



## **Planning and Zoning Board Agenda May 9, 2017**

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**Chair Gary Thomas**

**City Manager Traci L. Gresham**

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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### **Planning and Zoning Board At 6:00 PM**

**Meeting Date:** May 9, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

<p><b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING AGENDA</b></h2>
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### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE TO THE FLAG**

### **APPROVAL OF THE AGENDA**

#### **I. OLD BUSINESS**

#### **II. NEW BUSINESS**

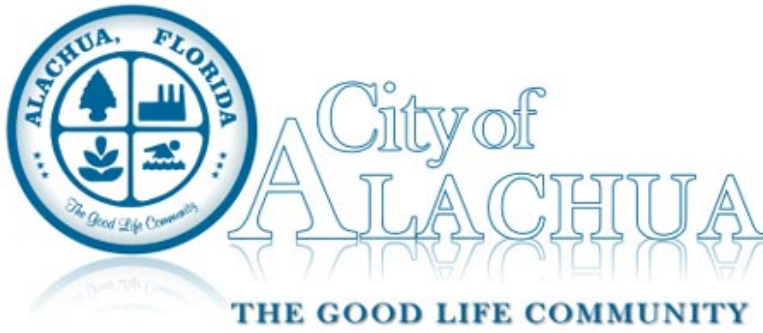
- A. Approval of the Minutes of the March 14, 2017 PZB Meeting
- B. Approval of the Minutes of the April 18, 2017 PZB Meeting

- C. Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a ±2,030 square foot shop building on a ±.33 acre project area on a ±300 acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)

### **III. BOARD COMMENTS/DISCUSSION**

### **IV. CITIZENS COMMENTS**

### **ADJOURN**



## Board/Committee Agenda Item

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**MEETING DATE:** 5/9/2017

**SUBJECT:** Approval of the Minutes of the March 14, 2017 PZB Meeting

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Approve the minutes of the March 14, 2017 Planning & Zoning Board (PZB) Meeting.

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### Summary

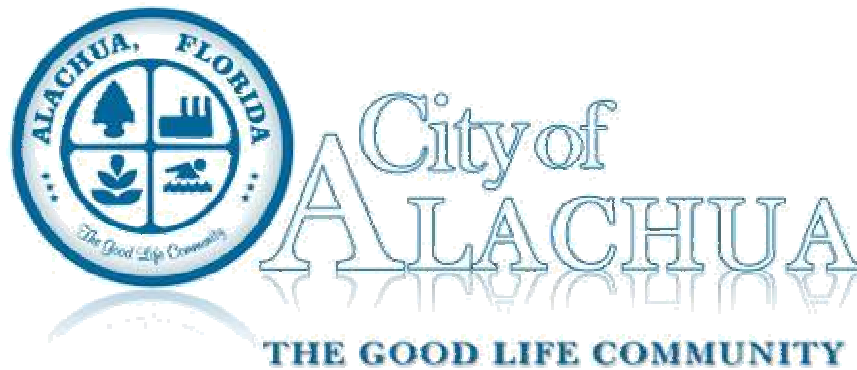
Approve the minutes of the March 14, 2017 Planning & Zoning Board (PZB) Meeting.

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**ATTACHMENTS:**

Description

▢ PZB Minutes 3/14/2017



## **Planning and Zoning Board Minutes March 14, 2017**

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**Chair Gary Thomas**

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** March 14, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

<p><b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2>
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### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

### **INVOCATION**

Member Anthony Wright led the invocation.

### **PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

### **APPROVAL OF THE AGENDA**



There were no changes to the Agenda.

**Vice Chair Dayna Miller motioned to accept the agenda as published; seconded by Member Fred Hilton. Passed by unanimous consent.**

## **I. OLD BUSINESS**

None.

## **II. NEW BUSINESS**

### **A. Approval of the Minutes of the February 14, 2017 PZB Meeting**

**Vice Chair Dayna Miller motioned to accept the minutes; seconded by Member Fred Hilton. Passed by unanimous consent.**

### **B. Large Scale Comprehensive Plan Amendment: A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing). Principal Planner Justin Tabor, AICP, presented the Staff Report.**

Kathy Hattaway, AICP, of Poulos & Bennett, LLC, Applicant and Agent for the property owner, availed herself for questions.

Vice Chair Dayna Miller asked if there were any attendees at the Neighborhood Meeting.

Principal Planner Justin Tabor, AICP, stated the materials submitted by the applicant indicate the meeting was unattended.

**Member Anthony Wright moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Fred Hilton.**

**Motion Passed 5-0 in a roll call vote.**

### **C. Site Plan - Farm Bureau Insurance: A request by Chris Gmuer, P.E., of Gmuer Engineering, Inc, applicant and agent for Hipp Investments, LLC, property owner, for consideration of a Site Plan for the construction of a ±5,560 square foot building on a ±1.66 acre subject property. Tax Parcel No. 03053-001-001 (Quasi-Judicial)**

Assistant Deputy City Clerk Melanie Anne Westmoreland swore in parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Christopher Gmuer, P.E., of Gmuer Engineering, Inc., Applicant and Agent for the property owner, acknowledged the applicant's agreement to the conditions recommended by Staff and availed himself for questions.

Vice Chair Dayna Miller asked for clarification concerning stormwater runoff from the northern property line of the subject property, and about the location of the waste receptacle.

Chair Gary Thomas asked for clarification on site location and point of ingress and egress.

Christopher Gmuer, P.E., responded to the questions.

**Member Fred Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 23 of the March 14, 2017 Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.**

**Motion Passed 5-0 on a roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Planning & Community Development Director Kathy Winburn, AICP, stated that a Planning & Zoning Board Meeting will be held on April 18.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

ATTEST:

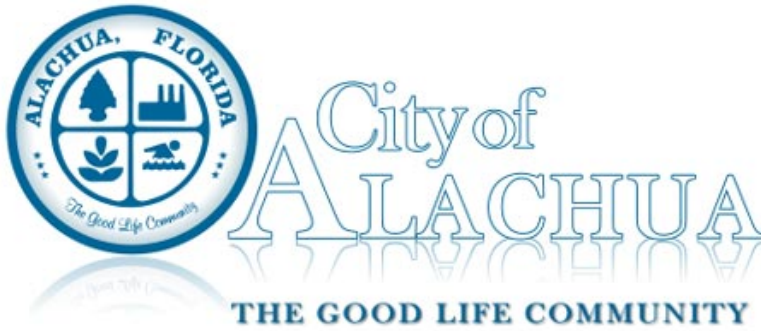
PLANNING AND ZONING BOARD OF  
THE CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison



## Board/Committee Agenda Item

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**MEETING DATE:** 5/9/2017

**SUBJECT:** Approval of the Minutes of the April 18, 2017 PZB Meeting

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Approve the minutes of the April 18, 2017 Planning & Zoning Board (PZB) Meeting.

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### Summary

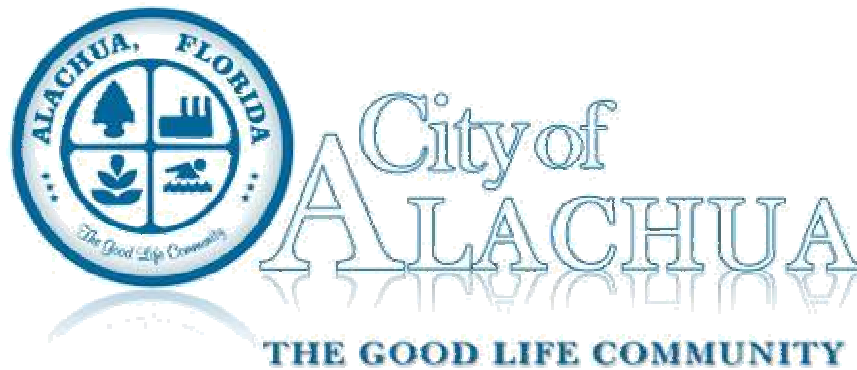
Approve the minutes of the April 18, 2017 Planning & Zoning Board (PZB) Meeting.

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**ATTACHMENTS:**

Description

📎 PZB Minutes 4/18/2017



## **Planning and Zoning Board Minutes April 18, 2017**

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**Chair Gary Thomas**

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** April 18, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

<p><b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b></p>
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<h3><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h3>
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#### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

#### **INVOCATION**

Member Anthony Wright led the invocation.

#### **PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**

There were no changes to the agenda.

**Member Fred Hilton motioned to accept the agenda as published; seconded by Vice Chair Dayna Miller. Passed by unanimous consent.**

## **I. OLD BUSINESS**

None.

## **II. NEW BUSINESS**

- A. Special Exception Permit - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc. applicant and agent for Wal-Mart Stores East, LP, property owner, for consideration of a Special Exception Permit for a large-scale retail establishment greater than or equal to 80,000 square feet. Tax Parcel Number 03869-013-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's recommended conditions, and availed himself and the consultants representing the applicant to questions of the Board.

**Member Fred Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Special Exception Permit for a large-scale retail establishment greater than or equal to 80,000 square feet to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 24 of the April 18, 2017, Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.**

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Clerk Joye Emerson swore in Lewis Washington.

Lewis Washington spoke to the motion on the floor.

Clerk Joye Emerson swore in Thelma Hammon

Thelma Hammon spoke to the motion on the floor.

**Motion Passed 5-0 on a roll call vote.**

- B. Special Exception Permit - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc., applicant and agent for Wal-Mart Stores East, LP, property owner, for consideration of a Special Exception Permit for automobile repair and servicing as part of a large-scale retail establishment. Tax Parcel Number 03869-013-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's recommended conditions, and availed himself and the consultants representing the applicant to questions of the Board.

**Member Anthony Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Special Exception Permit for automobile repair and servicing as part of a large-scale retail establishment to the City Commission with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the April 18, 2017, Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns.**

Clerk Joye Emerson swore in Rudy Rothseiden

Rudy Rothseiden spoke to the motion on the floor.

Member Fred Hilton requested clarification concerning the underground cave

system. Brian Cassidy, P.E., of CPH, Inc. responded to the Mr. Hilton's question.

Principal Planner Justin Tabor, AICP, stated the geotechnical reports presented by the applicant were reviewed by an independent consultant engaged by the City, and the applicant has addressed the comments received by the independent consultant and Staff has proposed conditions to address the comments.

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Clerk Joye Emerson swore in Lewis Washington.

Lewis Washington spoke to the motion on the floor.

Justin Tabor responded to a question concerning Level of Service Standards.

Member Fred Hilton commented about the procedural processes of the public hearings being held at this evening's meeting and the information provided to the Board by City Staff.

City Attorney Marian Rush expanded upon Member Fred Hilton's observations.

**Motion Passed 5-0 on a roll call vote.**

- C. Site Plan - Wal-Mart #3873: A request by Brian Cassidy, P.E., of CPH, Inc., applicant and agent for First Street Group, L.C., and Wal-Mart Stores East, LP, property owners, for consideration of a Site Plan for the construction of a ±158,562 square foot building for retail sales and services on a ±86.91 acre subject property, consisting of a ±37.94 acre project area. Tax Parcel Numbers 03066-000-000, 03869-000-000, 03869-013-000, and 03869-014-000 (Quasi-Judicial Hearing).

Clerk Joye Emerson swore in City Staff and representatives of the applicant entering testimony during the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Richard Davis, counsel for City Staff, requested the Board accept the Staff Report, Exhibits, and Staff's Recommendation into the record.

The Board accepted the materials into the record.

Vice Chair Dayna Miller requested Staff to clarify areas which constitute open space.

Principal Planner Justin Tabor, AICP, responded and provided the source of the definition of open space.

Vice Chair Dayna Miller requested clarification concerning the proposed road connection to NW US Highway 441.

Principal Planner Justin Tabor, AICP, responded to the question.

Vice Chair Dayna Miller requested clarification concerning the requirements for the turn bays into the project.

Arturo Perez, of Traffic & Mobility Consultants responded to the question.

Vice Chair Dayna Miller requested clarification concerning the location of the roads providing access to the development.

Principal Planner Justin Tabor, AICP, responded to the question.

Member Anthony Wright asked if the comments received concerning soils/geotechnical matters were addressed.

Principal Planner Justin Tabor, AICP, responded to the question.

David Theriaque, counsel for the applicant, acknowledged that the applicant accepts Staff's

recommended conditions, and availed himself and the consultants representing the applicant to questions of the Board.

**Vice Chair Dayna Miller moved that Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Site Plan to the City Commission with a recommendation to approve, subject to the ten (10) conditions provided in Exhibit "A" and located on pages 37 and 38 of the April 18, 2017, Staff Report to the Planning & Zoning Board. This recommendation is contingent upon the Board of Adjustment's approval of the applicant's companion variance permit application and the City Commission's approval of the companion Special Exception Permit applications for automobile repair & servicing and for a large-scale retail establishment greater than or equal to 80,000 square feet in area; Seconded by Member Fred Hilton.**

Clerk Joye Emerson swore in Rudy Rothseiden

Rudy Rothseiden spoke to the motion on the floor.

Clerk Joye Emerson swore in Thelma Hammon.

Thelma Hammon spoke to the motion on the floor.

Clerk Joye Emerson swore in Jeanette Hinsdale.

Jeanette Hinsdale spoke to the motion on the floor.

Member Fred Hilton requested the City Attorney and City Staff clarify the purpose of the Board as related to these items.

City Attorney Marian Rush and Principal Planner Justin Tabor, AICP, responded to the request.

Member Virginia Johns noted that the applicant's stormwater plans exceed minimum requirements, and that the site will be well landscaped and will be aesthetically pleasing.

**Motion Passed 5-0 on a roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Member Anthony Wright addressed the overall presentation of the applications and the Staff Reports for the items presented at the meeting.

### **IV. CITIZENS COMMENTS**

None.



**ADJOURN**

ATTEST:

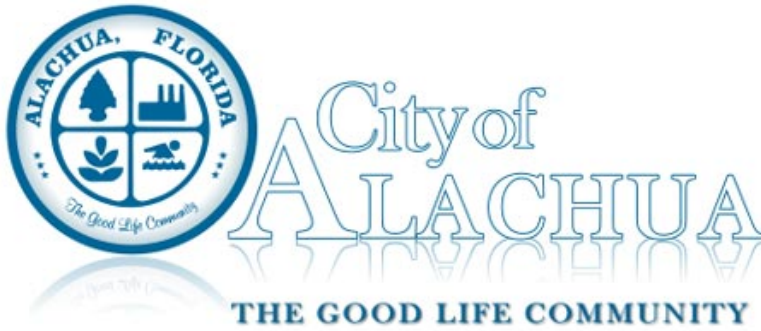
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Presiding Officer

PLANNING AND ZONING BOARD OF  
THE CITY OF ALACHUA, FLORIDA

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Staff Liaison



## Board/Committee Agenda Item

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**MEETING DATE:** 5/9/2017

**SUBJECT:** Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a  $\pm 2,030$  square foot shop building on a  $\pm .33$  acre project area on a  $\pm 300$  acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)

**PREPARED BY:** Adam Hall, AICP

**RECOMMENDED ACTION:**

*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the May 9, 2017, Staff Report to the Planning & Zoning Board.*

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### Summary

The proposed site plan is a request by Michael Freidin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for the construction of a  $\pm 2,030$  square foot building with landscaping and parking improvements. The overall parcel acreage is  $\pm 300$  acres in area, however, the project area is  $\pm .33$  acre. The property is located north of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property. Access to the subject property would be provided primarily by an existing ingress/egress drive connecting to NW 109th Lane.

The applicant has submitted evidence from the Suwannee River Water Management District that no stormwater retention improvements are required for this project.

