover FBI agent posing

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

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

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

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

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

PERRY

From Page A1

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

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

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

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

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

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

Enneking was less than that.

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

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

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



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

SENATE

From Page A1

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

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

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

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

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

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

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

in the Florida governor's race.

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

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

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

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

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

Nelson also blasted Scott for refusing to support expanding Medicaid

under the law.

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

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

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

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

PUBLIC NOTICE

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

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

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

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

The meeting will be held at 6:00 p.m. on November 20, 2018, at First Baptist Church of Alachua, Room 210, 14805 NW 146th Ave., Alachua, FL 32615.

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

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92060-503-901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Gainesville, FL 32611

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road

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

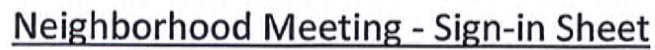
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Development Plan

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

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

Community Participants: 1

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

Project Representatives:

Engineer/Planner: Sergio Reyes

Owner/Developer: Mitch Glaeser

Meeting Minutes:

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

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

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

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

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

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

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

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

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

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

Sergio: Maybe temporarily.

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

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

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

Rezoning Application Justification Report



Project Request: A proposed rezoning from Industrial, Light and Warehousing (ILW), Commercial, Intensive (CI) and Alachua County Manufacturing and Processing Industrial (MP) to Corporate Park (CP).

Location: Parcel Numbers 05962-002-000, 05855-005-000 & a portion of 05855-004-000.

Prepared By: eda engineers-surveyors-planners, inc.

Agents for: The Laser Investment Group, LLC

Date: November 29, 2018 (revised January 7, 2019)

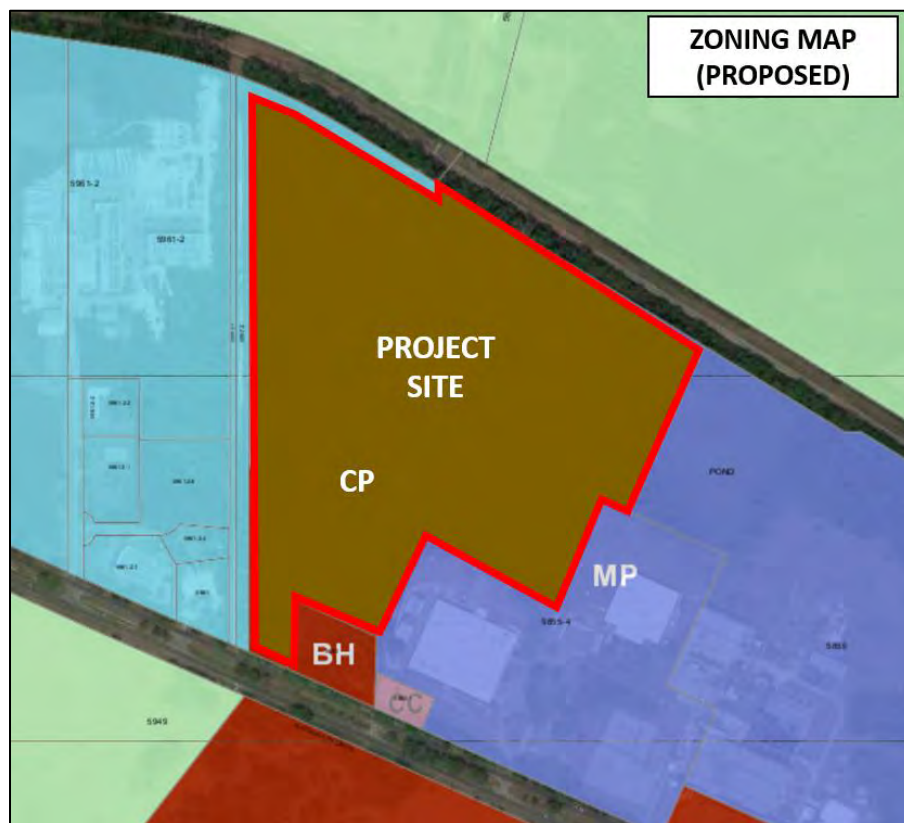
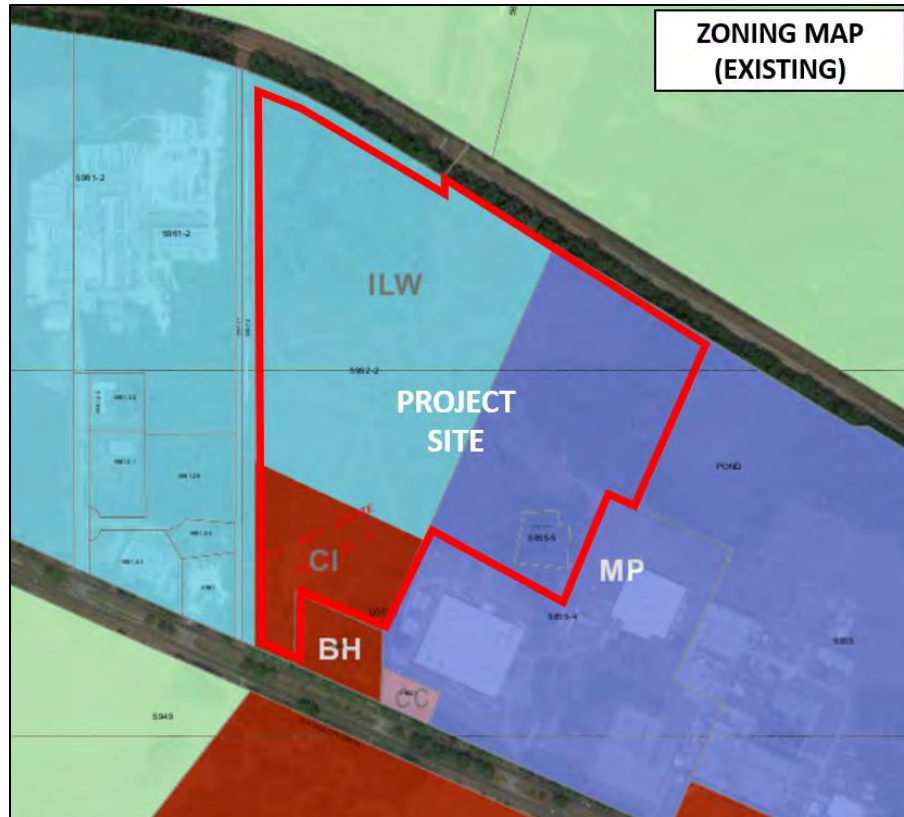
Background / Statement of Proposed Change

