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: Nanotherapeutics Advanced Development & Manufacturing Facility
2. Address of Subject Property: Copeland Industrial Park
3. Parcel ID Number(s): A portion of 03927-000-000 and all of 03927-011-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: ILW
7. Acreage: 28.07

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): James Matthew Title: Director

   Company (if applicable): Nanotherapeutics, Inc.

   Mailing address: 13859 Progress Blvd. , Suite 300

   City: Alachua State: Florida ZIP: 32615

   Telephone: ( ) 386-462-9663 FAX: ( ) e-mail: jmatthew@nanotherapeutics.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): There are 2 owners - see attached sheet for Owner information.

   Mailing Address:

   City: State: ZIP:

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒Yes ☐ No

   If yes, list names of all parties involved: Nanotherapeutics, ADC Development and Spear Copeland LLC

   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

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

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of 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. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

<u>For commercial project Applications:</u>

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 1.4.f

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.

5. 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).

6. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

7. Legal description with tax parcel number.

8. Proof of ownership.

9. Proof of payment of taxes.

10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

11. 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).

12. 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).

13. **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.

<u>All 13 attachments are required for a complete application.</u> A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Signature of Co-applicant

Jim Matthew, Director

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24 day of June, 2013, by James Matthew, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

MINDI SLONE
MY COMMISSION # EE 031120
EXPIRES: October 6, 2014
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

City of Alachua – Site Plan Application
For
Nanotherapeutics Advanced Development & Manufacturing Faciltiy

Section B, #3 Property Owner Information

1. ADC Development & Investment Group, LLC
   PO Box 238
   Lake Butler, FL 32054

   Portion of TP#03927-000-000

2. Spear Copeland, LLC
   2225 NW 66th Court
   Gainesville, FL 32653

   TP#03927-011-000

ADC DEVELOPMENT & INVESTMENT GROUP, LLC.
P.O. BOX 238
LAKE BUTLER, FLORIDA 32054
(386) 496-3509
Fax: (386) 496-4309

June 24, 2013

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Florida Department of Environmental Protection
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256

Re: Nanotherapeutics – ADM Facility
Portion of TP# 03927-000-000

Dear Staff,

Please allow Nanotherapeutics, Inc. to act as applicant and Causseaux, Hewett & Walpole, Inc. to act as agent for design documentation, application and plans as required to apply for and obtain permits from the City of Alachua, Suwannee River Water Management District and the Florida Department of Environmental Protection as well as to allow access to the property referenced above on behalf of ADC Development & Investment Group LLC.

Sincerely,
ADC Development & Investment Group LLC

Avery C. Roberts
Managing Member

State of Florida
County of Union

The foregoing affidavit is acknowledged before me this 24th day of June, 2013 by Avery C. Roberts, Managing Member of ADC Development & Investment Group, LLC, who is / are personally known to me or who has / have produced _____ as identification.

NOTARY SEAL

DENISE C. HOWARD
MY COMMISSION # EE 073168
EXPIRES: March 16, 2015
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

SPEAR COPELAND, LLC
2225 NW 66th Court
Gainesville, Florida 32653
(352) 337-0773
Fax: (352) 337-0788

June 24, 2013

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Florida Department of Environmental Protection
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256

Re: Nanotherapeutics – ADM Facility
TP# 03927-011-000

Dear Staff,

Please allow Nanotherapeutics, Inc. to act as applicant and Causseaux, Hewett & Walpole, Inc. to act as agent for design documentation, application and plans as required to apply for and obtain permits from the City of Alachua, Suwannee River Water Management District and the Florida Department of Environmental Protection as well as to allow access to the property referenced above on behalf of Spear Copeland LLC.

Sincerely,
Spear Copeland LLC

Allan W. Spear, III
Managing Member

State of Florida
County of Alachua

The foregoing affidavit is acknowledged before me this 24th day of June, 2013 by Allan W. Spear, III, Managing Member of Spear Copeland, LLC, who is / are personally known to me or who has / have produced_____ as identification.