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**ATTACHMENTS:**

Description

- ☐ Staff Report
- ☐ Exhibit B to Staff Report: Supporting Application Materials
- ☐ Application and Supporting Materials
- ☐ Site Plan
- ☐ Public Notice Materials



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 9, 2017

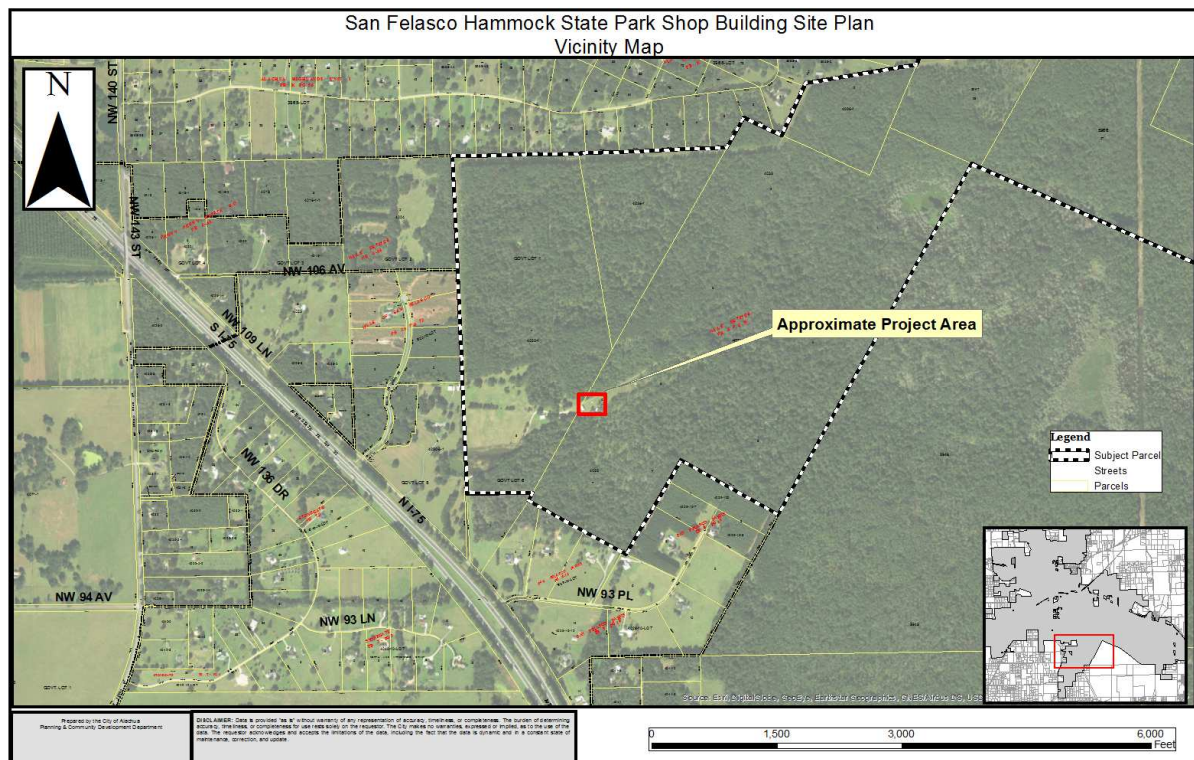
<b>SUBJECT:</b>	A request for a Site Plan for the construction of a ±2,030 square foot building with landscaping and parking improvements
<b>APPLICANT/AGENT:</b>	Michael Freidin, George & Associates Consulting Engineers, Inc.
<b>PROPERTY OWNER:</b>	State of Florida (Florida Department of Environmental Protection)
<b>LOCATION:</b>	North of NW 109 <sup>th</sup> Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property
<b>PARCEL ID NUMBER:</b>	04033-000-000
<b>FLUM DESIGNATION:</b>	Conservation
<b>ZONING:</b>	CSV ("Conservation")
<b>OVERLAY:</b>	NA
<b>ACREAGE:</b>	Overall parcel- 300 ac.; Project Area- .33 ac.
<b>PROJECT PLANNER:</b>	Adam Hall, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" of this Staff Report.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" and on page 15 of the May 9, 2017 Staff Report to the Planning &amp; Zoning Board.</i>

## SUMMARY

The proposed site plan is a request by Michael Freidin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for the construction of a  $\pm 2,030$  square foot building with landscaping and parking improvements.

The overall parcel acreage is  $\pm 300$  acres in area, however, the project area is .33 acre. The property is located north of NW 109<sup>th</sup> Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property. Access to the subject property would be provided primarily by an existing ingress/egress drive connecting to NW 109<sup>th</sup> Lane.

### Map 1. Vicinity Map

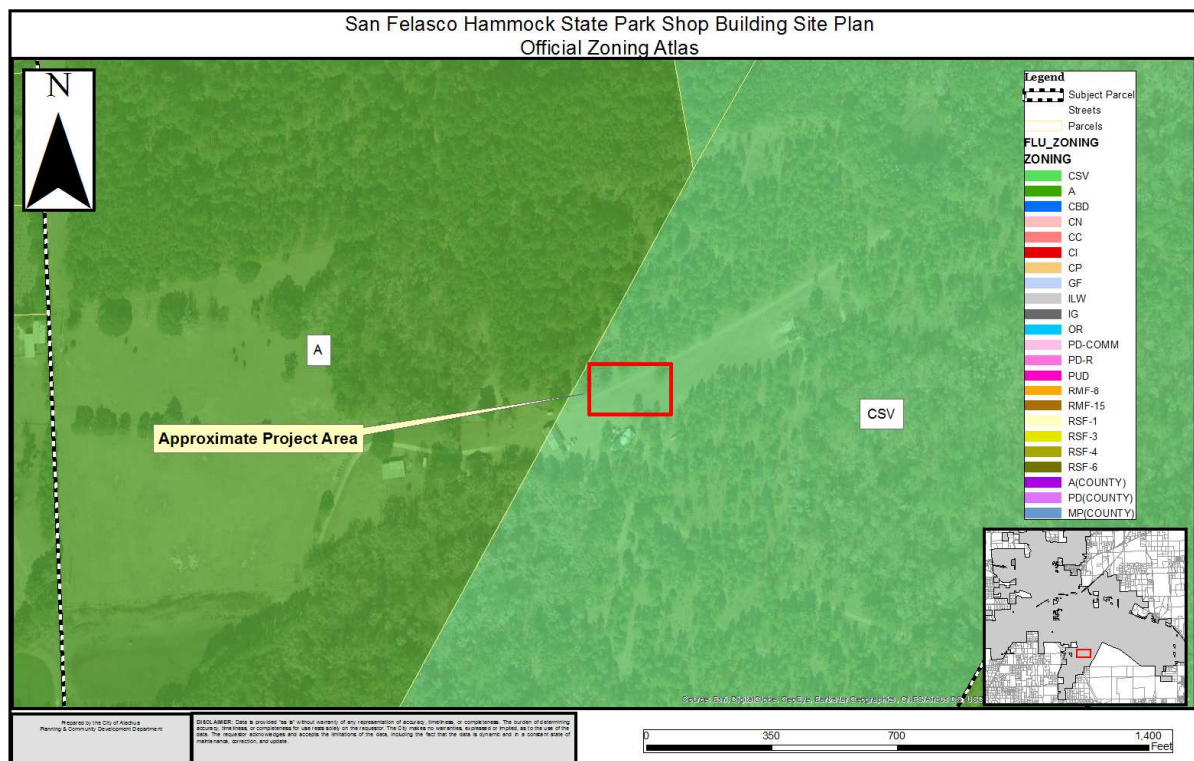




### Staff Report:



## Page 3



The applicant has submitted evidence from the Suwannee River Water Management District that no stormwater retention improvements are required for this project.

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Hammock State Park/ Alachua Highlands Subdivision	Conservation/ Agriculture	"CSV" / "A"
South	San Felasco Farms Subdivision	Agriculture	"A"
East	San Felasco Hammock State Park	Preservation	Conservation ("C-1") (Alachua County designation)
West	Hills of San Felasco Subdivision	Agriculture	"A"

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on January 26, 2017 at the Alachua Branch Library. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) individuals. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### **Future Land Use Element**

#### **GOAL 1: Future Land Use Map 2025:**

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.

#### **Objective 1.8: Conservation**

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plan and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

***Evaluation and Findings of Consistency with Objective 1.8:*** The proposed structure will serve as a maintenance and repair facility for the San Felasco State Park. The property is owned and maintained by the Florida Department of Environmental Protection as a State Park. The actual area of development, the project site, will not have a significant impact on any identifiable environmental features and is adjacent to existing structures used by the State in maintaining the park. See the analysis of environmental conditions section of this report below.

**Policy 1.8.a:** Conservation uses: Conservation uses shall be limited to public access, low-intensity resource based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

***Evaluation and Findings of Consistency with Policy 1.8.a:*** The subject property will continue to be a state park (San Felasco Hammock State Park). The proposed development is classified as a non-residential use necessary to manage conservation lands.

## **Conservation and Open Space Element**

### **GOAL 2: Human Interaction and Impacts:**

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

### **Objective 2.1:**

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

**Policy 2.1.e:** The City shall coordinate with FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

***Evaluation and Findings of Consistency with Policy 2.1.e:*** The proposed structure will allow FDEP to effectively continue its mission to provide opportunities for the public to interact with natural amenities.

## **ENVIRONMENTAL CONDITIONS ANALYSIS**

### **Wetlands**

According to best available data, there are no wetlands located within the project area. There are wetlands located within the San Felasco Hammock State Park property (the subject parcel).

**Evaluation:** No wetlands have been identified within project area; wetlands have been identified on the subject parcel (a portion of the San Felasco Hammock State Park property). The project area is located approximately 200' away from any identified wetlands.

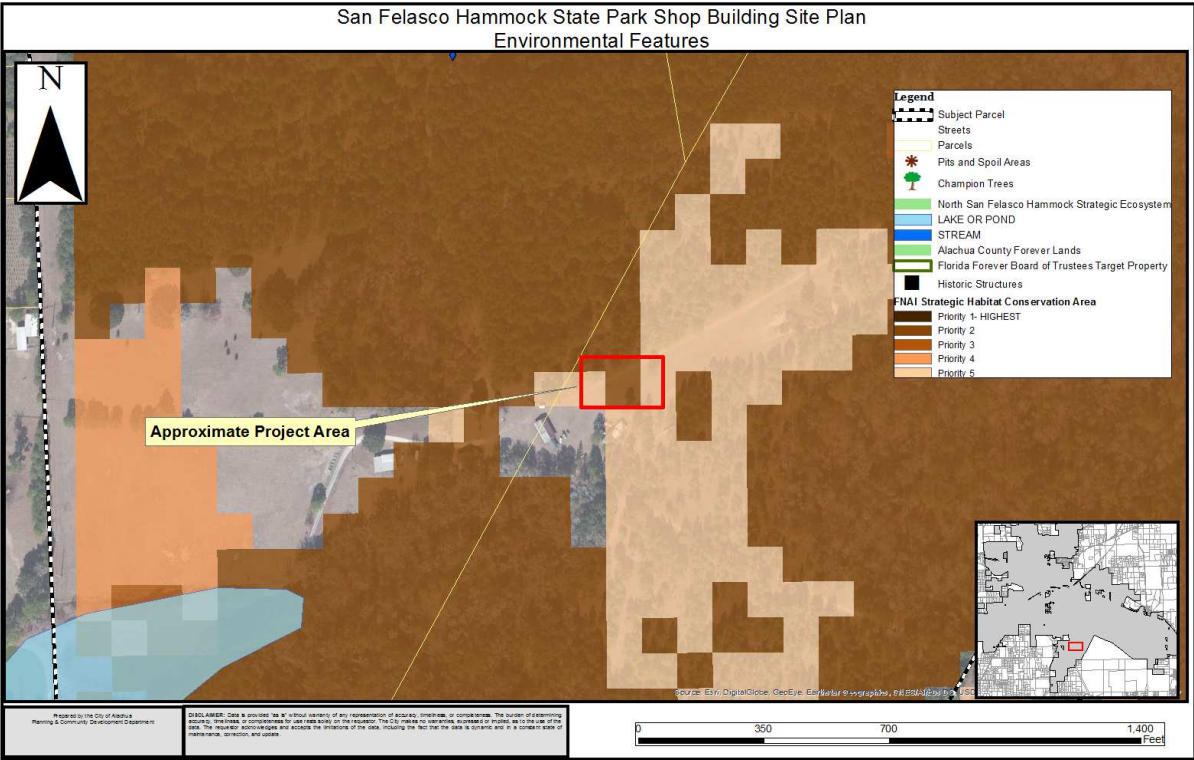
### **Strategic Ecosystems**

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

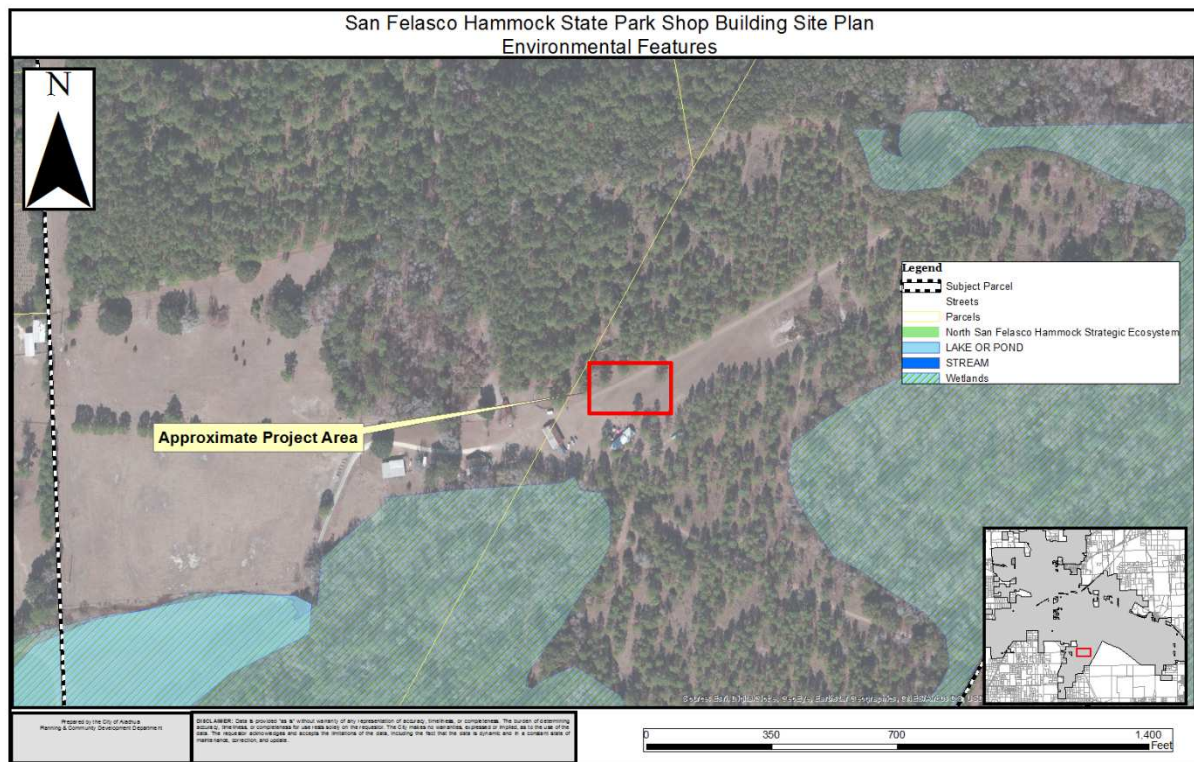
**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.



Map 4. Environmental Features



Map 5. Wetlands and Flood Zones



## **Regulated Plant & Animal Species**

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist within the project area. The FNAI PNA data layer does indicate that a portion of the project area as Priority 2, which is land potentially having habitat which could support species identified as endangered, threatened, or of special concern, however, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the

applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

### *Millhopper Sand (0-5% slopes)*

Hydrologic Soil Group: B

This soil type is moderately well drained and permeability is rapid in the surface and moderately rapid in subsurface layers. This soil type poses only slight limitations as sites for dwellings, small commercial buildings, and local roads and streets. Limitations are moderate for absorption fields for septic tanks.