The subject property constitutes approximately 82.3 acres on three tax parcels located to the north of US Hwy 441, west of Phoenix Commercial Park, south of the CSX railway and east of Lindsay Precast (see exhibit below).



The proposal includes tax parcels 05962-002-000, 05855-005-000 and a portion of 05855-004-000, which are located within Section 20, Township 8, Range 19. The proposed zoning change area is approximately 82.3 acres in size and is owned by The Laser Investment Group, LLC. The property owner wishes to expand upon the proposed San Felasco Tech City project, which has already received Development Plan approval by the City of Alachua for Phase 1. The proposed zoning change will provide a unified/singular land use designation for the entire property which will facilitate this key economic development project in the City of Alachua.

Specifically, the proposed zoning change from CI, ILW & Alachua County MP to Corporate Park is proposed. The following exhibits illustrates the existing and proposed zoning designations on the subject property. This will allow for the property to be developed with a mix of commercial, office, and light industrial uses in a corporate park setting which is consistent with the City's vision for economic development along the US 441 Corporate Corridor.



Proposed Zoning Designation - Corporate Park (CP)

As stated in City of Alachua Land Development Code, the Corporate Park zoning district is defined as follows:

Sec. 3.5. - Business districts.

3.5.2 Business district specific purposes.

(F) CP, Corporate Park District.

- (1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*

Comprehensive Plan Consistency

This zoning change application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed zoning change application:

Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and surrounding Comprehensive Plan Future Land Use Map designations, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The development of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,*
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.*

Consistency: There is currently very little land with the Corporate Park zoning designation. The addition of this land with the proposed Corporate Park designation will encourage economic development activity of the right type (mixed use, employment) and the right location (along the US Hwy 441 corridor). The Corporate Park designation provides more flexibility in design and uses than most standard zoning designations and is therefore a productive tool that should be used by the City to produce positive growth.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Consistency: The proposed San Felasco Tech City development will utilize most of the uses indicated above and through a unified campus-like development, which will set the standard for mixed use development in the City.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Consistency: This application does not include 100 acres, as required for residential development.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
<i>Regional Warehouse</i>	<i>None permitted</i>	<i>100,000 sq.ft</i>	<i>50%</i>
<i>Manufacturing / Assembly</i>	<i>75% of total area</i>	<i>100,000 sq.ft</i>	<i>40%</i>

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
<i>Research and Development</i>	<i>150,000 sq.ft.</i>	<i>75% of total area (may include labs and offices)</i>	<i>75% of total area</i>	<i>50%</i>
<i>Office Showroom</i>	<i>150,000 sq.ft.</i>	<i>None permitted</i>	<i>60% warehousing / 20% retail showroom</i>	<i>50%</i>
<i>Multitenant</i>	<i>120,000 sq.ft.</i>	<i>None permitted</i>	<i>60% retail / 40% warehousing</i>	<i>50%</i>

Consistency: Proposed development plans will comply with building size, building coverage, and use requirements.

Policy 1.4.f: The City shall develop performance standards for Corporate Park 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 and use of landscaping to create an integrated design;*
- 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 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;

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

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 for parcels 1 acre or less.