DENISE BROWN
Commission # EE 852349
My Commission Expires
November 18, 2016
NOTARY SEAL

Denise Brown
Signature of Notary Public, State of Florida

nanotherapeutics

Nanotherapeutics, Inc.
13859 Progress Blvd
Suite 300
Alachua, FL 32615
Tel: (386) 462-9663
Fax: (386) 462-2087
www.nanotherapeutics.com

July 2, 2013

City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Florida Department of Environmental Protection
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256

Re: Nanotherapeutics – ADM Facility

Dear Staff,

Please allow Causseaux, Hewett & Walpole, Inc. to act as agent for Nanotherapeutics, Inc. for design documentation, application and plans as required to apply for and obtain permits from the City of Alachua, Suwannee River Water Management District and the Florida Department of Environmental Protection as well as to allow access to the property referenced above on behalf of Nanotherapeutics, Inc.

Sincerely,

Nanotherapeutics, Inc.

James M. Matthew
Chief Financial Officer

The foregoing affidavit is acknowledged before me this 3 day of July, 2013 by James Matthew who is / are personally known to me or who has / have produced_____ as identification.

MINDI SLONE
MY COMMISSION # EE 031120
EXPIRES: October 6, 2014
Bonded Thru Notary Public Underwriters

NOTARY SEAL

Signature of Notary Public, State of Florida

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LEGAL DESCRIPTION

July 3, 2013

PROJECT NO: 13-0178
DESCRIPTION FOR: NANOTHERAPUTICS PARCEL, A PORTION OF TAX PARCEL 03927-000-000

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23 TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 1095.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988 OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 430.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4); THENCE NORTH 01°26'08" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 1154.45 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 570 OF SAID PUBLIC RECORDS; THENCE NORTH 88°35'17" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 397.42 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°26'24" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 690.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°36'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION, A DISTANCE OF 487.09

FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°08’20” WEST, 100.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 17°21’16”, AN ARC DISTANCE OF 101.13 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°48’20” WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 110.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°23’25” WEST, 155.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 24°56’47”, AN ARC DISTANCE OF 156.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°55’22” WEST, 278.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 62°02’55”, AN ARC DISTANCE OF 292.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56’17” WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 163.63 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04’43” EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY LINE OF SAID 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE AND NORTHERLY LINE; (1) THENCE SOUTH 88°54’01” WEST, A DISTANCE OF 367.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°27’17” WEST, 43.17 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°03’23”, AN ARC DISTANCE OF 44.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°54’10” WEST, 54.61 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55’38”, AN ARC DISTANCE OF 55.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04’08” EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 437.28 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAIN 23.24 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION

July 3, 2013

PROJECT NO: 13-0178
DESCRIPTION FOR: LOT 14, COPELAND PARK TAX PARCEL I.D. 03927-011-000

DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE CONTINUE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.13 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°03'47" WEST, A DISTANCE OF 437.29 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60 FOOT WIDE INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID A POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'50" EAST, 54.57 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH LINE; (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'46", AND ARC DISTANCE OF 55.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°26'05" EAST, 43.14 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'16", AN ARC DISTANCE OF 44.48 FEET

TO THE POINT OF TANGENCY; (3) THENCE NORTH 88°56'13” EAST, A DISTANCE OF 367.29 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°03'47” EAST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.97 ACRES, MORE OR LESS.

TOGETHER WITH

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN S 88° 59' 32” W, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN N 01° 34' 39” W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET; THENCE RUN N 01° 34' 50” W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 41.44 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 43° 51' 09” AND AN ARC DISTANCE OF 24.49 FEET (CHORD BEARING AND DISTANCE OF N 69° 39' 16” W, 23.90 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 25' 10” W, A DISTANCE OF 238.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32' 14” AN ARC DISTANCE OF 198.92 FEET (CHORD BEARING AND DISTANCE OF N 74° 18' 43” W, 195.92 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 57° 02' 36” W, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26' 40” AN ARC DISTANCE OF 449.77 FEET (CHORD BEARING AND DISTANCE OF S 75° 14' 04” W, 399.54 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.89 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 18' 35” AN ARC DISTANCE OF 167.12 FEET (CHORD BEARING AND DISTANCE OF S 39° 40' 02” W, 165.87 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 51° 49' 20” W, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56' 20” AN ARC DISTANCE OF 130.58 FEET (CHORD BEARING AND DISTANCE OF S 39° 21' 10” W, 129.55 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03' 13” AN ARC DISTANCE OF 357.40 FEET (CHORD BEARING AND DISTANCE OF S 57° 54' 37” W, 340.19 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 56' 13” W, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00' 16” AN ARC DISTANCE OF