### *Arredondo Fine Sand (0-5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for dwellings, absorption fields for septic tanks, small commercial buildings, and local roads and streets.

**Evaluation:** The soils located within the project area only pose slight limitations for small commercial buildings; septic system design is permitted through Alachua County Health Department. No issues related to soil composition of the project area.

## **Flood Potential**

Panel 12001C0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.) See Map 5 above.

**Evaluation:** The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

## **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features located on or approximate to the project area which indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zones**

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

**Evaluation:** The project area is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

### **Historic Structures/Markers and Historic Features**

The project area does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### ***SITE PLAN STANDARDS***

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

#### **(E) Site Plan Standards**

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

**(1) *Consistency with Comprehensive Plan***

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

**(2) *Use Allowed in Zone District***

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

**Evaluation & Findings:** The use "resource-based recreation use, nonintensive" is permitted with the Conservation ("CSV") zoning district.

**(3) *Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** There are no use specific standards set forth for this use in Table 4.1-1 of the LDRs.

**(4) *Development and Design Standards***

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

**(5) *Subdivision Standards***

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

**Evaluation & Findings:** No subdivision is proposed as a part of this application.



**(6) Complies with All Other Relevant Laws and Ordinances**

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

**Evaluation & Findings:** The application is consistent with all other relevant City ordinances and regulations.

## PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) (3) exempts developments with de minimis or no impact on public facility levels from the requirements of Concurrency Compliance. Article 10, City of Alachua Land Development Regulation defines de minimis as “an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.” As shown in Table 3 below the anticipated impact of this development is 9 trips per day, therefore, the development is exempt from concurrency requirements. Concurrency calculations have been provided below. No negative impact to public facilities is anticipated from this proposed development.

### Traffic Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	SR 241 (from 235A to SCL)	2/U	County Maintained Arterial	Rural	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]

<sup>3</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 3. Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
General Light Industrial* (ITE Code 110)	9 (5/4)	1 (1/0)	1 (0/1)
Total Trips	9 (5/4)	1 (1/0)	1 (0/1)

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.

<sup>2</sup> Formulas: ITE Code 110 – AADT – 3.02 trips per employee x 3 employees (50% entering/50% exiting); AM Peak Hour – .44 trips per employee x 3 employees (83% entering/17% exiting); PM Peak Hour – .42 trips per employee (21% entering/79% exiting)

\* The Institute of Transportation Engineers (ITE) code 110 is the most similar code to the proposed use; no manufacturing or uses associated with industrial land uses are proposed to take place at the property. This use code is being used for automobile trip generation only.

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	SR 241 <sup>1</sup>
Average Annual Daily Trips	
Maximum Service Volume <sup>2</sup>	14,580
Existing Traffic <sup>3</sup>	8,710
Reserved Trips <sup>3</sup>	0
Available Capacity <sup>3</sup>	5,870
Increase/Decrease in Daily Trips Generated by Development	9
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	5,861
<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Source: City of Alachua March 2017 Development Monitoring Report. <sup>4</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)**

Traffic System Category	SR 241 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,314
Existing Traffic <sup>3</sup>	827
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	487
Increase/Decrease in PM Peak Hour Trips Generated by Development <sup>5</sup>	1
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	486
<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Source: City of Alachua March 2017 Development Monitoring Report.	

<sup>4</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## **Potable Water Impacts**

**Table 5. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,190,000
Reserved Capacity <sup>1</sup>	140,504
Available Capacity	969,496
Projected Potable Water Demand from Application <sup>2</sup>	0
<b>Residual Capacity</b>	<b>969,496</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>57.6%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua March 2017 Development Monitoring Report. <sup>2</sup> Site not within Potable Water Service Area- will be served by private well	

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## **Sanitary Sewer Impacts**

**Table 6. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	615,000
Reserved Capacity <sup>1</sup>	100,914
Available Capacity	784,086
Projected Sanitary Sewer Demand from Application <sup>2</sup>	0.00
<b>Residual Capacity</b>	<b>810,859</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>47.7%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua March 2017 Development Monitoring Report. <sup>2</sup> Site not within Wastewater Service Area- will be served by private septic system	

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.



## **Solid Waste Impacts**

**Table 7. Solid Waste Impacts**

<b>System Category</b>	<b>Pounds Per Day</b>	<b>Tons Per Year</b>
Demand from Existing Development <sup>1</sup>	39,568	7,221.16
Reserved Capacity <sup>1</sup>	6,705.11	1,223.68
Demand Generated by Application <sup>2</sup>	24	4.4
<b>New River Solid Waste Facility Capacity<sup>3</sup></b>	<b>50 years</b>	
<i>Sources:</i> <sup>1</sup> City of Alachua March 2017 Development Monitoring Report. <sup>2</sup> Sincero and Sincero; <i>Environmental Engineering: A Design Approach</i> . Prentice Hall, New Jersey, 1996 <sup>3</sup> Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2016		

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## **Recreation Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

## **Public School Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

**EXHIBIT "A"**  
**TO**  
**STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP BUILDING**  
**SITE PLAN**  
**STAFF REPORT**

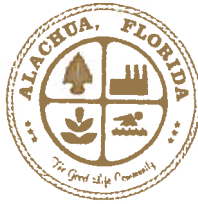
**CONDITIONS:**

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 & 2 as stated herein.



**EXHIBIT “B”  
TO  
STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP  
BUILDING  
SITE PLAN  
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD**



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 29, 2017

Michael Freidin  
George & Associates Consulting Engineers, Inc.  
1967 Commonwealth Lane, Suite 200  
Tallahassee, FL 32303

Also sent electronically to: [mfreidin@gaceng.net](mailto:mfreidin@gaceng.net)

**RE: Completeness Review of San Felasco Hammock State Park Shop Building Site Plan Application**

Dear Mr. Freidin:

On March 23, 2017, the City of Alachua received your application for a Site Plan for San Felasco Hammock State Park Shop Building which proposes the construction of a  $\pm 2,030$  square foot building, with associated paving, grading, and utility infrastructure improvements on a  $\pm .33$  acre project area, located north of San Felasco Farms subdivision, east of NW 143<sup>rd</sup> Street (CR 241), and south of the Alachua Hills subdivision, consisting of a portion of Tax Parcel Number 04033-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to complete our initial review. This information must be submitted by **Wednesday, April 5, 2017**:

- 1. Site Plan Application, Signature Section:** The submitted site plan application was not signed. An authorized agent form was submitted giving signature authorization to Mr Michael Freidin by the property owner, the Florida Department of Environmental Protection.  
**Action Needed to Address Deficiency:** Submit signed application sheet for Site Plan application.
- 2. Site Plan Application, Section C:** The submitted site plan application does not indicate if any sale of the property is included as a part of this site plan.  
**Action Needed to Address Deficiency:** Complete section C of the Site Plan application.
- 3. Site Plan Application, Section D.4., Concurrency Impact Analysis:** The Site Plan application does not include any information or data pertaining to impacts to any public facilities. If the applicant feels that the project falls under an exempt category as established by Section 2.4.14 (C), City of Alachua Land Development Regulations, a justification of such exemption must be provided.

**Action Needed to Address Deficiency:** Submit Concurrency Impact Analysis or justification for exemption from such analysis.

4. **Site Plan Application, Section D.5., Comprehensive Plan Consistency Analysis:** The Site Plan application does not include an analysis of the applications consistency with the City of Alachua's Comprehensive Plan.

**Action Needed to Address Deficiency:** Submit Analysis of application's consistency with the City of Alachua's Comprehensive Plan.

5. **Site Plan Application, Section D.8., Legal Description:** The Site Plan application does not include a legal description of either the project area or overall property.

**Action Needed to Address Deficiency:** Submit legal description of property and/or project area .

6. **Site Plan Application, Section D.9., Proof of Ownership:** The Site Plan application does not include proof of ownership.

**Action Needed to Address Deficiency:** Submit Analysis of application's consistency with the City of Alachua's Comprehensive Plan.

The above comments must be addressed and submitted to the City no later than **Wednesday, April 5, 2017**. If this information is not received by this date, the application may be deemed incomplete. This information may be submitted electronically.

**The comments below are based solely on a preliminary review of your application and may be addressed after the Development Review Team (DRT) Meeting.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately.

In order to provide a complete application, you must address the following:

1. **Site Plan Application, Section D.1.b., Zoning Designation:** The submitted plan set does not identify the current zoning of the subject property.

**Action Needed to Address Deficiency:** Provide the zoning designation on the plan set.

2. **Site Plan Application, Section D.1.c., Vicinity Map:** The submitted plan set does not show the overall property (parcel) and the relative location of the project area on the property, and means of access.

**Action Needed to Address Deficiency:** Provide a vicinity map on the site plan that shows the project area and its location on the overall property (parcel) and the means by which the project area will be accessed.

3. **Site Plan Application, Section D.1.d., Legal Description:** The submitted plan set does not include a legal description of the project area or the overall property.

**Action Needed to Address Deficiency:** Provide a legal description on the site plan of the project area or the overall property.

4. **Site Plan Application, Section D.1.e., Statement of Proposed Uses:** The submitted plan set does not include a statement of the proposed use(s).

**Action Needed to Address Deficiency:** Provide a statement of proposed use(s).

5. **Site Plan Application, Section D.1.j.:** Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)

**Action Needed to Address Deficiency:** Electric plans not provided. Provide electric system plans which show the existing electric system, points of connection to existing electric system, and proposed electric infrastructure.

6. **Site Plan Application, Section D.1.l.:** Proposed landscape plan indicates removal of three trees, but only identifies species for two of the three trees.  
**Action Needed to Address Deficiency:** Identify species of tree proposed to be removed and, if required, mitigation required for replacement of this tree.
7. **Site Plan Application, Section D.1.n.:** Distance from property lines and other structures  
**Action Needed to Address Deficiency:** Show distance between proposed structure and property lines, and between proposed structure and nearby structures shown on plans.
8. **Site Plan Application, Section D.11:** Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.  
**Action Needed to Address Deficiency:** Provide ERP, Letter of Exemption, Self-Certification, or proof that an application for one or more of these has been applied for to the SRWMD.

These comments are based on a preliminary review of your application. An in-depth review of your application will be performed and any additional comments will be provided to you at the Development Review Team (DRT) meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Justin Tabor, AICP, Principal Planner  
Project File

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Hammock State Park Shop Building

**APPLICATION TYPE:** Site Plan

**APPLICANT/PROPERTY OWNER:** State of Florida (FDEP)

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

**DRT MEETING DATE:** April 11, 2017

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Conservation

**ZONING:** CSV

**OVERLAY:** NA

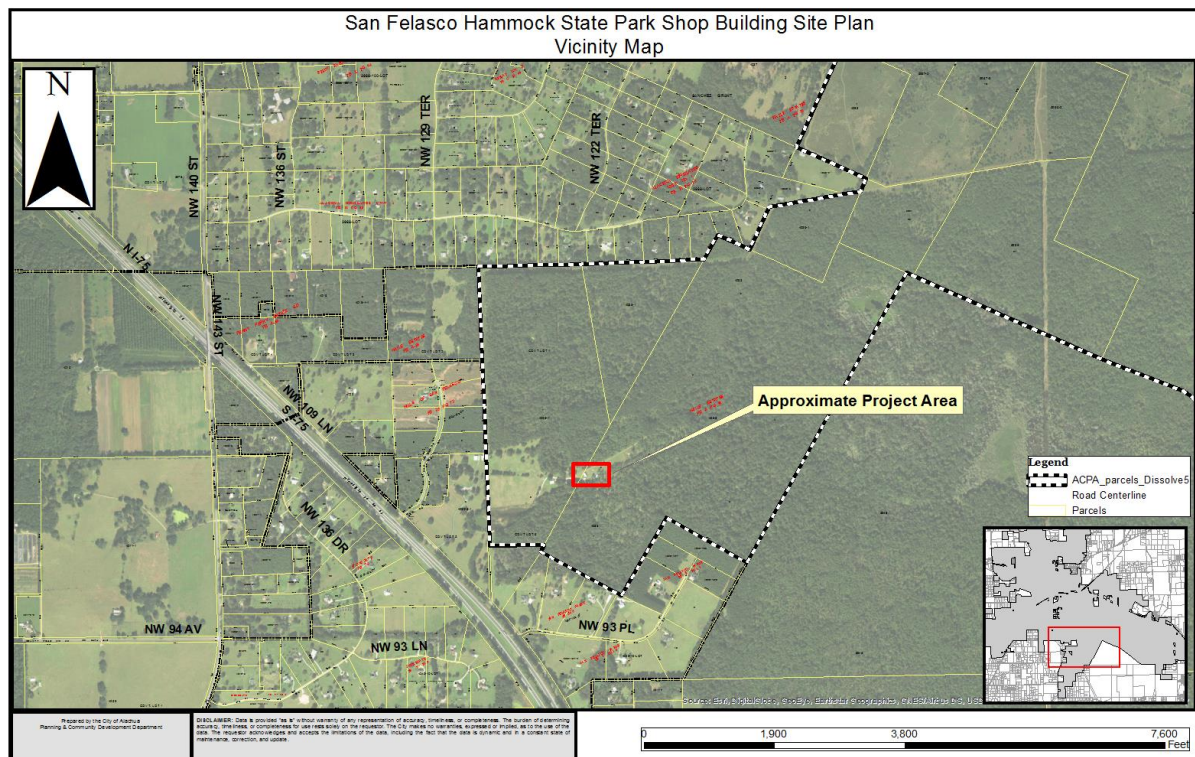
**DEVELOPMENT AREA ACREAGE:** ± .33 acres