12. Clustering of residential uses.

Consistency: The proposed San Felasco Tech City development is proposed on the subject property and will adhere to the CP design standards indicated above, which include protection of natural resources, provision of usable open spaces, and enhanced interconnectivity and pedestrian amenities.

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

Consistency: Any future development on the subject property as a mixed use corporate park shall be consistent with this goal, based on the exiting design standards outlined throughout the Code and Comprehensive Plan. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

Goal 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Consistency: The area of the site designated a cemetery will be avoided and protected in future development plans.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 *Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: Future development on this site as a mixed use, corporate park is infill in nature based on the existing development patterns in the immediate area as indicated on the existing City of Alachua future land use and zoning maps. The property is located in the urban area of the City with utilities available to serve the site.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Housing Element

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

Transportation Element:

Consistency: The proposed zoning change and the subsequent list of potential allowable uses and density will not result in an increase in traffic impacts (based on land use maximum development scenarios between existing and proposed designations) and will not exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency: Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

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

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

Conservation & Open Space Element:

Consistency: The proposed zoning change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are areas that have been mapped as wetlands and as such, shall be protected from development and placed into a conservation status as part of future development.

Objective 1.2: Native Communities and Ecosystems

Objective 1.3: Listed Species

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

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

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a corporate park style development (no heavy industrial activities) and as such will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no active agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: According to field research, there are wetlands located on portions of the subject property. All wetlands that are identified on the subject property at the time of site development will be specifically mapped and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: Future development/redevelopment on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

Intergovernmental Coordination Element:

Consistency: The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

Capital Improvements Element:

Consistency: Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during any future development plan review process, it must be demonstrated that any necessary required capital improvements agreed upon by the City and developer shall be provided.

Compliance with LDC Section 3.5.2(F)(2)

(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.

(a) Clustered residential development:

(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.

(ii) Must be developed at a net density of six to 12 dwelling units per acre.

(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

Consistency: This application does not include 100 acres, as required for residential development.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) *Standards for Site Specific Amendments to Official Zoning Atlas*

(1) *Competent Substantial Evidence Provided*

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted density prescribed in the underlying Corporate Park Future Land Use Designation.

(b) *Consistent with Ordinances*

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

If the property is rezoned to CP, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) *Logical Development Pattern*

Consistency: The rezoning request will create a logical development pattern. It will allow the for development of the property at a density & intensity rate appropriate for the utilization of available urban services area within the City. This supports a logical infill pattern, which is urbanized in nature. In addition, the subject property has centralized public utilities presently serving the site. The proposed zoning will thus be a logical extension of this current development pattern.

(d) *Pre-Mature Development*

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is presently surrounded by existing development on the west and east sides, abutting US 441 and is located in the urbanized area of Alachua. This request will allow for an infill development on the property.

(e) *Incompatible with Adjacent Lands*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands as the allowable uses (per zoning) and adjacent uses are primarily non-residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

North: Undeveloped Land
East: Industrial (Phoenix Commercial Park)
West: Industrial (Multiple)
South: Single Family & Undeveloped Commercial

The subject property will be developed in a complementary manner to the mix of non-residential and residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

In addition, the zoning change request will create a logical development pattern. It will allow the for development of the property with a mix of non-residential uses clustered within the core of the urban services area within the City. This supports a logical infill pattern. In addition, the subject property has centralized public utilities presently available to serve the site. The proposed zoning change will thus be a logical extension of this current development pattern along the US 441 corridor.

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that is urbanizing in character and has for a long period of time had urban land use designations. The rezoning will still promote development at a density & intensity that is consistent with the existing underlying Future Land Use designation of Corporate Park.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning is consistent with existing urbanizing land use pattern in the area and the densities allowed in the underlying Future Land Use Designation.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning will promote infill (not sprawl) due to its location on a developed property in the urban service area of the City. The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

This land use change application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Consistency: This proposed land use change is in a geographic area that is primarily developed in the City of Alachua. The property is located in the urban core and is in an area with a majority of surrounding properties already developed. In addition, the property that is under consideration will protect from development any regulated natural resources (wetlands) on site.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Consistency: The subject property is abutting existing developed properties to the east and west that are currently served by existing public and/or centralized utilities. Connection to this public infrastructure is feasible and would be required.

3. *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.*

Consistency: The subject property does not contain any active agricultural or silviculture areas and thus preserves those areas and activities.

4. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Consistency: The proposal will allow the development of the site as a mixed use property providing a mix of employment opportunities for city residents within the same property, thus supporting the balance of commercial and industrial non-residential demands. In addition, any future redevelopment on this property would be considered infill in nature.

(i) *Spot Zoning*

Consistency: The proposed rezoning will not create spot zoning for two primary reasons. First, the proposed zoning requests a change from non-residential zoning districts to another. Second, the proposed rezoning is consistent with the density and intensity in the underlying Future Land Use designation of Corporate Park, which applies to the subject property.