44.48 FEET (CHORD BEARING AND DISTANCE OF S 64° 26' 05” W, 43.13 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, EASTERLY AND SOUTHERLY, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE RUN SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 278° 00' 32” AN ARC DISTANCE OF 354.21 FEET (CHORD BEARING AND DISTANCE OF N 01° 03' 47” W, 95.78 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00' 16” AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 66° 33' 39” E, 43.13 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 56' 13” E, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03' 13” AN ARC DISTANCE OF 292.42 FEET (CHORD BEARING AND DISTANCE OF N 57° 54' 37” E, 278.34 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56' 20” AN ARC DISTANCE OF 156.70 FEET (CHORD BEARING AND DISTANCE OF N 39° 21' 10” E, 155.46 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 51° 49' 20” E, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24°18' 35” AN ARC DISTANCE OF 141.66 FEET (CHORD BEARING AND DISTANCE OF N 39° 40' 02” E, 140.60 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26' 40” AN ARC DISTANCE OF 549.72 FEET (CHORD BEARING AND DISTANCE OF N 75° 14' 04” E, 488.33 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 57° 02' 36” E, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32' 14” AN ARC DISTANCE OF 162.75 FEET (CHORD BEARING AND DISTANCE OF S 74° 18' 43” E, 160.30 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 25' 10” E, A DISTANCE OF 208.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 57° 18' 35” AN ARC DISTANCE OF 62.02 FEET (CHORD BEARING AND DISTANCE OF N 59° 45' 52” E, 59.46 FEET RESPECTIVELY) TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE; THENCE RUN S 01° 34' 50” E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 97.44 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.550 ACRES MORE OR LESS.

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MEMORANDUM

TO: City of Alachua – Office of Planning and Zoning

FROM: Daniel H. Young, P.E.

DATE: June 26, 2013

RE: Nano ADM Facility – Stormwater Management

The following is in reference to the proposed Nano ADM Facility project. This project consists of the construction of an ±128,673 sf. building along with associated driveways, parking lots, sidewalks, utilities, and stormwater conveyance systems on a ±28.07 site. The project site is located in the Copeland Park complex at 14100 NW 126th Terrace in Alachua, Florida.

The proposed project site is part of the existing Copeland Park site, which has been previously permitted with the Suwannee River Water Management District (SRWMD) under Permit No. ERP99-0337. Based on the existing permit, the project will impact one of the previously permitted watersheds on the site, DA-1, which discharges into the stormwater management facility SMF-1, located on the southeast portion of the site. Watershed DA-1 has been permitted with a total drainage area of ±70.42 acres, of which ±31.76 acres is allowed to be impervious.

Watershed DA-1 currently has ±6.25 acres of existing impervious area within it. The proposed addition will add ±7.06 acres of net impervious area, which will bring the total impervious area in the watershed to ±13.31 acres. This is less than the ±31.76 acres of impervious area permitted; therefore this project is compliant with the existing SRWMD permit and design.

For any additional information or questions, please contact Daniel Young at daniely@chw-inc.com or at (352) 331-1976.

Sincerely,

DANIEL H. YOUNG
LICENSE
No. 70780
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

6/27/13

Daniel H. Young, P.E.
FL PE No. 70780
Project Manager

132 NW 76th Drive, Gainesville, Florida 32607 • Phone (352) 331-1976 • Fax (352) 331-2476 • www.chw-inc.com

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COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

TO: Kathy Winburn, Planning & Community Development Director PN 13-0178

FROM: Craig Brashier, AICP, Planning Project Manager

DATE: June 27, 2013

RE: Nanotherapeutics Site Plan Application

This Nanotherapeutics Advanced Development & Manufacturing Facility (ADMF) site plan application is for a ±165,000 sq. ft. non-residential facility. The facility will include vaccine production, laboratories, offices, and supporting uses consistent with the Industrial (IND) Future Land Use classification and the Light and Warehouse Industrial (ILW) zoning district. This Comprehensive Plan Concurrency Analysis is submitted in accordance with the City of Alachua Site Plan requirements identified in Land Development Regulations Sec. 2.4.9.

This analysis will describe how the proposed site plan application is consistent with and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provide in **bold** text.

Vision 2010

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

The Nanotherapeutics ADMF site plan is a perfect example of economic growth consistent with the City of Alachua's unique business climate. Nanotherapeutics has been based in Alachua for 14 years. This site plan represents an expansion of a hometown biotechnological company currently located in Progress Corporate Park. The new ADMF will create approximately 150 new jobs with an average annual salary of $90,000.