**PARCEL:** 04033-000-000

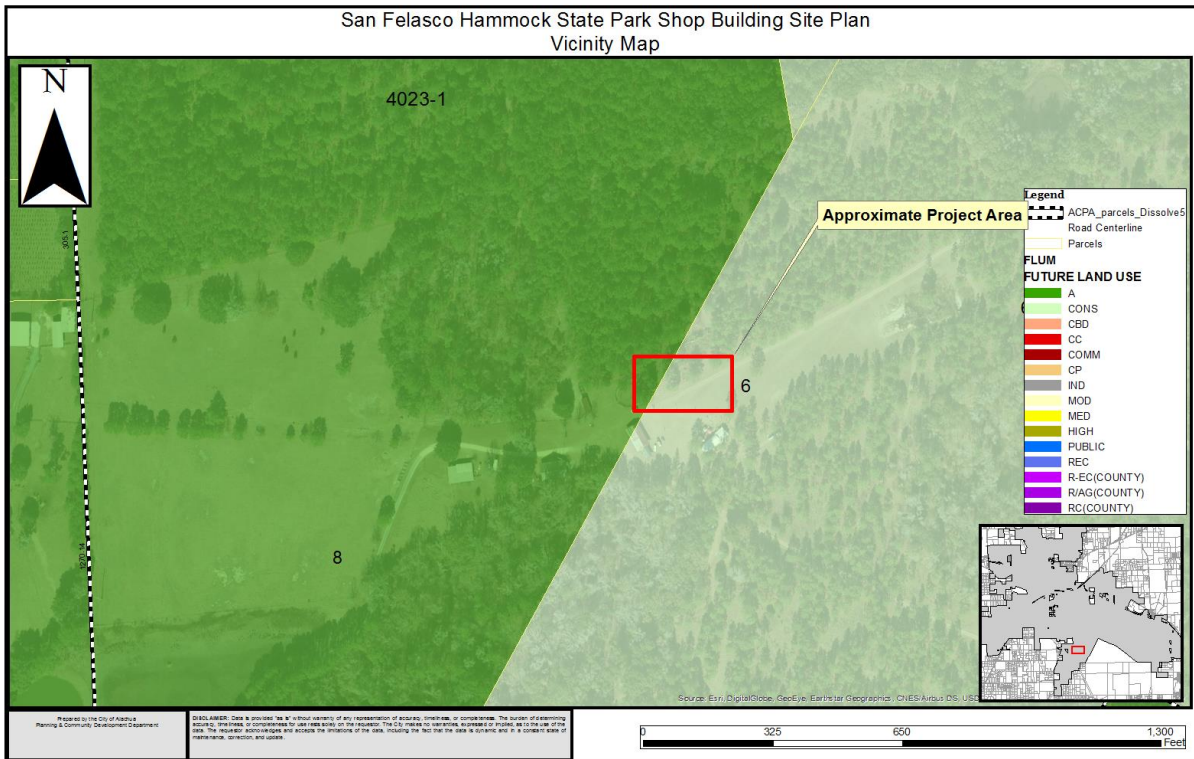
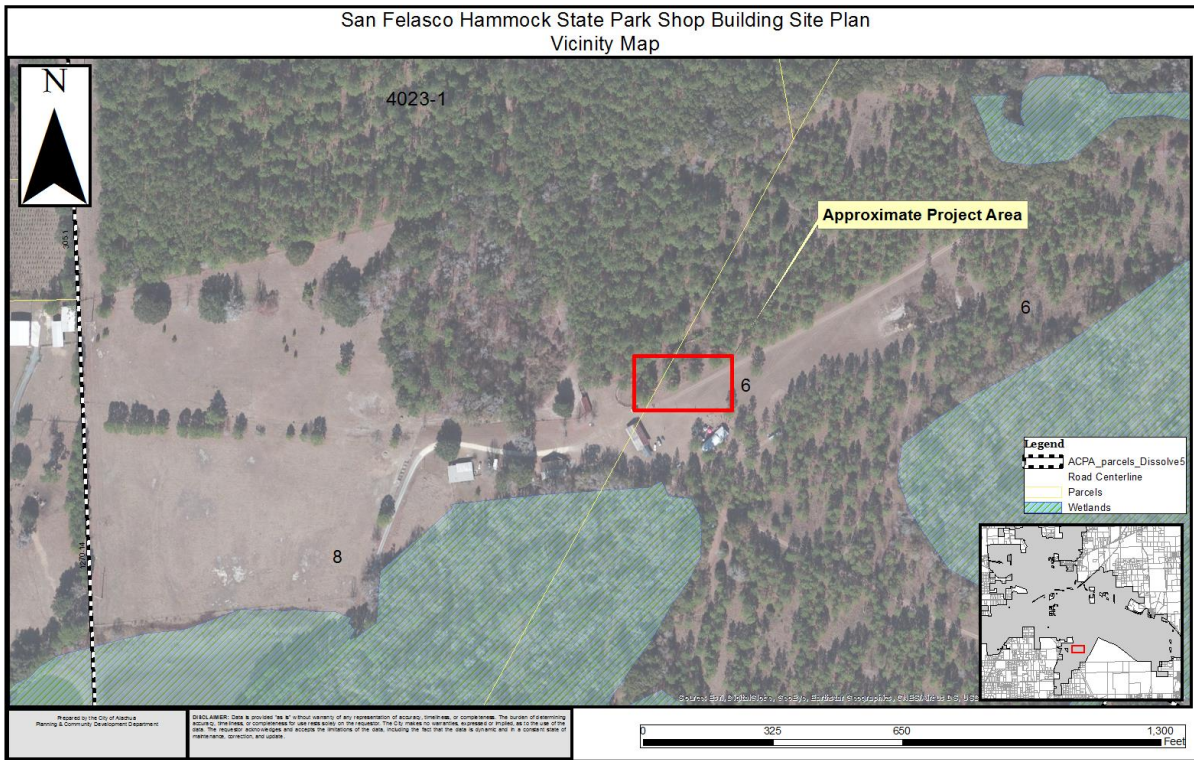
**PROJECT LOCATION:** North of NW 109<sup>th</sup> Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property.

**PROJECT SUMMARY:** Construction of a ±2,030 square foot building and associated private infrastructure, parking, and landscaping.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, April 17, 2017.**









San Felasco Hammock State Park Shop Building Site Plan  
Vicinity Map

Legend

- ACPA\_parcels\_Dissolve5
- Road Centerline
- Parcels

Pages from 16-5312 San Felasco Shop Building\_Civil\_Permit set.jpg

RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Scale: 0 80 160 320 Feet

## ***Deficiencies to be Addressed***

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

### ***A. Comprehensive Plan Consistency***

1. Analysis of consistency with the Comprehensive Plan should also address Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element.
2. Please provide a description of soils located within the project area to demonstrate compliance with Objective 1.5 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.
3. GIS analysis indicates presence of wetlands in the vicinity, please verify applications consistency with Objective 1.10 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

### ***B. Concurrency Impact Analysis***

1. Please address solid waste impacts to public facilities in request for exemption from concurrency compliance.

### ***C. Development Standards***

1. Section 6.2- Tree protection/landscape/xeriscape standards
  - a. Section 6.2.3(D) requires screening of mechanical equipment. Show mechanical equipment on landscape plan and method of screening that complies with this Section.
  - b. Section 6.2.2(D) (1) (b) (iii) requires a row of shrubs or shrub masses planted along all facades of building. No such shrubs identified on landscape plans. Please address.
  - c. Assuming 10 inch tree (species not identified) to be removed is a regulated tree, mitigation will be required in accordance with 6.2.1 (D) (1).
  - d. Additional understory/ ornamental tree required on east side of building (Code Reference 6.2.2 (D) (1) (b) ii).
  - e. Additional three (3) canopy tree required on south (front) façade (Code reference 6.2.2 (D) (1) (b) i).
  - f. Section 6.2.2 (D)(8)(v) limits the number of plantings that can be from any one type. Additional planting types required (may be able to meet compliance through the addition of the shrubs (see above comment C.1.b. above).
2. Section 6.3- Fencing
  - a. Fence detail must show maximum height.

### ***D. Fire Marshal/Public Services/ Review Comments***

1. None.

### ***E. Completeness Review Comments:***

1. The applicant must address all completeness review deficiencies as provided in correspondence dated March 29, 2017 and noted below:
  - **Site Plan Application, Section C:** The submitted site plan application does not indicate if any sale of the property is included as a part of this site plan.  
**Action Needed to Address Deficiency:** Complete section C of the Site Plan application.
  - **Site Plan Application, Section D.9., Proof of Ownership:** The Site Plan application does not include proof of ownership.

***Action Needed to Address Deficiency:*** Submit proof of ownership (i.e., deed or other verification such as a title opinion).

***F. Miscellaneous/General Issues***

1. Sheet C 101 references “Fernandex” Grant in legal description. Verify legal description on this sheet. It also appears that the “project area” may include a portion of an adjacent parcel. Please confirm that legal description includes all portions of the “project area”.
2. Required Application attachment D.6, Mailing labels for all property owners within 400’ and those listed to receive public notice have not been submitted.
3. Evidence of permit or application for permit for septic system from Alachua County Health Department.
4. Zoning and Future Land Use designations must be shown on site plan.
5. Exact project location must be shown in relation to existing tax parcel lines, as a zoning district boundary appears to transect development activities and development area.
6. Statement of proposed uses must be included on site plan.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF APRIL 17, 2017.**



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

**A. PROJECT**

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

**B. APPLICANT**

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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

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

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

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

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PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121**

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**For commercial project Applications:**

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

**Policy 1.3.d      Design and performance standards**

The following criteria shall apply when evaluating commercial development proposals:

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

**For industrial project Applications:**

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

**Policy 1.5.d**

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

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



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

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

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

  
 Signature of Applicant

Michael Freidin  
 Project Manager, George and Associates Consulting Engineers

Typed or printed name and title of applicant

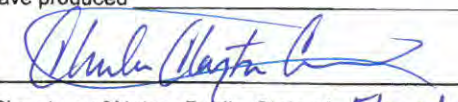
\_\_\_\_\_  
 Signature of Co-applicant

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

State of Florida County of Leon

The foregoing application is acknowledged before me this 5th day of April, 20  , by Michael

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

  
 Signature of Notary Public, State of Florida



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City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 12720 NW 109th LN, Alachua FL (San Felasco State Park)

Parcel ID Number(s): 04033-000-000

Acreage: 300 acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael W. Foster, Jr.

Title: Bureau Chief

Company (if applicable): Bureau of Design and Construction, Office of Operations, FDEP

Mailing Address: 3900 Commonwealth Boulevard, MS520

City: Tallahassee

State: Florida

ZIP: 32399

Telephone: 850-245-2694

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

e-mail: michael.foster@dep.state.fl.us

### C. AUTHORIZED AGENT

Name: Michael Freidin

Title: Project Engineer

Company (if applicable): George & Associates Consulting Engineers, Inc.

Mailing address: 1967 Commonwealth Lane, Suite 200

City: Tallahassee

State: Florida

ZIP: 32303

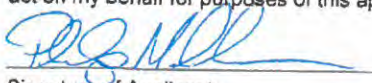
Telephone: 850-521-0344

FAX: 850-521-0345

e-mail: mfreidin@gaceng.net

### D. REQUESTED ACTION:

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



Signature of Applicant

Philip Madden, Assistant Chief  
Bureau of Design & Construction

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA

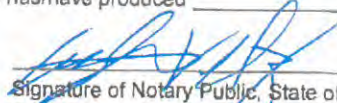
County of LEON

The foregoing application is acknowledged before me this 17 day of January, 2017, by Philip

Madden

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





Signature of Notary Public, State of FL

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
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George & Associates  
Consulting Engineers, Inc.



4/18/2017

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

**RE: San Felasco State Park- Proposed Shop Building  
Site Plan Permit Application  
City of Alachua DRT Comment Responses**

The response to comments from the Development Review Team for the San Felasco State Park Shop Building have been provided on the following pages with responses shown in **red**. All comments have been addressed to the best of our knowledge and adhering to the City of Alachua Site Plan requirements set forth in the Land Development Codes and Comprehensive Plan. If you have any questions or require additional information, please contact our office at your convenience (850) 891-7169.

Sincerely,

*Mike Freidin*

*Project Manager*

George & Associates Consulting Engineers, Inc.

One Source. Many Solutions.

1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA, 32303 • PHONE 850.521.0344 • FAX 850.521.0345

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## **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** San Felasco Hammock State Park Shop Building

**APPLICATION TYPE:** Site Plan

**APPLICANT/PROPERTY OWNER:** State of Florida (FDEP)

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

**DRT MEETING DATE:** April 11, 2017

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Conservation

**ZONING:** CSV

**OVERLAY:** NA

**DEVELOPMENT AREA ACREAGE:** ± .33 acres

**PARCEL:** 04033-000-000

**PROJECT LOCATION:** North of NW 109<sup>th</sup> Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property.

**PROJECT SUMMARY:** Construction of a ±2,030 square foot building and associated private infrastructure, parking, and landscaping.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, April 17, 2017.**