(j) *Public Facilities*

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property, which primarily is an existing developed site served by utilities.

(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Suitability Analysis section of this report (see below), there is ample area for development and the on-site environmental resources located on the site will be protected from development and as such, no adverse effect on the environment due to this rezoning.

Public Facilities Analysis (Concurrency Impact Analysis)

A zoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the zoning category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon the maximum development scenario, any proposed development allowed in the proposed Corporate Park zoning designation will operate within the level of service standards outlined in the Code.

Impacts on Public Facilities that result from the proposed zoning change are based on the following proposed development scenario:

Proposed Max. Development Scenario

- Corporate Park: 82.3 ac. x 0.5 FAR = 1,792,494 SF

Totals: 89,625 SF Commercial (Assume 5%)
806,622 SF Office (Assume 45%)
896,247 SF Light Industrial (Assume 50%)

Traffic:

Trip Generation

Land Use	Units	Daily		PM Peak	
(ITE)	ksf	Rate	Trips	Rate	Trips
Proposed rezoning development scenario					
Shopping Center (ITE 130)	90	37.75	3,398	4.21	379
Office (ITE 710)	807	9.74	7,860	1.15	928
General Light Industrial (ITE 110)	896	4.96	4,444	0.83	744
Total			15,702		2,051

Source: ITE Trip Generation 10th Edition

Trip Distribution*

Trip Distribution	Segment	ADT	PM Peak
100%	US Hwy 441 (106, 3/4)	15,702	2,051
60%	US Hwy 441 (106, 6)	9,421	1,231
24%	US Hwy 441 (107/1407, 5)	3,768	492
8%	SR 235 (108,8)	1,256	164
8%	SR 235 (109/4109, 9)	1,256	164

*Segments with impacts that exceed 5% MSV

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441, Segment 3/4	US 441, Segment 6	US 441, Segment 5	SR 235, Segment 8	SR 235, Segment 9
Maximum Service Volume	45,700	45,700	39,000	14,400	14,400
Existing Traffic and Reserved Trips	20,004	18,602	29,118	10,305	7,537
Project Trips (Net ADT)	15,702	9,421	3,768	1,256	1,256
Available Capacity	9,994	17,677	6,114	2,839	5,607

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441, Segment 3/4	US 441, Segment 6	US 441, Segment 5	SR 235, Segment 8	SR 235, Segment 9
Maximum Service Volume	4,110	4,110	3,510	1,290	1,290
Existing Traffic and Reserved Trips	1,964	1,767	2,769	979	718
Project Trips (Net PM Peak)	2,051	1,231	492	164	164
Available Capacity	154	1,112	249	147	408

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018

The tables above indicate that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity (net impacts) on the project site.

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur $15 \text{ GPD} / 100 \text{ SF} \times 1,792,494 \text{ SF} = 268,874 \text{ GPD}$). Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact	268,874 GPD
-----------------------	-------------

Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Reserved Capacity	43,889
Project Demand	268,874
Residual Capacity	500,237

Source:

City of Alachua Public Services Department, October 2018

Potable Water:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur $(15 \text{ GPD} / 100 \text{ SF} \times 1,792,494 \text{ SF} = 268,874 \text{ GPD})$. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact	268,874 GPD
----------------------	-------------

Non-Residential: Per 64E-6, F.A.C. (15 gpd / 100 SF x 1,000 SF)

Potable Water Impacts

<u>System Category</u>	<u>GPD</u>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity ²	47,917
Project Demand	268,874
Residual Capacity	747,209

Source:

City of Alachua Public Services Department, October 2018

Solid Waste:

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

Maximum Development Scenario Project Impact: Non-residential uses (based on 1,792,494 SF of non-residential equate to $(1,792,494 \text{ SF} / 1,000 \text{ SF} \times 12) \times 365 / 2,000 = 3925$ tons) The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact per Net Change

Net Change in Solid Waste Impact	3925 Tons
----------------------------------	-----------

Stormwater:

Any future development on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

Compatibility with Adjacent Lands

Compatibility with adjacent land uses is a key factor when considering a proposed zoning change and rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

North: Undeveloped Land
East: Industrial (Phoenix Commercial Park)
West: Industrial (Multiple)
South: Single Family & Undeveloped Commercial

The subject property will be developed in a complementary manner to the mix of non-residential and residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