Goal Four: Preservation of the Natural Environment

The rural character of the City of Alachua is one of its most important assets. Many people live in Alachua because of its rolling hills and small-town charm. In an effort to preserve the rural character of Alachua, the community adopted goals and strategies to preserve open space and farmlands.

The proposed project site is located on property designated as Industrial on the Future Land Use Map (FLUM) and Light and Warehouse Industrial (ILW) on the Zoning Atlas. Utilizing the appropriate designated land within the City relieves development pressure on lands at the City's fringes and even beyond. Developing land already designated for this type of use helps preserve the natural features elsewhere in the city that preserve the rural character of Alachua.

<u>Future Land Use Element</u>

Objective 1.4: Industrial

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

The proposed Nanotherapeutics ADMF is consistent with the research and technology industries intended to locate within this FLU category. To further verify this consistency, the City of Alachua provided Causseaux, Hewett, & Walpole, Inc. with a Zoning Verification letter dated January 12, 2012, that concludes the proposed use is consistent with FLUE Objective 1.4 and meets the definition of "Light Manufacturing" which is a permitted use in the ILW zoning district. A copy of the letter is included as Attachment A to this analysis.

Policy 1.4.a: Industrial: Industrial areas of the future land use map, and industrial uses, are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of Manufacturing	Size of Building (Maximum)	Manufacturing	Warehousing	Building Area Coverage
Manufacturing / Assembly	300,000 sq. ft.	75% of total area maximum		40% maximum

As stated previously, the City of Alachua provided Causseaux, Hewett, & Walpole, Inc. with a Zoning Verification letter dated January 12, 2012, that states the proposed use, building size, building area coverage, and percentage of the building dedicated to manufacturing and warehousing are consistent with Policies 1.4.a. and 1.4.a.2.

Policy 1.4.d: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

While consistent with the manufacturing standards provided in FLUE Policy 1.4.2.b, Nanotherapeutics is also a biotechnology company that is consistent with the intended uses within the Industrial FLU category.

Policy 1.4.f: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The existing access road will continue to provide vehicular and non-vehicular access into the proposed Nanotherapeutics site, as well as other sites within the industrial park. The City of Alachua has secured funding to improve this access road by adding curb, gutter, and a sidewalk. The sidewalk will greatly enhance non-vehicular access to the project site. It should be noted that the proposed facility will be secured and all access points will be gated. Sidewalks will also be provided throughout the site to link the building, parking areas, and open space.

2. Buffering from adjacent existing/potential uses;

A minimum 20' wide Type D landscape buffer will be provided along the western boundary of the site. A minimum 10' wide Type C buffer will be provided along the southern boundary adjacent to the property currently owned by the City of Alachua and used for wastewater management facilities. A minimum 5' wide Type A / parking lot buffer will be provided along the northern and eastern boundaries. All required buffers are shown on the landscape plan.

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

Approximately 70% of the site will be pervious area / open space. This far exceeds the 10% open space requirement in FLUE Policy 2.5.1 of the City's Comprehensive Plan. The proposed ±165,000 sq. ft. facility is located on a ±28 acre site, which is equal to an F.A.R. of 0.14. This is well below the 0.50 F.A.R. allowed for industrial sites 10 acres or greater.

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

As previously stated, approximately 70% of the site is pervious area / open space. However, stormwater management facilities will not be provided on the ±28 acre site. The Nanotherapeutics site's drainage will be conveyed to the stormwater management facility located to the east of the site which was designed and permitted for the entire industrial park.

5. Placement of signage;

Minimal signage will be placed along the entrance road at the access points to identify the facility. Signage will be consistent with LDR Sec. 6.5.

6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;

Adjacent property to the north and east is also within the Industrial FLU category and ILW zoning district, therefore site lighting will not have a negative impact between the similar uses. The adjacent property to the south is owned by the City of Alachua and is

used for wastewater management facilities. Again, sight lighting will have little impact on this adjacent use.

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

As shown on the site plan, two (2) access points are provided. The northern access point and driveway will be for delivery trucks only. This will eliminate points of conflict between truck traffic and automobiles and/or pedestrians. A roundabout has been designed as part of the second access network to provide easy drop-off near the front of the building. This drop-off point will reduce conflicts between pedestrians and automobile traffic on-site. An internal sidewalk system has been designed to provide access to the building from the parking area. This sidewalk system will also greatly reduce points of conflict between automobile traffic and pedestrians.