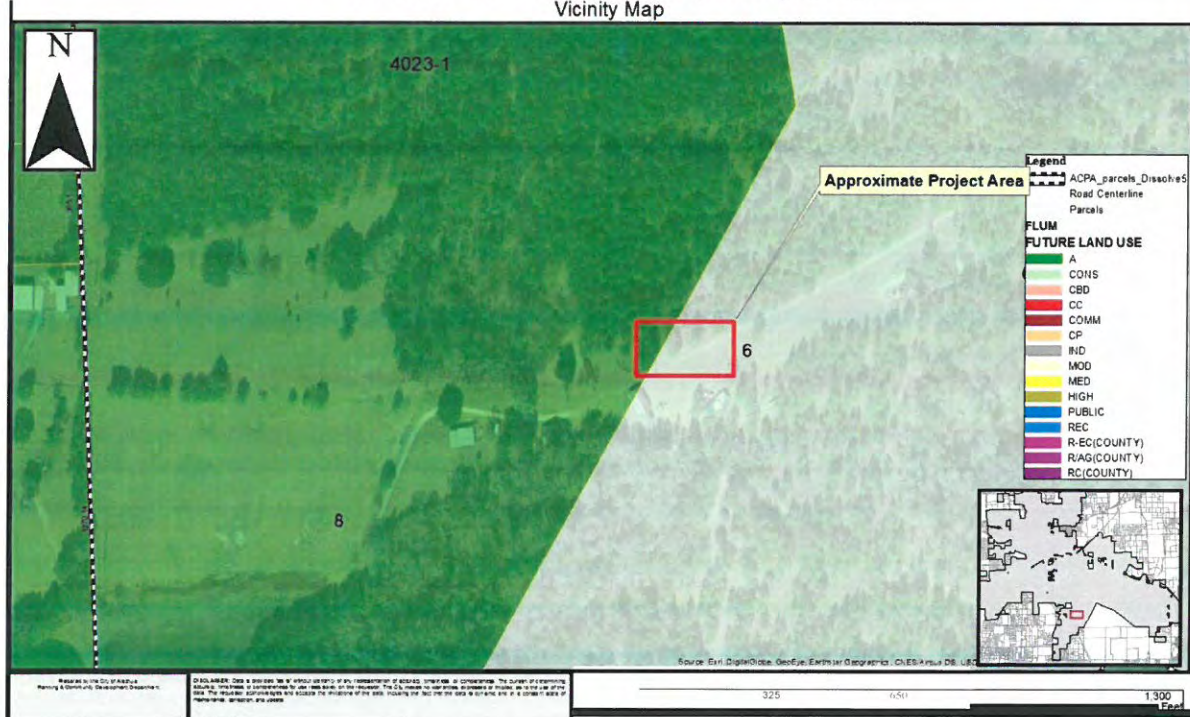




San Felasco Hammock State Park Shop Building Site Plan  
Vicinity Map

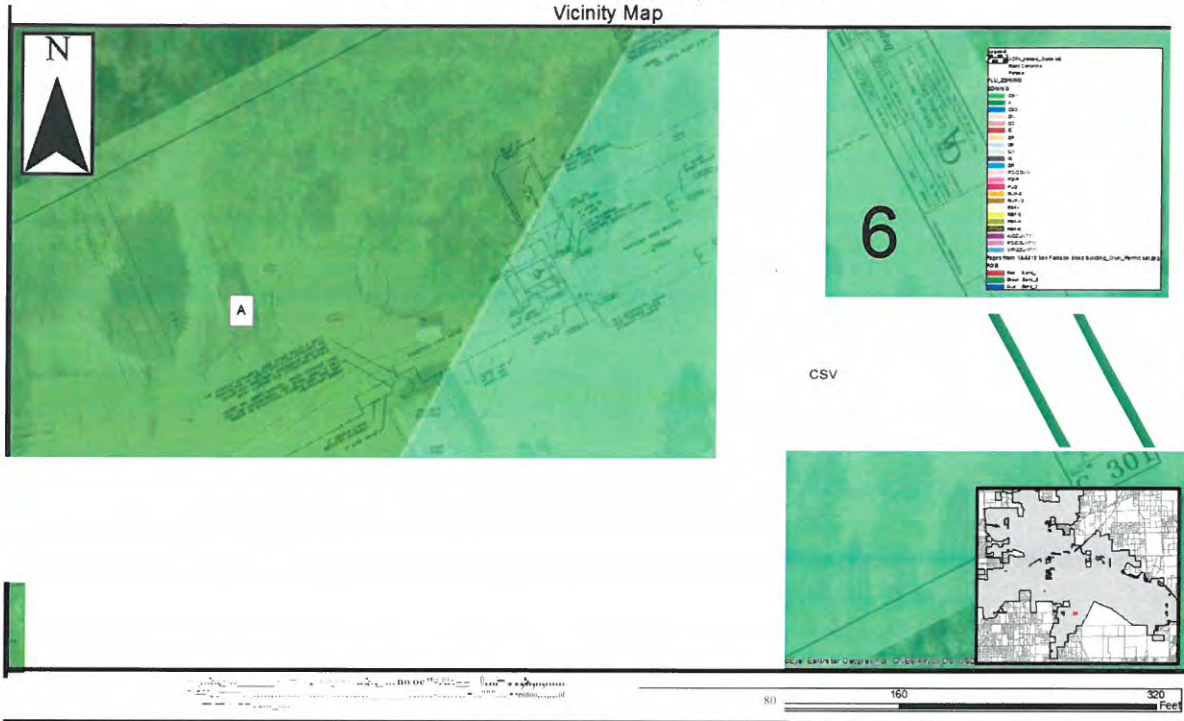


San Felasco Hammock State Park Shop Building Site Plan  
Vicinity Map

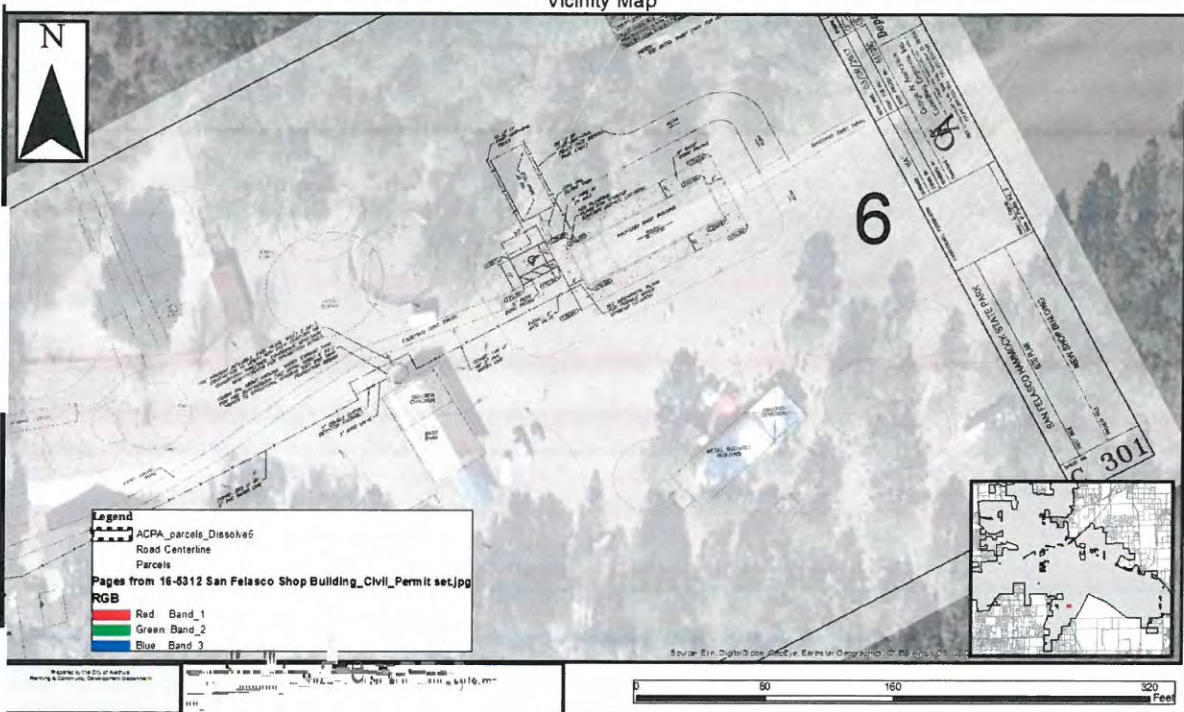




San Felasco Hammock State Park Shop Building Site Plan  
Vicinity Map



San Felasco Hammock State Park Shop Building Site Plan  
Vicinity Map





## ***Deficiencies to be Addressed***

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

### ***A. Comprehensive Plan Consistency***

1. Analysis of consistency with the Comprehensive Plan should also address Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element.

*Response: Have complied, see attached revised Comprehensive Plan Consistency*

*Analysis which addresses objective 1.8 of the Future Land Use Element.*

*The following statement has been added to paragraph one of attached Comprehensive Plan Analysis;*

***“The proposed shop building is considered an ancillary use within the State Park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1.1, and consistent with Policy 1.8.a in the Future Land Use Element of the City of Alachua Comprehensive Plan. The shop building is an ancillary building, non-residential use that is necessary for the management of conservation lands that San Felasco State park encompasses.”***

2. Please provide a description of soils located within the project area to demonstrate compliance with Objective 1.5 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

*Response: Have complied, see attached revised Comprehensive Plan Consistency*

*Analysis which addresses objective 1.5 of the Conservation and Open Space Element.*

*The following statement has been added to paragraph three and four of attached Comprehensive Plan Analysis:*

***“In accordance with Objective 1.5 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building is located in the northwest portion of the park not accessible to the public, only park staff. The predominant soil types in the area are Millhopper sand which is a Type-A sand according to USDA that is moderately well drained. According to the geotechnical subsurface analysis completed for this project by Southern Earth Science, the depth to seasonal high water table was estimated to be approximately 5.5’ below finished grade elevation. The Geotech report and USDA soils maps are available upon request from George and Associates.***

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

•



3. GIS analysis indicates presence of wetlands in the vicinity, please verify applications consistency with Objective 1.10 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

*Response: Have complied, see attached revised Comprehensive Plan Consistency Analysis which addresses objective 1.5 of the Conservation and Open Space Element. The following statement has been added to paragraph one of attached Comprehensive Plan Analysis:*

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

**B. Concurrency Impact Analysis**

1. Please address solid waste impacts to public facilities in request for exemption from concurrency compliance.

*Response: Have complied, the Concurrency Impact Analysis narrative has been revised to address the solid waste and request exemption. The exemption has been requested because the proposed shop building will not generate any additional solid waste from this portion of the park. The proposed shop building is replacing an existing building located approximately 700 feet to the west. All park staff currently in that building will be moved to the new shop building.*

*See attached revised concurrency Impact Analysis narrative that goes into detail for the request for exemption and what is currently used to collect and dispose of solid waste on-site.*

**C. Development Standards**

1. Section 6.2- Tree protection/landscape/xeriscape standards
  - a. Section 6.2.3(D) requires screening of mechanical equipment. Show mechanical equipment on landscape plan and method of screening that complies with this Section.

*Response: Have complied, the mechanical equipment has been shown on site and landscape plans consistent with Section 6.2.3 (D). Mechanical equipment is located on the west side of the building and has been screened using Florida Anise shrubs, which is on the recommended City of Alachua Plant list in the LDC App. 6.2.2-A.*

- b. Section 6.2.2(D) (1) (b) (iii) requires a row of shrubs or shrub masses planted along all facades of building. No such shrubs identified on landscape plans. Please address.

*Response: The proposed building has 3-bays for vehicles and equipment to enter and exit through. As shown on Landscape sheet C303, the north and south side will be exposed to vehicular traffic. Large trees will prohibit any vehicles from entering and existing shop building and shrubs will not be sustained in the vehicular path area. Therefore, shrubs have been placed on the east and west sides of the building and placed adequately to*



*provide airflow and meet requirements of Section 6.2.2(D)(1)(b)(iii)*

- c. Assuming 10 inch tree (species not identified) to be removed is a regulated tree, mitigation will be required in accordance with 6.2.1 (D) (1).

*Response: Have complied, Park Rangers identified the 10" tree species to be a gum and not on protected tree list, therefore no additional mitigation required.*

- d. Additional understory/ ornamental tree required on east side of building (Code Reference 6.2.2 (D) (1) (b) ii).

*Response: Have complied, an additional Fig Tree has been added to Landscape Plan to comply with 6.2.2(D)(1)(b)(ii) stated below.*

**Eight ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.**

- e. Additional three (3) canopy tree required on south (front) façade (Code reference 6.2.2 (D) (1) (b) i).

*Response: As stated above, The proposed building has 3-bays for vehicles and equipment to enter and exit through. As shown on Landscape sheet C303, the north and south side will be exposed to vehicular traffic. Large trees will prohibit any vehicles from entering and existing shop building. This building does not technically have a façade due to the bays facing north and south and no street to face, sicne this is in the private section of the park in which public does not have access and is not visible from and public streets. We are requesting exemption from placing trees in the north and south sides of building due to the impracticability in this situation. We have the required proposed Canopy trees shown that comply with LDC 6.2.2 (D) for the canopy trees per acre as shown in the tree tabulation shown on sheet C303.*

- f. Section 6.2.2 (D)(8)(v) limits the number of plantings that can be from any one type. Additional planting types required (may be able to meet compliance through the addition of the shrubs (see above comment C.1.b. above).

*Response: Have complied, no proposed trees and/or shrub species type exceed 50% within the scope of project.*

## 2. Section 6.3- Fencing

- a. Fence detail must show maximum height.

*Response: Have complied, the maximum height of 5' has been shown on site plan and detail sheets. The typical Pride Fence is 4-4.5' feet in height and will not exceed 5 feet.*

## D. Fire Marshal/Public Services/ Review Comments

- 1. None.

## E. Completeness Review Comments:

- 1. The applicant must address all completeness review deficiencies as provided in



correspondence dated March 29, 2017 and noted below:

- **Site Plan Application, Section C:** The submitted site plan application does not indicate if any sale of the property is included as a part of this site plan.

**Action Needed to Address Deficiency:** Complete section C of the Site Plan application.

*Response: Have complied, section C of the site plan application has been completed. See attached revised application.*

**Section D.9., Proof of Ownership:** The Site Plan application does not include proof of ownership.

*Response: Have provided in this submittal the Deed from the Alachua County Clerk office with info when the park was acquired in 1974 by the State of Florida and meets and bounds. The owner's affidavit has been attached with application. The Florida Department of Environmental Protection has sent an email correspondence stating the year in which this area of park was acquired.*

**Action Needed to Address Deficiency:** Submit proof of ownership (i.e., deed or other verification such as a title opinion).

**F. Miscellaneous/General Issues**

1. Sheet C 101 references "Fernandex" Grant in legal description. Verify legal description on this sheet. It also appears that the "project area" may include a portion of an adjacent parcel. Please confirm that legal description includes all portions of the "project area".

*Response: The project is located on a 300-acre tract and a boundary survey was not completed for this project, however the deed has been provided with a full legal description with OR and Book Number. We contacted Florida Department of Environmental Protection Division of State Lands to get original boundary survey and they do not have on file, but stated the park was acquired in 1974. The legal description(s) are from the City of Alachua property appraiser's website.*

*All development activities for the proposed project are taking place on the parcel number listed on the application. The drainfield has been modified to provide the DOH required 2' setback from the adjacent property to the north.*

2. Required Application Attachment D.6, Mailing labels for all property owners within 400' and those listed to receive public notice have not been submitted.

*Response: Have complied, two sets of mailing labels have been provided with the hard copy submittal.*

3. Evidence of permit or application for permit for septic system from Alachua County Health Department.

*Response: Have complied; Copy of application that will be submitted has been provided with this submittal.*

4. Zoning and Future Land Use designations must be shown on site plan.

*Response: Have complied, the zoning and future land use designation has been shown in the site data table on site plan sheet C301.*

5. Exact project location must be shown in relation to existing tax parcel lines, as a zoning district boundary appears to transect development activities and development area.

*Response: All development activities for the proposed project are taking place on the parcel number listed on the application. The drainfield has been modified to provide the DOH required 2' setback from the adjacent property to the north.*

6. Statement of proposed uses must be included on site plan.

*Response; Have complied, statement of uses added to site plan sheet C301.*

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF APRIL 17, 2017.**



4/26/2017

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

**RE: San Felasco State Park- Proposed Shop Building  
Site Plan Permit Application  
Concurrency Exemption Request (Revision 1-Response to DRT Comments)  
Parcel ID: 04033 000 000**

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

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

The existing solid waste on-site is currently disposed in typical 65-gallon garbage cans and 2 yard bin which is collected and disposed off-site by Waste Pro. The area where the trash bin and cans are located is not within the project area. Photos of on-site garbage receptacles have been provided by park staff. The proposed shop building will be replacing the existing shop building and there will not be an increase in number of staff on site. Therefore, there will not be an increase in solid waste for this project.<sup>1</sup>



<sup>1</sup> Added Per DRT comments received April 11, 2017.

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## George & Associates Consulting Engineers, Inc.



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

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

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

One Source. Many Solutions.

George & Associates  
Consulting Engineers, Inc.



4/18/2017

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

**RE: San Felasco State Park- Proposed Shop Building  
Site Plan Permit Application  
City of Alachua Comprehensive Plan Consistency Analysis  
(Revision 1-Response to DRT Comments)  
Parcel ID: 04033 000 000**

The proposed shop building located within the San Felasco Hammock Preserve State Park on a 300- acre parcel, parcel number 04033 000 000, and is zoned conservation (CSV). According to the future land use map (FLUM) in the City of Alachua Comprehensive Plan, the parcel is designated as conservation zoning on the future land use map. The proposed shop building is considered an ancillary use within the State Park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1.1, and consistent with Policy 1.8.a in the Future Land Use Element of the City of Alachua Comprehensive Plan. The shop building is an ancillary building, non-residential use that is necessary for the management of conservation lands that San Felasco State park encompasses. The proposed project will not change the land use of the parcel at all. <sup>1</sup>

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

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

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<sup>1</sup> Added Per DRT comments received April 11, 2017.

One Source. Many Solutions.



predominant soil types in the area are Millhopper sand which is a Type-A sand according to USDA that is moderately well drained. According to the geotechnical subsurface analysis completed for this project by Southern Earth Science, the depth to seasonal high water table was estimated to be approximately 5.5' below finished grade elevation. <sup>1</sup>

This project will implement Best Management Practices for erosion control measures to minimize any erosion and ensure no sediment leaves limits of construction during the duration of construction activities which is consistent of Policy 1.5.b of the Comprehensive Plan. The trees being removed are not protected, Native or heritage species of trees. Sheet C201 of the plan set shows the Erosion Control Plan for this project. This project has minimized impacts to existing native vegetation and will not impact any steep or seepage slopes, which is consistent with Policy 1.5.c of the Comprehensive Plan. <sup>2</sup>

Objective 1.10 of the Conservation and Open Space Element of the Comprehensive Plan addresses protection of wetlands from any human caused disturbances. The proposed project will have no impacts to wetlands or existing wetland buffers in the area, which is consistent with Policy 1.10.g of the Comprehensive Plan with a required buffer of 75'. According to the Alachua County GIS, the limits of construction of the proposed shop building are approximately 200' to the nearest wetland which is located to the southwest. The proposed project has been reviewed and a no permit required letter has been issued by the Suwanee River Water Management District and attached with the site plan application. <sup>2</sup>

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

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<sup>2</sup> Added Per DRT comments received April 11, 2017.

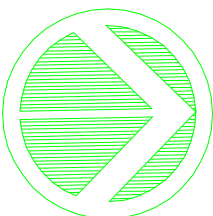




NOTE: ALL DEVELOPMENT ACTIVITIES FOR NEW SHOP BUILDING WILL TAKE PLACE IN PARCEL NUMBER LISTED ON SITE PLAN APPLICATION.