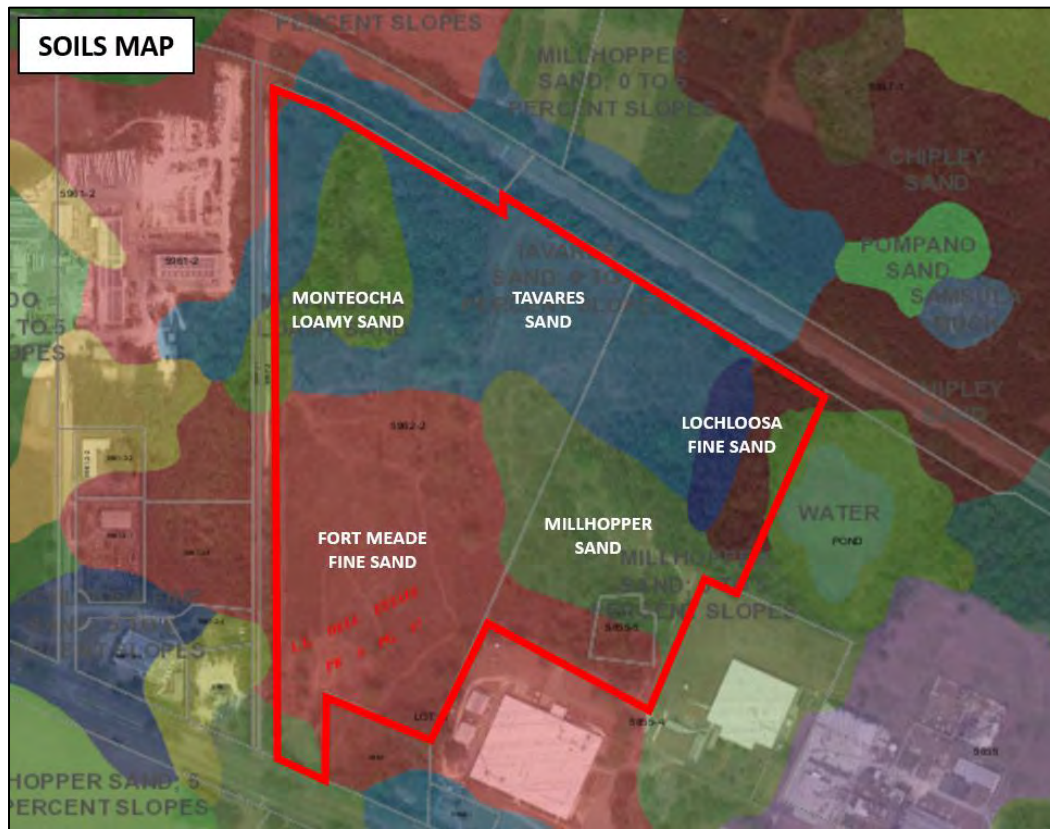
In addition, the zoning change request will create a logical development pattern. It will allow the for development of the property with a mix of non-residential uses clustered within the core of the urban services area within the City. This supports a logical infill pattern. In addition, the subject property has centralized public utilities presently available to serve the site. The proposed zoning change will thus be a logical extension of this current development pattern along the US 441 corridor.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

Soils:

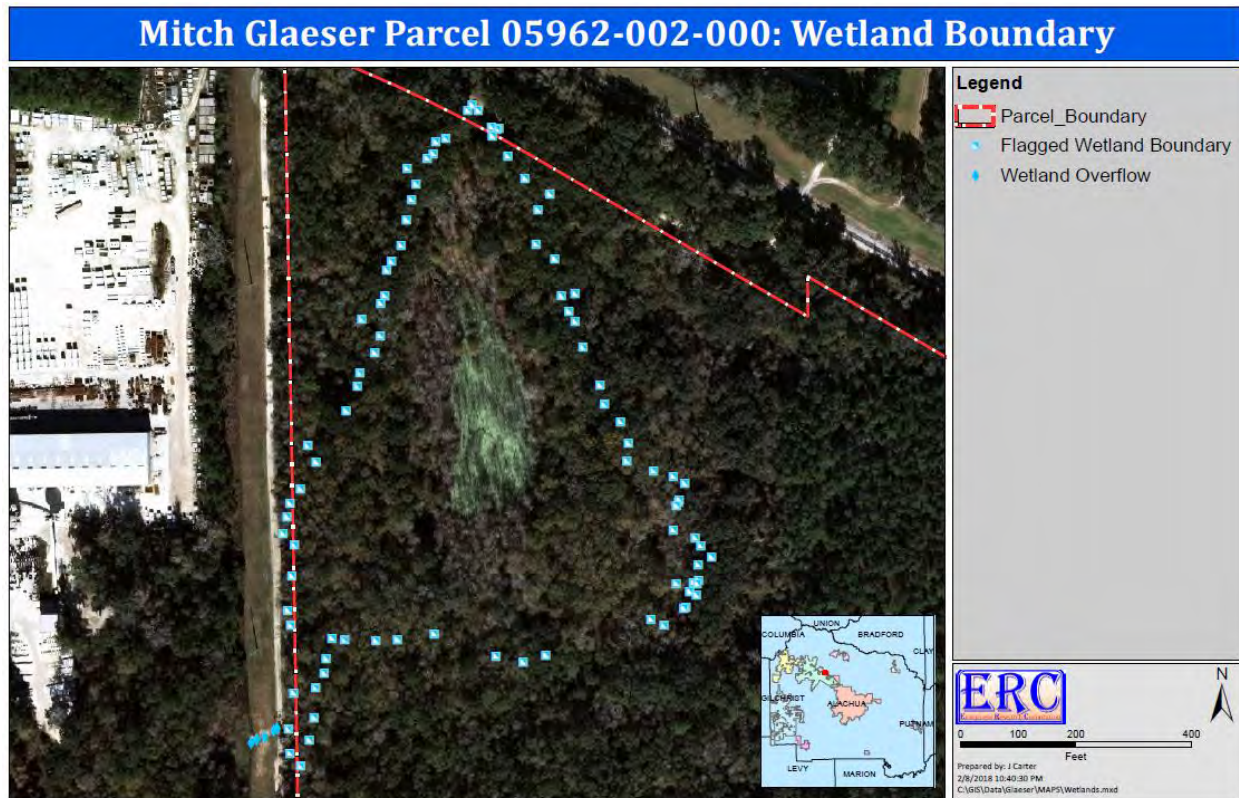
The following exhibit illustrates the soil types for the subject property and the immediate area:

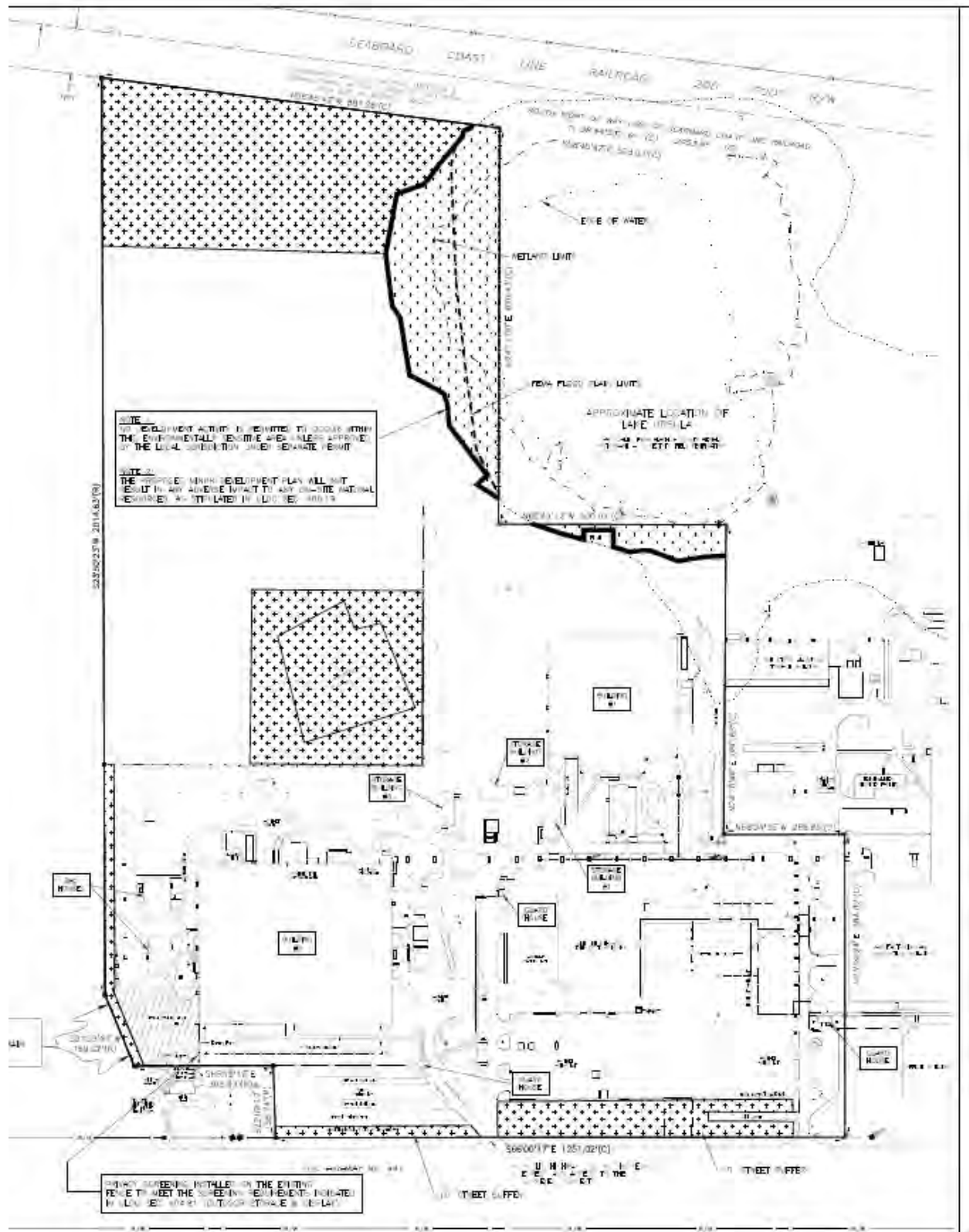


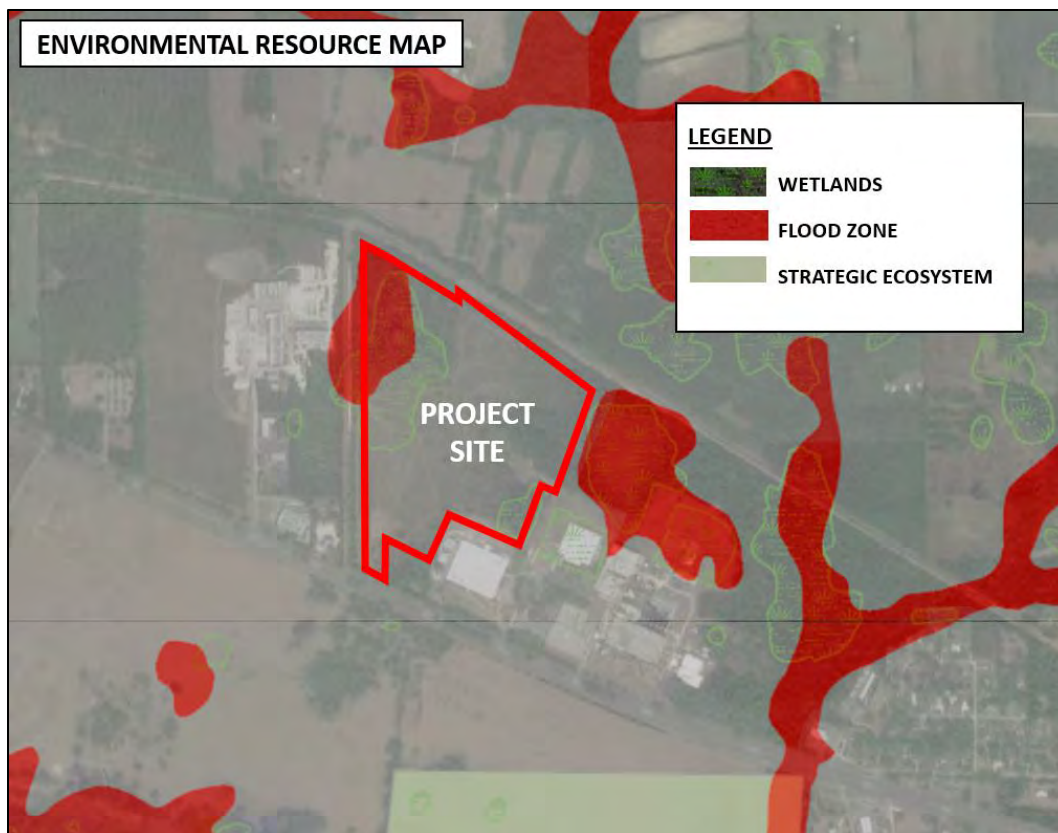
As shown, the parcel has Montechoa Loamy Sand, Tavares Sand, Lochloosa Fine Sand, Fort Meade Fine Sand and Millhopper Sand. According to the *Soil Survey of Alachua County Florida*, these soils range between 0-5 percent slopes and are suitable for development. The least suitable soils are the Montechoa Loamy Sand, which are coincident with the on-site wetland area, which will not be developed. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

Wetlands / Surface Waters / Creeks / 100-year Flood Zone:

There are wetlands and 100-year flood zone areas located on portions of the project site as shown below. Parcel 05962-002-000 has a wetland boundary map, flagged by Environmental Resource Corporation (below), and a previous site plan for Phoenix Commercial Park is included below that shows the wetland line accepted at the time of development.