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

A landscape plan is included as part of the site plan set. As shown on the landscape plan, 70% of the site has been landscaped, which includes both perimeter and interior landscaping. A minimum 20' wide Type D landscape buffer will be provided along the western boundary of the site. A minimum 10' wide Type C buffer will be provided along the southern boundary adjacent to the property currently owned by the City of Alachua and used for wastewater management facilities. A minimum 5' wide Type A / parking lot buffer will be provided along the northern and eastern boundaries. All required buffers are shown on the landscape plan.

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

There are no delineated wetlands or FEMA floodplain on site that will constrain development. The site is generally clear of trees and vegetation with the exception of the western and southern boundaries. The existing vegetation will not interfere with the development areas and will likely be maintained as part of the required buffer. The site consists of five (5) different types soil types, all of which are Hydro Group A soils and will not propose any limitation on development. A soils map is provided as Attachment B to this analysis.

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

No performance based zoning requirements will be proposed for this site in order to attain an acceptable 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.

The proposed ±165,000 sq. ft. facility is located on a ±28 acre site, which is equal to an F.A.R. of 0.14. This is well below the 0.50 F.A.R. allowed for industrial sites 10 acres or greater.

Policy 2.4.1: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping.

A landscape plan is included as part of the site plan set. As shown on the landscape plan, 70% of the site has been landscaped, which includes both perimeter and interior landscaping.

Policy 2.4.2: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses that may not be fully compatible. The City shall establish buffer yard requirements that are based on the nature of the adjacent uses and the desired result of the buffer.

A minimum 20' wide Type D landscape buffer will be provided along the western boundary of the site. A minimum 10' wide Type C buffer will be provided along the southern boundary adjacent to the property currently owned by the City of Alachua and used for wastewater management facilities. A minimum 5' wide Type A / parking lot buffer will be provided along the northern and eastern boundaries. All required buffers are shown on the landscape plan.

Policy 2.5.1: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

As shown on the site plan, 70% of the ±28 acre site is pervious area / open space.

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

The proposed Nanotherapeutics ADMF will be infill development on vacant industrial land within the Copeland Industrial Park. Building the facility on vacant land intended for this exact type of use will prevent the conversion of non-industrial land elsewhere in the City or just beyond the City limits. This facility will help maintain economic vitality in the City of Alachua by creating approximately 150 new jobs with an average annual salary of $90,000 and increasing the City's tax base.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques

to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The project site is generally flat with no trees or vegetation. The highest portion of the site runs from the southwest to the northeast at an elevation of about 80 feet. The site gently decreases in elevation to the northwest and southeast portions of the site. Total elevation change is about 8 feet across the ±28 acre site. Any mature trees on-site are located along the southern or western boundaries and will not be impacted by development.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

The proposed project site does not include any FEMA 100 year floodplain.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The proposed project site does not include any delineated wetlands.

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

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

A Concurrency Impact Analysis is included as part of this site plan application package which demonstrates that the proposed Nanotherapeutics ADMF meets the adopted LOS for roadways, potable water, sanitary sewer, and solid waste. A Grading and Drainage Plan is included as part of the development plan set. The Nanotherapeutics site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with the City's adopted LOS and SRWMD requirements. The non-residential development will not impact the City's recreational facilities.

GOAL 9: Water and Wastewater Service:
The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within Commercial and Industrial Land Uses within the corporate limits, where potable water and wastewater service are available, as

defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

The proposed Nanotherapeutics ADMF will connect to the City of Alachua's centralized potable water and sanitary sewer systems. The City of Alachua Public Services Department issued an "Ability to Serve" letter dated July 15, 2013, stating they could adequately provide utility services to meet the facility's demand. A copy of this letter is included as Attachment C to this analysis.

Transportation Element

Objective 1.1: Level of Service

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

As calculated in the Concurrency Impact Analysis, the proposed Nanotherapeutics ADMF will only generate approximately 332 new annual average daily trips (AADT) and will not cause the impacted segment of CR 2054 to operate below the adopted LOS D.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive parking areas.

The proposed site plan includes 165 parking spaces for the 165,000 sq. ft. facility. This is consistent with the City's LDR requirement of 1 space per 1,000 sq. ft. for light manufacturing uses.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

A minimum of six (6) handicapped parking spaces will be provided on the site plan.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to

increase facility capacity are committed in accordance with a development agreement.