SHEET NO.	AERIAL		PROFESSIONAL REGISTRATION	DESIGNER :		ISSUE DATE: 04/14/17		SYMBOL		REVISION		DATE		SYMBOL		REVISION		DATE	
	SHEET TITLE			DRAWN BY: TMD		COMP. FILE No.:		A #		#		C #		#				#	
	PROJECT TITLE			REVIEWED BY: MAF		STATE PROJECT No.:		B #		#		D #		#				#	
	SAN FELASCO SHOP BUILDING			#		State of Florida P.E. # #		Consultant :		George & Associates Consulting Engineers, Inc. CIVIL - ENVIRONMENTAL - TRANSPORTATION - SYSTEMS PLANNING - LAND USE ENGINEERING BUSINESS INC. 7059 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE 905.5210344 - FAX 905.5210345		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372							





AERIAL WITH DISTANCE BETWEEN PARCELS



SHEET NO.  <div>1</div>	AERIAL			PROFESSIONAL REGISTRATION		DESIGNER :		ISSUE DATE: 04/14/17		SYMBOL		REVISION		DATE		SYMBOL		REVISION		DATE	
	SHEET TITLE					DRAWN BY: TMD		COMP. FILE No.:		<div>A</div> #				#		<div>C</div> #				#	
	PROJECT TITLE					REVIEWED BY: MAF		STATE PROJECT No.:		<div>B</div> #				#		<div>D</div> #				#	
	SAN FELASCO SHOP BUILDING					#		State of Florida P.E. # #		Consultant : <div><div><div>GA</div><div>George &amp; Associates Consulting Engineers, Inc. <small>(CORP. - ENVIRONMENTAL - TRANSPORTATION - SURVEYING - PLANNING - LAND USE ENGINEERING BUSINESS NO. 26791)</small> 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 • FAX: 850.521.0345</div></div><div>Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372</div></div>											





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. \_\_\_\_\_  
DATE PAID: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_  
RECEIPT #: \_\_\_\_\_

APPLICATION FOR:

☒ New System      ☐ Existing System      ☐ Holding Tank      ☐ Innovative  
☐ Repair      ☐ Abandonment      ☐ Temporary      ☐ \_\_\_\_\_

APPLICANT: Florida Department of Environmental Protection

AGENT: George and Associates Consulting Engineers, Inc.

TELEPHONE: 850-521-0344

MAILING ADDRESS: 1967 Commonwealth Lane, Suite 200 Tallahassee FL, 32303

=====

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

=====

PROPERTY INFORMATION

LOT: N/A      BLOCK: N/A      SUBDIVISION: N/A      PLATTED: N/A

PROPERTY ID #: 04033-000-000      ZONING: CSV      I/M OR EQUIVALENT: ☐ No ☐

PROPERTY SIZE: 300 ACRES      WATER SUPPLY: ☒ PRIVATE      PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ No ☐      DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 11101 Cellon Creek Loop, Alachua FL 32615

DIRECTIONS TO PROPERTY: From I- 75 take exit 399 and go east on SR 20 towards Alachua. Take a right (south) on NW 143 street. Head south to NW 109th Lane and make a left (east). Proceed approximately 1.5 miles and the private entrance of park will be on the left. Need gate code to access park. Call San Felasco Park to get access code

BUILDING INFORMATION      ☐ RESIDENTIAL      ☒ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	Warehouse	N/A	2030	Commercial
2				
3				
4				

☒ Floor/Equipment Drains      ☐ Other (Specify) \_\_\_\_\_

SIGNATURE:       DATE: 04/17/17

**APPLICANT:** Property owner's full name.  
**AGENT:** Property owner's legally authorized representative.  
**TELEPHONE:** Telephone number for applicant or agent.  
**MAILING ADDRESS:** P.O. box or street, city, state and zip code mailing address for applicant or agent.

**LOT, BLOCK, SUBDIVISION:** Lot, block, and subdivision for lot (recorded or unrecorded subdivision). If lot is not in a recorded subdivision, a copy of the lot legal description or deed must be attached.

**DATE OF SUBDIVISION:** Official date of subdivision recorded in county plat books (month/day/year) or date lot originally recorded. Dividing an approved lot into two or more parcels for the purpose of conveying ownership shall be considered a subdivision of the lot.

**PROPERTY ID#:** 27 character number for property. CHD may require property appraiser ID # or section/township/range/parcel number.

**ZONING:** Specify zoning and whether or not property is in I/M zoning or equivalent usage.

**PROPERTY SIZE:** Net usable area of property in acres (square footage divided by 43,560 square feet) exclusive of all paved areas and prepared road beds within public rights-of way or easements and exclusive of streams, lakes, normally wet drainage ditches, marshes, or other such bodies of water. Contiguous unpaved and non-compacted road rights-of-way and easements with no subsurface obstructions may be included in calculating lot area.

**WATER SUPPLY:** Check private or public  $\leq$  2000 gallons per day or public  $>$  2000 gallons per day.

**SEWER AVAILABILITY:** Is sewer available as per 381.0065, Florida Statutes, and distance to sewer in feet.

**PROPERTY ADDRESS:** Street address for property. For lots without an assigned street address, indicate street or road and locale in county.

**DIRECTIONS:** Provide detailed instructions to lot or attach an area map showing lot location.

**BUILDING INFORMATION:** Check residential or commercial.  
**TYPE ESTABLISHMENT:** List type of establishment from Table II, Chapter 64E-6, FAC. Examples: single family, single wide mobile home, restaurant, doctor's office.

**NO. BEDROOMS:** Count all rooms designed primarily for sleeping and those areas expected to routinely provide sleeping accommodations for occupants.

**BUILDING AREA:** Total square footage of enclosed habitable area of dwelling unit, excluding garage, carport, exterior storage shed, or open or fully screened patios or decks. Based on outside measurements for each story of structure.

**BUSINESS ACTIVITY:** For commercial/institutional applications only. List number of employees, shifts, and hours of operation, or other information required by Table II, Chapter 64E-6, FAC.

**FIXTURES:** Mark Floor/Equipment Drains or Others and specify item or "NA" if not applicable.

**SIGNATURE / DATE:** Signature of applicant or agent. Date application submitted to the CHD with appropriate fees and attachments.

**ATTACHMENTS:** A site plan drawn to scale, showing boundaries with dimensions, locations of residences or buildings, swimming pools, recorded easements, onsite sewage disposal system components and location, slope of property, any existing or proposed wells, drainage features, filled areas, obstructed areas, and surface water. Location of wells, onsite sewage disposal systems, surface waters, and other pertinent facilities or features on adjacent property, if the features are within 75 feet of the applicant lot. Location of any public well within 200 feet of lot. For residences, a floor plan (residences) showing number of bedrooms and building area of each unit. For nonresidential establishments, a floor plan showing the square footage of the establishment, all plumbing drains and fixture types, and other features necessary to determine composition and quantity of wastewater.

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

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

whose postoffice address is Tallahassee, Florida

hereinafter called the grantee:

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

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

See Exhibit A attached hereto  
and made a part hereof

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

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE SEP 27 74 10528	ORIDA STAMP TAX 469.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00
---	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------

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

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

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

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

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

CONTEXT DEVELOPMENT CO.

By James E. Schulte  
James E. Schulte, Exec. Vice President

STATE OF FLORIDA  
COUNTY OF

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

Executive Vice

well known to me to be the / President and Assistant Secretary respectively of the corporation named as grantor  
in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses (real and void) under  
authority duly vested in them by said corporation and that the seal affixed therein is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, A D 1974

This Instrument prepared by: Roy C. Young, Esq., of Brown, Smith, Young & Co., Inc.  
Address: Suite 740, Barnett Bank Building  
Post Office Box  
Tallahassee, Fla.  
Notary Public, State of  
New Commission Expires



September 20, 1974

For: Context Industries

Proposed tract to be deeded to State of Florida

Description:

Commence at the Northwest corner of Fractional Section 36-T8S-R18E as the Point of Beginning and run North  $88^{\circ} 40' 53''$  East along the North line of said Section, 1782.95' to the westerly line of Lot 2 of Haile Estate in the Fernandez Grant, thence run North  $30^{\circ} 16' 56''$  East along said West line 407.52' to the most Northerly corner of said lot and the Southerly line of Lot 8 in the Haile Estates in the Sanchez Grant, thence run South  $64^{\circ} 37' 15''$  East along the South line of said Lot 510.84 to the Southeast corner of said lot, thence run North  $25^{\circ} 26'$  East along the East line of said lot 688.73', thence run North  $81^{\circ} 33' 12''$  East 4009.23', thence run North  $86^{\circ} 33' 49''$  East 3610.85', thence run South  $81^{\circ} 47' 26''$  East 1946.10', thence run South  $64^{\circ} 10' 47''$  East 1815.93', thence run North  $23^{\circ} 17' 12''$  East 25.06', thence run South  $73^{\circ} 05' 09''$  East 3873.48' to the West R/W of State Road No. S-237, thence run South  $1^{\circ} 51' 32''$  East along said R/W 1762.57' to the P.C. of a curve concave to the West and having a radius of 4533.66', thence run Southerly along the arc of said R/W curve 1048.6', thence run North  $76^{\circ} 07' 44''$  West 3689.11' thence run South  $19^{\circ} 49' 08''$  East 3817.82' to the North line of Arrendondo Grant, thence run North  $89^{\circ} 08' 40''$  West along said North line 773.29', thence run North  $55^{\circ} 23' 08''$  West 7044.53 to the Southeast corner of Lot 29 of the L.L. Dell Estate, Thence run North  $64^{\circ} 46' 10''$  West along the South line of said lot, 1317.93' to the Southeast

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

corner of Lot 28 of L.L. Dell Estate, thence run North 65° 07' 33" West along the South line of L.L. Dell Estate 3104.79', thence run South 29° 52' 44" West along the East line of Haile Estate in Fernandez Grant 4807.53' to the Southeast corner of Lot 5 of Haile Estate, thence run North 60° 02' 03" West along the South line of said Lot 1340.02 to the Northeast corner of Lot 7 of Haile Estate, thence run South 31° 05' 18" West along the East line of said Lot 1309.06' thence run North 60° 26' 05" West along the South line of said Lot 1335.80', thence run North 30° 16' 56" East along the West line of said lot 106.57', thence run North 89° 30' 30" West 794.38', thence run North 1° 28' 54" West along the West line of Lot 1, 7, and 8 of Haile Estate 4062.36' to the North line of Section 35-T8S-R18E, thence run North 89° 45' 01" East along the North line of said Section 1520.09' to the NE corner of said Section and the P.O.B. Being and lying in T8S-R18 and 19 and Fernandez and Sanchez Grants, Alachua County, Florida and containing 1694 acres, more or less.

1694  
P.M.

Checked by       

*Ray C. McRuff*  
*Reg. Fla. Cont. No. 509*

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

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

908 800

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

John Tingle  
333 Turkey Creek  
Alachua, FL 32615

TCMOA President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
PO Box 115050  
Gainesville, FL 32611

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

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

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock Niblock  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
P.O. Box 9  
Alachua, FL 32616

Hernandez & Infante W/H  
Owner Parcel ID: 04029-010-001,  
04029-010-002  
12724 NW 93rd PL  
Alachua, FL 32615

Pam Conklin  
Owner Parcel ID: 04029-010-003  
12708 NW 93rd PL  
Alachua, FL 32615

Don & Donna M Gocek  
Owner Parcel ID: 04029-010-004  
12624 NW 93rd PL  
Alachua, FL 32615

John Donald Tyson  
Owner Parcel ID: 04029-010-005  
12604 NW 93rd PL  
Alachua, FL 32615

Crumpton & Verner-Crumpton  
Owner Parcel ID: 04029-010-006  
P.O. Box 249  
Alachua, FL 32615

Current Resident  
Owner Parcel ID: 04029-010-006  
12507 NW 93rd Pl  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-007  
12401 NW 93rd PL  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-008  
12405 NW 93rd PL  
Alachua, FL 32615

Foundation for Environmental  
Owner Parcel ID: 04029-100-000  
1501 Chelsford St  
St. Paul, MN 55108

State of FL ILF  
Owner Parcel ID: 04023-001-000,  
05967-000-000, 04036-001-000  
3900 Commonwelath Blvd  
Tallahassee, FL 32399

Trustee Brenes  
Owner Parcel ID: 03968-004-000  
11505 NW 112th Ave  
Alachua, FL 32615

Brenda K Pickens  
Owner Parcel ID: 03968-005-000  
550 NW 58th St  
Gainesville, FL 32607

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





# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
[mysuwanneeriver.com](http://mysuwanneeriver.com)

March 31, 2017

Philip Madden  
Florida Department of Environmental Protection  
3900 Commonwealth Blvd, MS520  
Tallahassee, FL 32399

Subject: Environmental Resource Permit (ERP) No Permit Required (NPR): San  
Felasco Hammock State Park Shop Building, ERP-001-229695-1,  
Alachua County

Dear Mr. Madden:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before March 27, 2017. It has been determined that the proposed activity: the construction of an approximate 4,660 SF shop storage building at San Felasco Hammock State Park, follows Subsection 62-330.020(2)(c), Florida Administrative Code (F.A.C).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

DON QUINCEY, Chair  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chair  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

CHARLES KEITH  
Lake City, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

NOAH VALENSTEIN  
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Brian Brooker, E.I.  
Division of Resource Management

BB/tm

cc: Michael Foster, Florida Department of Environmental Protection  
Michael Freidin, George & Associates Consulting Engineers, Inc.

DON QUINCEY, Chair  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chair  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

CHARLES KEITH  
Lake City, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

NOAH VALENSTEIN  
Executive Director

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

Parcel Number: 04033-000-000

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
04033 000 000		1700

Unassigned Location RE

STATE OF FLA IIF  
TIITF REC & PARKS SAN FELASCO  
HAMMOCK STATE RESERVE  
% DEP-3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399

HAILE ESTATE S/D PB A-56 LOTS 1 2 3 4 5  
6 7 IN FERNAN  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	540,000	540,000	0	0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	540,000	540,000	0	0.00
LIBRARY GENERAL	1.3371	540,000	540,000	0	0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	540,000	540,000	0	0.00
SCHL DISCRNRY & CN (S01)	0.7480	540,000	540,000	0	0.00
SCHL GENERAL	4.6880	540,000	540,000	0	0.00
SCHOOL VOTED (S01)	1.0000	540,000	540,000	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.4093	540,000	540,000	0	0.00
17 CITY OF ALACHUA	5.9900	540,000	540,000	0	0.00
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$0.00</b>

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**PAY ONLY ONE AMOUNT.**

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$0.00</b>

**COMBINED TAXES AND ASSESSMENTS** \$0.00

If Paid By  
Please Pay **Apr 28, 2017**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1015367

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
04033 000 000	Unassigned Location RE	

STATE OF FLA IIF  
TIITF REC & PARKS SAN FELASCO  
HAMMOCK STATE RESERVE  
% DEP-3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Apr 28, 2017</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online.

# Newberry surveying customers on solar energy

By C.M. WALKER  
Today Reporter

**NEWBERRY** – The City of Newberry, in partnership with the Florida Municipal Power Agency (FMPA) and municipal electric utilities throughout the state, will survey a random sample of its electric customers in early January to gather their opinions on solar energy, said Mike New, Newberry City Manager, in a recent press release.

The purpose of the survey is to gauge support of solar energy in Florida, even if it would require customers to pay more for electricity due to the higher cost of solar generation compared to other forms of generating electricity.

Although the release was neutral in its wording, Newberry Mayor Bill Conrad expressed his opinion regarding roof top solar panels. "Salesmen will tell potential customers that their panels will save them X amount of money

over a 30-year period, but the panels themselves are only warranted for 20 years. That means the homeowner has to reinvest in new solar panels before they have received the benefit of the utility savings."

In addition, he points to the fact that roof top panels don't move with the sun, which means the amount of energy created at noon is much more than the energy created at 8 a.m. or 5 p.m. A feasible option for those people willing to pay the difference for solar energy is that the city could consider a community solar farm, which is more efficient than roof top solar panels. Conrad believes that may be a better choice because "solar farm panels can move with the sun."

Conrad says people believe solar is cheaper, but it is not. "Actually, natural gas is less expensive right now. However, if people want to pay a little more for solar to benefit the earth, the city could consider building

a solar farm," says Conrad. "If the survey tells us that people are willing to pay more for solar, we will pay the cost to set up a solar farm, but they need to understand that it will still be more expensive than natural gas," he said.

Getting back to the telephone survey itself, it will be conducted by GreatBlue Research, a professional market research firm based in Cromwell, Conn. New commented that GreatBlue has expertise in this type of survey and was selected in a competitive bidding process by FMPA and its member utilities.