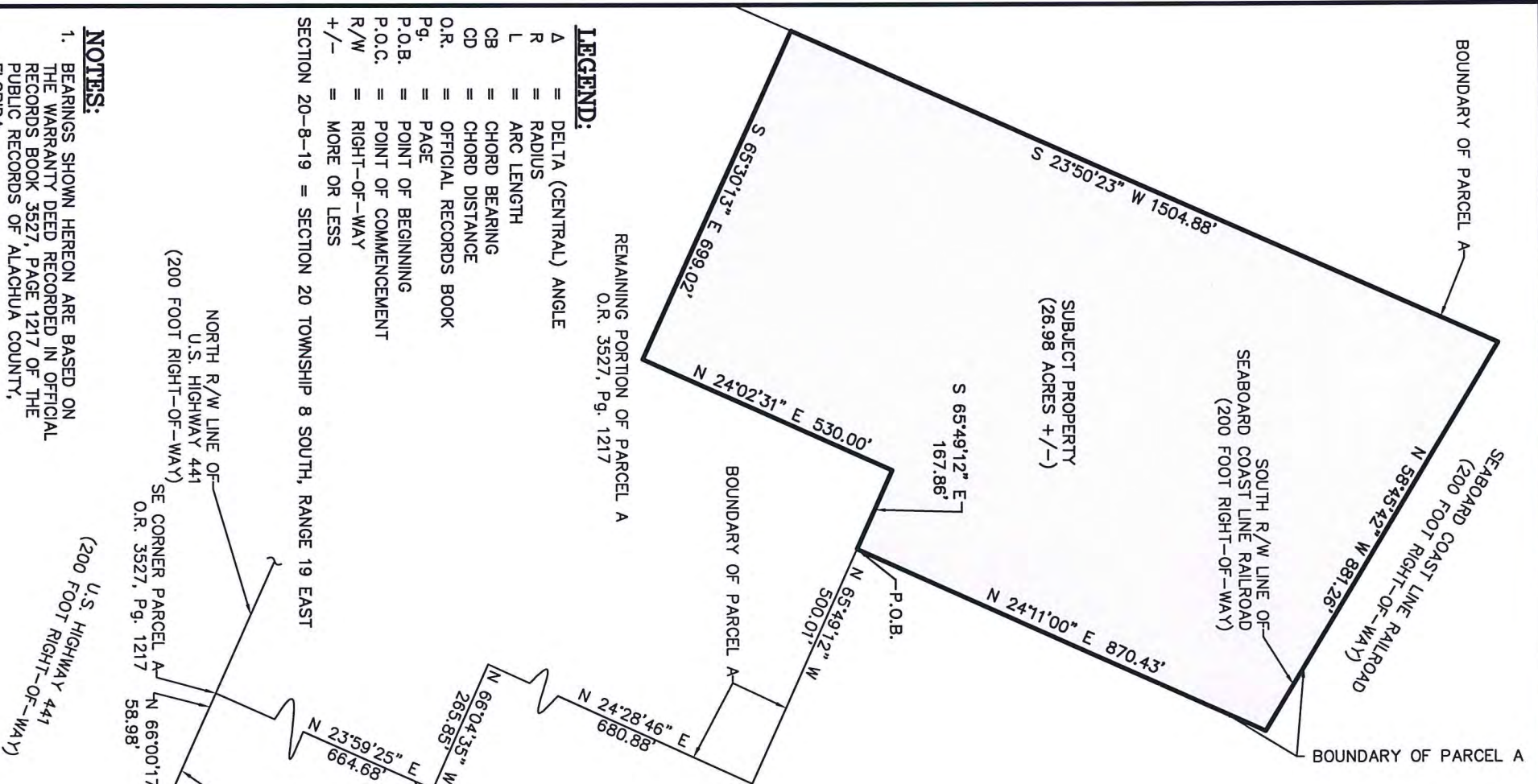
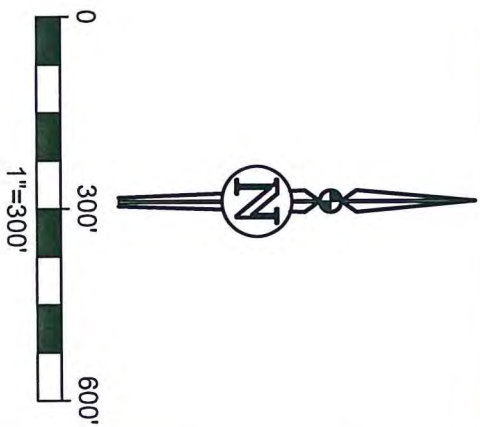


These areas have been specifically analyzed by the land owner and any future development will avoid these areas (based on specific field location of the wetlands) and be protected based on the regulations prescribed in the City Code and Comprehensive Plan. The 100-year flood zone area located on the project site coincides with the wetland area and will therefore, also be protected from development.

Topography:

The following topographic map illustrates the existing contours on the property. The developable central portion of the property is relatively flat and is suitable for development. The lower-lying areas in the northwest and northeastern portions coincide with the existing on-site wetlands and will be therefore, development will avoid these areas.





- LEGEND:**
- Δ = DELTA (CENTRAL) ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
O.R. = OFFICIAL RECORDS BOOK
Pg. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
+/- = MORE OR LESS

SECTION 20-8-19 = SECTION 20 TOWNSHIP 8 SOUTH, RANGE 19 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

SE CORNER OF SECTION 20-8-19

P.O.C.

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

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LEGAL DESCRIPTION SKETCH OF

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

FOR: MITCH GLAESER

BY: ALEJANDRO PEREZ P.S.M. 6839

eda engineers-surveyors-planners, inc.
Corporate Authorization
No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
AP	AP	N/A	06/22/18	18-0023 S02	N/A	N/A



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