"We encourage customers who are called to participate in the short survey," said New. He added that, "the feedback we receive from customers will be vital to the city and FMPA in helping both utilities to make decisions on adding renewable energy to our portfolio."

The survey results will

be crucial in helping the city and FMPA understand the concerns and priorities of its customers and guide the utility in making decisions that best reflect the goals and future energy needs of the community.

GreatBlue will call a random sample of Newberry's customers. If customers have caller ID, the display will show the call is from GreatBlue. If customers do not have this technology, the phone number that appears will

be 860-740-4000, or a variation of that (i.e., 860-740-4005, 4006, or 4007).

As required by law, GreatBlue will maintain the anonymity of customers who participate in the survey. No information will be released that might in any way reveal their answers to the survey questions.

Although the survey may not have begun in Newberry, contacts at GreatBlue Research indicate they expect to have their survey completed by

Wednesday, January 18. However, GreatBlue's team will then have to begin the process of compiling the information to present to their client, FMPA. A representative from GreatBlue was not able to address how long that process might take.

Newberry residents with questions should contact the City at 352-472-2161.

# # #  
Email cwalker@  
alachuatoday.com

## City of Alachua's 12th Annual MARTIN LUTHER KING, JR. DAY CELEBRATION



**Monday, January 16, 2017  
11 a.m.-3 p.m.**

**Cleather Hathcock, Sr.  
Community Center  
15818 NW 140th St., Alachua**

Join the City of Alachua in celebrating the legacy of Reverend Martin Luther King, Jr.

There will be something for everyone—community leader and citizen speakers, free entertainment, free kids activities and free lunch served at noon

**Featured Speaker  
Charles Chestnut, III  
Performances By  
Music & Arts Program for Youth  
Senior Cha Cha Chas**

**MORE INFORMATION**  
The City of Alachua (386) 418-1373  
[www.cityofalachua.com](http://www.cityofalachua.com)

## PUBLIC NOTICE

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

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

Meeting will be held Thursday, January 26, 2017 at the Alachua County Library  
14913 NW 140th St, Alachua, FL, in Rooms A+B.  
The hearing will be held from 6:00 p.m. to 7:30 p.m. EST.

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

(Published: Alachua County Today - January 12, 2017)

## ALACHUA COUNTY TODAY

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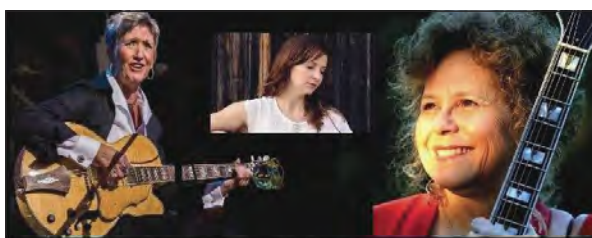
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**GFWC High Springs New Century Woman's Club, Inc.**  
**Jan 15th 11:30 - 1:30: Soup, Sandwiches & Sweets \$8 fundraiser for Relay for Life**  
**2:00 - 4:00: Women Singer/Songwriters (Free) tips will be donated to Relay for Life**





January 10, 2017

Hernandez & Infante W/H  
Owner Parcel ID: 04029-010-001, 04029-010-002  
12724 NW 93rd PL  
Alachua, FL 32615

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

Dear Sir or Madam,

The Florida Division of Parks and Recreation and the Florida Department of Environmental Protection invites you to attend the neighborhood meeting for the proposed Shop Building at the San Felasco State Park. The meeting will be held Thursday, January 26 at Alachua County Library at 14913 NW 140th St, Alachua, Florida in, Rooms A+B. The hearing will be held from 6:00 p.m. to 7:30 p.m. EST. The purpose of the meeting is to inform neighboring property owners about the nature of the proposed project and seek any comments. This proposed project will consist of an approximate 3,000 square foot shop building to accommodate park activities.

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

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

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

We look forward to seeing you there.

Sincerely,

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

**San Felasco State Park Shop Building - Neighborhood Meeting Mail out notification List**

Parcel Number	Prefix	First Name	Last Name	Company	Mailing Address	City	State	Zip	Location Address	City	State	Zip
	Ms.	Anichinette	Endicatto		5562 NW 93rd Avenue	Gainesville	FL	32653				
	Mr.	Dan	Rhine		288 Turkey Creek	Alachua	FL	32615				
	Mr.	Tom	Gorman		9210 NW 59th Street	Alachua	FL	32653				
	Mr.	Richard	Gorman		5716 NW 93rd Avenue	Alachua	FL	32653				
	Ms.	Peggy	Arnold		410 Turkey Creek	Alachua	FL	32615				
	Mr.	David	Forest		23 Turkey Creek	Alachua	FL	32615				
	Mr.	John	Tingue		333 Turkey Creek	Alachua	FL	32615				
	TCMOA	President		TCMOA	1000 Turkey Creek	Alachua	FL	32615				
	Ms.	Linda Dixon, AICP	Dixon	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611				
	Mr.	Craig	Parenteau	FL Department of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641				
	Ms.	Jeannette	Hinsdale		P.O. Box 1156	Alachua	FL	32616				
	Ms.	Lynn	Coullias		7406 NW 126th Ave	Alachua	FL	32615				
	Ms.	Lynda	Coon		7216 NW 126 Avenue	Alachua	FL	32615				
	Ms.	Tamara	Robbins		PO Box 2317	Alachua	FL	32616				
	Ms.	Dr. Lee A. Niblock	Niblock		12 SE 1st Street	Gainesville	FL	32601				
	Mr.	John	Anerson	Alachua County Manager	2916 NE Jacksonville Rd	Ocala	FL	34479				
	Ms.	Traci L.	Gresham	Alachua City Manager	P.O. Box 9	Alachua	FL	32616				
04029-010-001, 04029-010-002	Sir or Ma	Hernandez & Infante W/H		Hernandez & Infante W/H								
04029-010-003	Ms.	Pam Conklin			12724 NW 93rd PL	Alachua	FL	32615				
04029-010-004	Mr. and f	Don & Donna M Gocek			12708 NW 93rd PL	Alachua	FL	32615				
04029-010-005	Mr.	John Donald Tyson			12624 NW 93rd PL	Alachua	FL	32615				
04029-010-006	Sir or Ma	Crumpton & Verner-Crumpton			12604 NW 93rd PL	Alachua	FL	32615				
04029-010-006	Sir or Ma	Current Resident			P.O. Box 249	Alachua	FL	32616				
04029-010-007	Mr. and f	Anthony G & Anna R Boggess			12507 NW 93rd PI	Alachua	FL	32615				
04029-010-008	Mr. and f	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-100-000	Sir or Ma	Foundation for Environmental		Foundation for Environmental	12405 NW 93rd PL	Alachua	FL	32615				
04023-001-000, 05967-000-000, 04036-001-000	Sir or Ma	State of FL ILF		State of FL ILF	1501 Chelsford St	St. Paul	MN	55108				
03968-004-000	Sir or Ma	Trustee Brenes			3900 Commonwealth Blvd	Tallahassee	FL	32399				
03968-005-000	Ms.	Brenda K Pickens			11505 NW 112th Ave	Alachua	FL	32615				
03968-005-000	Sir or Ma	Current Resident			550 NW 58th St	Gainesville	FL	32607				
03968-006-000	Mr. and f	Jack & Teresa Bragg			11613 NW 112TH Ave	Alachua	FL	32615	11613 NW 112TH Ave	Alachua	FL	32615
03968-006-000	Sir or Ma	Current Resident			P.O. Box 183	La Crosse	FL	32658	11709 NW 112TH	Alachua	FL	32615
03968-007-000	Mr.	Brian D Clay			11709 NW 112TH	Alachua	FL	32615				
03968-008-000	Mr. and f	Esmond & Michelle Grosz			11807 NW 112th Ave	Alachua	FL	32615				
					11901 NW 112th Ave	Alachua	FL	32615				

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

John Tingle  
333 Turkey Creek  
Alachua, FL 32615

TCMOA President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
PO Box 115050  
Gainesville, FL 32611

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

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

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock Niblock  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
P.O. Box 9  
Alachua, FL 32616

Hernandez & Infante W/H  
Owner Parcel ID: 04029-010-001,  
04029-010-002  
12724 NW 93rd PL  
Alachua, FL 32615

Pam Conklin  
Owner Parcel ID: 04029-010-003  
12708 NW 93rd PL  
Alachua, FL 32615

Don & Donna M Gocek  
Owner Parcel ID: 04029-010-004  
12624 NW 93rd PL  
Alachua, FL 32615

John Donald Tyson  
Owner Parcel ID: 04029-010-005  
12604 NW 93rd PL  
Alachua, FL 32615

Crumpton & Verner-Crumpton  
Owner Parcel ID: 04029-010-006  
P.O. Box 249  
Alachua, FL 32615

Current Resident  
Owner Parcel ID: 04029-010-006  
12507 NW 93rd Pl  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-007  
12401 NW 93rd PL  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-008  
12405 NW 93rd PL  
Alachua, FL 32615

Foundation for Environmental  
Owner Parcel ID: 04029-100-000  
1501 Chelsford St  
St. Paul, MN 55108

State of FL ILF  
Owner Parcel ID: 04023-001-000,  
05967-000-000, 04036-001-000  
3900 Commonwelath Blvd  
Tallahassee, FL 32399

Trustee Brenes  
Owner Parcel ID: 03968-004-000  
11505 NW 112th Ave  
Alachua, FL 32615

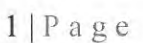
Brenda K Pickens  
Owner Parcel ID: 03968-005-000  
550 NW 58th St  
Gainesville, FL 32607

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



*San Felasco State Park  
Proposed New Shop Building*

Location: Alachua County Library at 14913 NW 140th St, Alachua, Florida

[illegible]



## San Felasco State Park Shop Building Neighborhood Meeting

Meeting Date: January 26, 2017  
Date Minutes prepared: January 27, 2017  
Minutes prepared by: K. Zawrotny  
Location: Branch Library, City of Alachua

### Participants:

Jack Bragg	Lot #6	jbragg226@gmail.com	
Teresa Bragg	Lot #6		
Michael Friedin	G&A	<a href="mailto:mfriedin@gaceng.net">mfriedin@gaceng.net</a>	850-521-0344
Esmond Grosz	Lot #8	<a href="mailto:mrplante@outlook.com">mrplante@outlook.com</a>	
Brenda Lickens	Lot #3	<a href="mailto:epic@bfl.edu">epic@bfl.edu</a>	
Kevin Ratkus		<a href="mailto:kratkus@alachuacounty.us">kratkus@alachuacounty.us</a>	
Robert Steele	FDEP	<a href="mailto:Robert.Steele@dep.state.fl.us">Robert.Steele@dep.state.fl.us</a>	
Karin Zawrotny	DGA	<a href="mailto:kzawrotny@dodstone.com">kzawrotny@dodstone.com</a>	850-656-7326

### Abbreviations:

G&A	George & Associates Consulting Engineers
DGA	DodStone Group Architects, Inc.
FDEP	Florida Department of Environmental Protection

**Distribution:** All participants (as long as email was legible on the sign-in sheet), Jodie Dodson, Gretchen Miller, Robert George, and Justin tabor.

If any attendee disagrees with the content of the Minutes please contact the DodStone Group within five (5) working days from date minutes received.

### NEW BUSINESS:

The intent of this meeting was to review the project scope with any interested parties and to answer any of their questions. The following is a list of topics reviewed and questions addressed

- 01.26.01 DGA and G&A reviewed the overall scope of the project. Boards were present showing the location of the intended construction site relative to the site boundaries, a site plan of the general vicinity showing the location to the existing structures, and plans and elevations of the building itself. Robert Steele asked to keep the boards for his use afterwards and they were turned over to him after the meeting.
- 01.26.02 The design team noted that the shop building is located in a 'back-of-house' area of the park that has already been developed. The general public does not currently have access to this area, and this project will not change that condition. The new building is intended to replace a smaller, wooden structure. It is anticipated that the same type of activities that are on-going now would continue in the future with little change.

The following are a list of questions or concerns raised by the attending public:

01.26.03 How close is the construction to my property?

This was the main question of concern. After showing each person where their property was in relation to the construction site, this concern was alleviated.

01.26.04 Will any fracking occur on this site?

This project will not introduce any such activities to this site. Robert Steele noted that it was not currently the Park's intention to allow this type of activity.

01.26.05 Is harvesting of timber expected?

Some minor clearing of trees (less than ten, probably just three) will be necessary to site the building. No other timber reduction will be associated with this project. Robert Steele noted that the Park does engage in some periodic tree removal to promote the overall health of the ecology and to remove invasive species. Vast clearing of tracts are not part of this project scope.

01.26.06 Some trees have fallen from the Park onto our site and others look to be in danger of doing so.

This project will not impact the outer boundaries of the park property. This issue does not have any direct bearing on this project, however Robert Steele noted that he would review the area in question and see if anything could be done. He gave his contact information directly to the person raising this concern.

01.26.07 What is the time frame of this project?

Currently the project is still under design and still has to go through permit review. Construction is not expected to begin for several months. Once construction does begin, it will likely be completed within six months. Exact dates are not known at this time.

01.26.08 Will this project impact current visitation to the Park?

No. The area of construction and access to the area of construction is from 'back-of-house'. Access to the Park is not anticipated to be impacted in any way by this project.

01.26.09 One person expressed an interest in obtaining a copy of the plans and elevations as they were considering a similar development elsewhere in Alachua County – outside of City Limits.

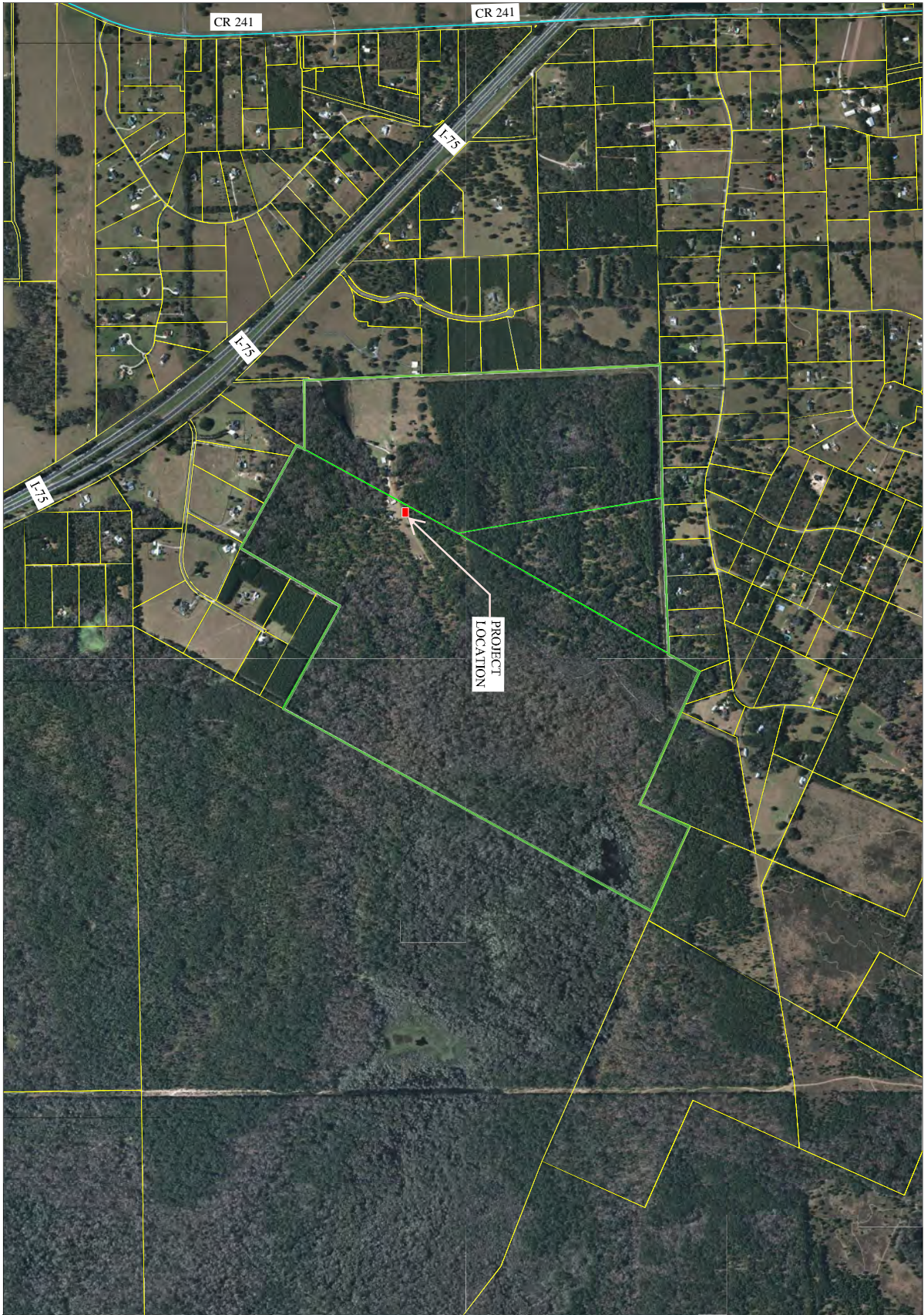
DGA will send a pdf file directly to this attendee.

## END MINUTES





AERIAL WITH PROJECT LOCATION



SHEET NO. <b>1</b>	AERIAL		PROFESSIONAL REGISTRATION		DESIGNER :	ISSUE DATE : 01/25/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE				DRAWN BY: TMD	COMP. FILE No.:	A	#		C	#	
	PROJECT TITLE		SAN FELASCO SHOP BUILDING		REVIEWED BY: MAF	STATE PROJECT No.:	B	#		D	#	
					Consultant :	George & Associates Consulting Engineers, Inc. 1907 Commodore Lane, Suite 200, Tallahassee, FL 32303 TEL: (904) 331-0544 FAX: (904) 331-0545						
					Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-6372							





SITE DATA TABLE			
Zoning Designation: CSV			
Future Zoning Designation: CSV			
Total Parcel Size	Sq. Ft.	Acres	% of Site
Area Within the Limits of Construction	14,377	0.33	100.00%
<b>Existing Impervious Area</b>			
Exist Concrete	0	0.00	0.00%
Existing Asphalt Paving	0	0.00	0.00%
Total Building Demolition	0	0.00	0.00%
<b>Total Existing Impervious Area</b>	<b>0</b>	<b>0.00</b>	<b>0.00%</b>
<b>Existing Impervious Areas to be Removed</b>			
Existing Concrete	0	0.00	0.00%
Existing Asphalt Paving	0	0.00	0.00%
Existing Buildings	0	0.00	0.00%
<b>Total Impervious Area to be Removed</b>	<b>0</b>	<b>0.00</b>	<b>0.00%</b>
<b>Proposed Impervious</b>			
Proposed Concrete	2,634	0.06	18.32%
Proposed Asphalt Paving	0	0.00	0.00%
Proposed Building	2,000	0.05	14.24%
<b>Total Proposed Impervious Area</b>	<b>4,634</b>	<b>0.11</b>	<b>32.56%</b>
<b>Post Construction</b>			
Total Impervious Area Post Construction	4,634	0.11	32.44%
Total Pervious Area Post Construction	9,713	0.22	67.56%

PROPOSED USES:  
THE PROPOSED SHOP BUILDING WILL BE USED AS AN ANCILLARY USE BUILDING AND REPLACE THE EXISTING SAHOP BUILDING ON SITE. BUILDING WILL BE USED TO STORE AND MAINTAIN EQUIPMENT, FLEET VEHICLES AND MISCELLANEOUS ITEMS USED FOR PARK MAINTENANCE AND UP-KEEP.

SHEET NO.	C 301	SAN FELASCO HAMMOCK STATE PARK	PROFESSIONAL REGISTRATION
	SHEET TITLE	SITE PLAN	
	PROJECT TITLE	NEW SHOP BUILDING	

DESIGNER : MAF

DRAWN BY: LJR/TMD

REVIEWED BY: RDG

Consultant :

George & Associates  
Consulting Engineers, Inc.

1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303  
TAL. 904.224.1234 FAX 904.224.1234

ENGINEERING BUSINESS NO. 7879  
FL. PROFESSIONAL ENGINEERING LICENSE NO. 10712

1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303  
PHONE 904.224.1234 FAX 904.224.1234

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

ISSUE DATE:	04/27/2017	SYMBOL	REVISION	DATE	REVISION	DATE
COMP. FILE NO.:		(A)		(C)		
STATE PROJECT NO.:	61106C	(B)		(D)		

**Department of Environmental Protection**  
**Division of Recreation and Parks**  
**Bureau of Design and Construction**  
**3540 Thomasville Rd., Tallahassee, FL 32309 (950) 488-5372**



Organizers encourage public to attend this event. There is no

# # #  
Email cwalker@alachuatoday.com

ed had

ton's moped suddenly rved to the right into path of the Saturn, at ch time it was struck. moped tumbled to a l rest and the driver was ted.  
Morton was transported UF Health Shands pital with critical ries.

# # #  
Email cwalker@alachuatoday.com

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**able Banners**

**ast Signs and Graphics**

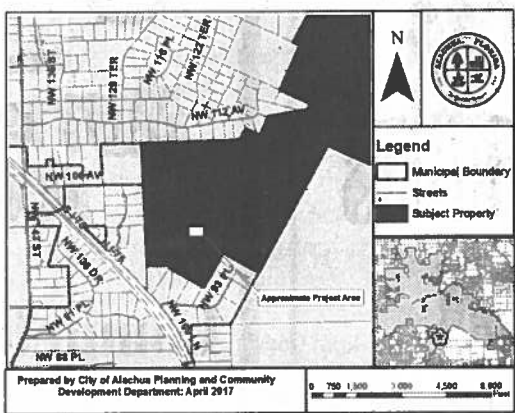
ain Street, Alachua, Florida



# City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 9, 2017 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Michael Friedin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for a proposed ±2,030 square foot shop building with associated parking and landscaping on a ±.33 acre project area on a ±300 acre subject parcel, located north of NW 109th Lane, I-75 and the San Felasco Farms subdivision, east of NW 143d Street/SR 241, south of the Alachua Highlands subdivision; Tax Parcel No. 04033-000-000; FLUM: Conservation; Zoning: Conservation (CSV).



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


(Published: Alachua County Today - April 27, 2017)

of CRA boundaries please visit the City's website, or contact the CRA Coordinator.

- Members must be willing to serve for at least three (3) year term. Initial terms for Board members shall be staggered.
- Meetings are held at least quarterly or more as deemed necessary, in the James A. Lewis Commission Chambers at City Hall.

Applications may be obtained by visiting the City's website at [www.cityofalachua.com](http://www.cityofalachua.com) or in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30am and 6:00pm. Completed applications must be received by the CRA no later than 6:00pm on Thursday, May 25, 2017. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Community Redevelopment Agency, P.O. Box 9, Alachua, FL 32616. Questions may be directed to Chelsea Bakaitis, Community Redevelopment Coordinator, at (386) 418-6134.

(Published: Alachua County Today - April 27 & May 04, 2017)



# City of ALACHUA

## NOTICE OF BOARD VACANCY

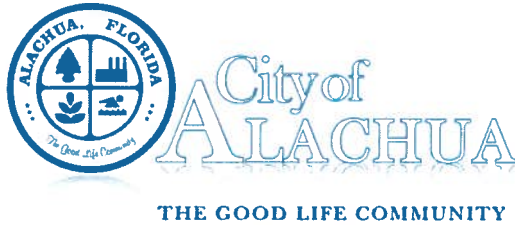
The City of Alachua is currently accepting applications for the following Board:

**Planning and Zoning Board:** The Planning and Zoning Board (PZB) consists of five voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Regulations. The PZB is also authorized by the City Commission to provide recommended policies and guiding action affecting development in the City, including amendments to Land Development Regulations, special studies, and other proposals which promote orderly development.

- Applicants must be a resident of the City of Alachua.
- Meetings are typically held at 6:00 p.m. on the second Tuesday of the month, in the James A. Lewis Commission Chambers in City Hall.

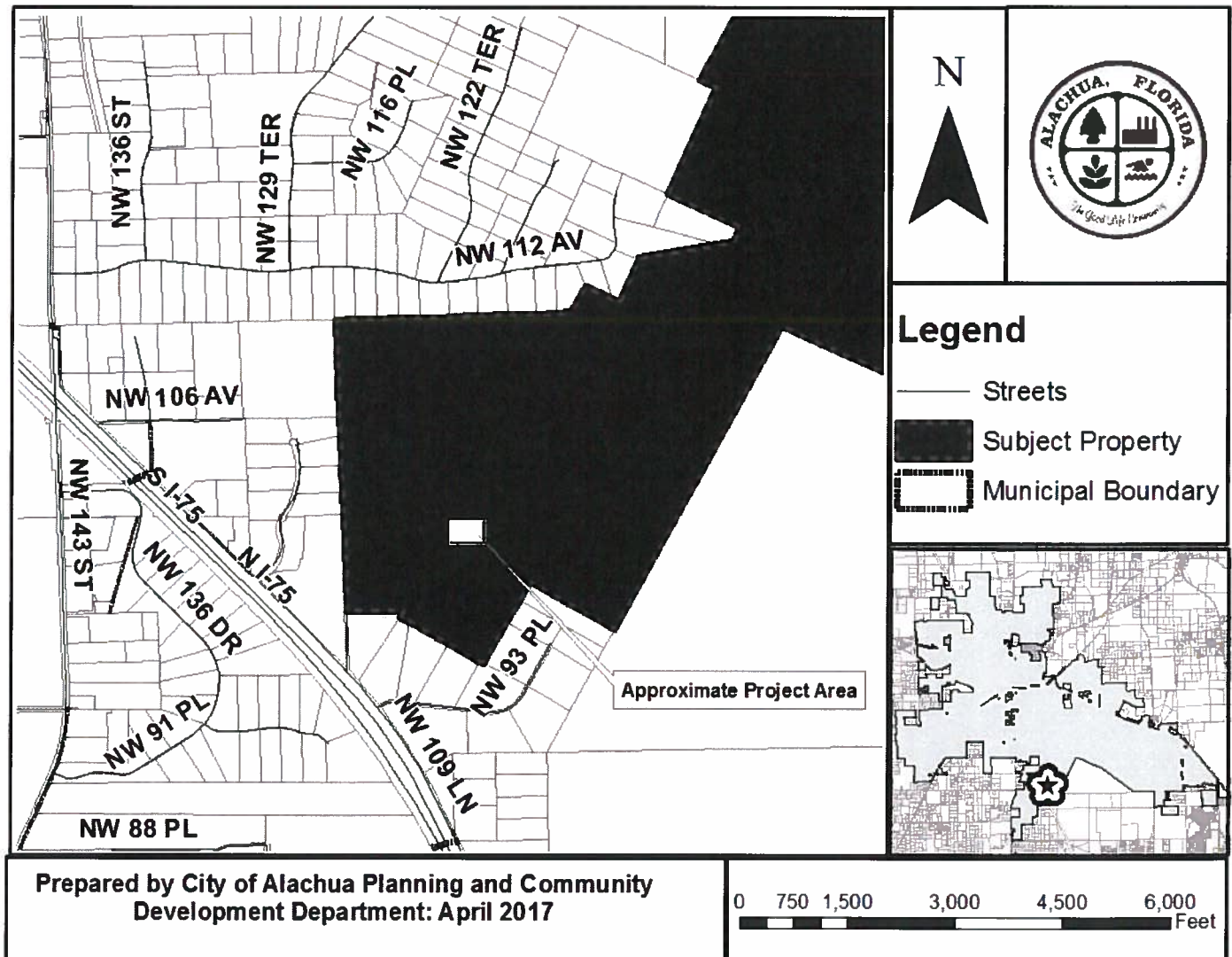
Applications may be obtained in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30 a.m. and 6:00 p.m., or by visiting the City's website at [www.cityofalachua.com](http://www.cityofalachua.com). Completed applications must be received by the Planning and Community Development Department no later than 6:00 p.m. on **May 4, 2017**. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Planning and Community Development Department, P.O. Box 9, Alachua, FL 32616. Questions may be directed to the Planning and Community Development Department at (386) 418-6121.

(Published: Alachua County Today - April 20 & 27, 2017)



# NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 9, 2017 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, to consider the following: A request by Michael Friedan, of George & Associates Consulting Engineers, applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for a proposed  $\pm 2,030$  square foot shop building with associated parking and landscaping on a  $\pm .33$  acre project area on a  $\pm 300$  acre subject parcel, located north of NW 109th Lane, I-75 and the San Felasco Farms subdivision, east of NW 143d Street/SR 241, south of the Alachua Highlands subdivision; Tax Parcel No. 04033-000-000; FLUM: Conservation; Zoning: Conservation (CSV).





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

John Tingue  
333 Turkey Creek  
Alachua, FL 32615

TCMOA President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
PO Box 115050  
Gainesville, FL 32611

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

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

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock Niblock  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
P.O. Box 9  
Alachua, FL 32616

Hernandez & Infante W/H  
Owner Parcel ID: 04029-010-001,  
04029-010-002  
12724 NW 93rd PL  
Alachua, FL 32615

Pam Conklin  
Owner Parcel ID: 04029-010-003  
12708 NW 93rd PL  
Alachua, FL 32615

Don & Donna M Gocek  
Owner Parcel ID: 04029-010-004  
12624 NW 93rd PL  
Alachua, FL 32615

John Donald Tyson  
Owner Parcel ID: 04029-010-005  
12604 NW 93rd PL  
Alachua, FL 32615

Crompton & Verner-Crompton  
Owner Parcel ID: 04029-010-006  
P.O. Box 249  
Alachua, FL 32615

Current Resident  
Owner Parcel ID: 04029-010-006  
12507 NW 93rd PL  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-007  
12401 NW 93rd PL  
Alachua, FL 32615

Anthony G & Anna R Boggess  
Owner Parcel ID: 04029-010-008  
12405 NW 93rd PL  
Alachua, FL 32615

Foundation for Environmental  
Owner Parcel ID: 04029-100-000  
1501 Chelsford St  
St. Paul, MN 55108

State of FL ILF  
Owner Parcel ID: 04023-001-000,  
05967-000-000, 04036-001-000  
3900 Commonwelath Blvd  
Tallahassee, FL 32399

Trustee Brenes  
Owner Parcel ID: 03968-004-000  
11505 NW 112th Ave  
Alachua, FL 32615

Brenda K Pickens  
Owner Parcel ID: 03968-005-000  
550 NW 58th St  
Gainesville, FL 32607

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

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160  
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Jack & Teresa Bragg  
Owner Parcel ID: 03968-006-000  
P.O. Box 183  
La Crosse, FL 32658

Esmond & Michelle Grosz  
Owner Parcel ID: 03968-008-000  
11901 NW 112th Ave  
Alachua, FL 32615

Current Resident  
Owner Parcel ID: 03968-006-000  
11709 NW 112TH  
Alachua, FL 32615

Brian D Clay  
Owner Parcel ID: 03968-007-000  
11807 NW 112th Ave  
Alachua, FL 32615

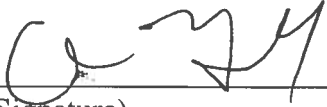


## AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE  
(Name)  
SIGN ON April 24 2017 FOR THE Site Plan – SFHSP Shop Building  
(Date) (State type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(Signature)

1  
(Number of signs)