Quality: The proposed Nanotherapeutics ADMF will comply with all applicable sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: As calculated in the Concurrency Impact Analysis, the City's sanitary sewer system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan.

System Capacity: As calculated in the Concurrency Impact Analysis, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 55.4%.

Objective 1.2:
Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

The proposed Nanotherapeutics ADMF will connect to the City of Alachua's centralized sanitary sewer system. The City of Alachua Public Services Department issued an "Ability to Serve" letter stating they could adequately provide utility services to meet the facility's demand.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

As shown in the Concurrency Impact Analysis, the New River Solid Waste Facility has a 50-year capacity. The estimated impacts from the proposed site plan application will not cause the City's solid waste system to operate at a level below the adopted LOS in the comprehensive plan.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distributionfalling on average antecedent moisture conditions for

projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

A Grading and Drainage Plan is included as part of the development plan set. The Nanotherapeutics site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Stormwater management facilities will not be provided on the ±28 acre Nanotherapeutics site. Instead, the site's drainage will be conveyed to the master stormwater management facility located approximately 300 feet to the east designed and permitted to handle the drainage for the entire industrial park.

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

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

The proposed Nanotherapeutics ADMF will connect to the City of Alachua's centralized potable water system. The City of Alachua Public Services Department issued an "Ability to Serve" letter stating they could adequately provide utility services to meet the facility's demand.

Conservation and Open Space Element
OBJECTIVE 1.10: Wetlands

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

There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

The Nanotherapeutics ADMF site plan is a perfect example of economic growth consistent with the City of Alachua's unique business climate. Nanotherapeutics has been based in Alachua for 14 years. This site plan represents an expansion of a hometown biotechnological company currently located in Corporate Progress Park. The new ADMF will create approximately 150 new jobs with an average annual salary of $90,000.

Attachments: A – Zoning Verification Letter
B – Soils Map
C – City of Alachua Ability to Serve Letter

G:\JOBS\2013\13-0178\Reports\Resubmittal_130805\COMP PLAN ANALYSIS_130805_Site Plan App.docx

ATTACHMENT A

ZONING VERIFICATION LETTER

RECEIVED
JAN 13 2012

City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 12, 2012

Rory Causseaux, P.E.
Causseaux, Hewett, & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607

RE: Zoning Verification Request – Proposed Use in Light & Warehouse Industrial (ILW) Zoning District

Dear Mr. Causseaux,

On January 11, 2012, the City of Alachua received your request for a determination regarding a proposed use in Copeland Industrial Park. Your memorandum of January 11, 2012 indicates that the proposed use would consist of a vaccine production facility and that operations at this facility would include production, warehousing, and a minimal amount of accessory office space located within one structure.

The referenced property currently has a Future Land Use Map (FLUM) Designation of Industrial and a zoning designation of Light & Warehouse Industrial (ILW.)

The Industrial FLUM Designation is described in Objective 1.4 of the Future Land Use Element as follows: "The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region."

The Industrial FLUM Designation is further defined in Objective 1.4.a as follows: "Industrial: Industrial areas of the future land use map, and industrial uses, are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties."

Policy 1.4.a.2 of the Future Land Use Element indicates that the Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum		40% maximum

The materials provided as an attachment to your memorandum of January 11, 2012 indicate that the building size, building area coverage, and percentage of the building dedicated to manufacturing and warehousing would be consistent with Policy 1.4.a.2.

Table 4.1-1 of the City's Land Development Regulations ("LDRs") sets forth the uses allowed within each zoning district. Table 4.1-1 identifies a use type of "Light Manufacturing," which is defined in Article 10 of the LDRs as, "[t]he mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics, and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item."

As indicated in the definition above, the "Light Manufacturing" use type permits the manufacturing and assembly of materials that are comparable in nature to those described in your memorandum of January 11, 2012. This use type also permits research/development and laboratory facilities.

Based upon your memorandum of January 11, 2012, and the provisions of the City's Comprehensive Plan and Land Development Regulations, the proposed use meets the definition of a "Light Manufacturing," which is a permitted use in the ILW zoning district.

If you have any questions, please feel free to contact me at 386-418-6100 x 105.

Sincerely,

Kathy Winburn

Kathy Winburn, AICP
Planning Director

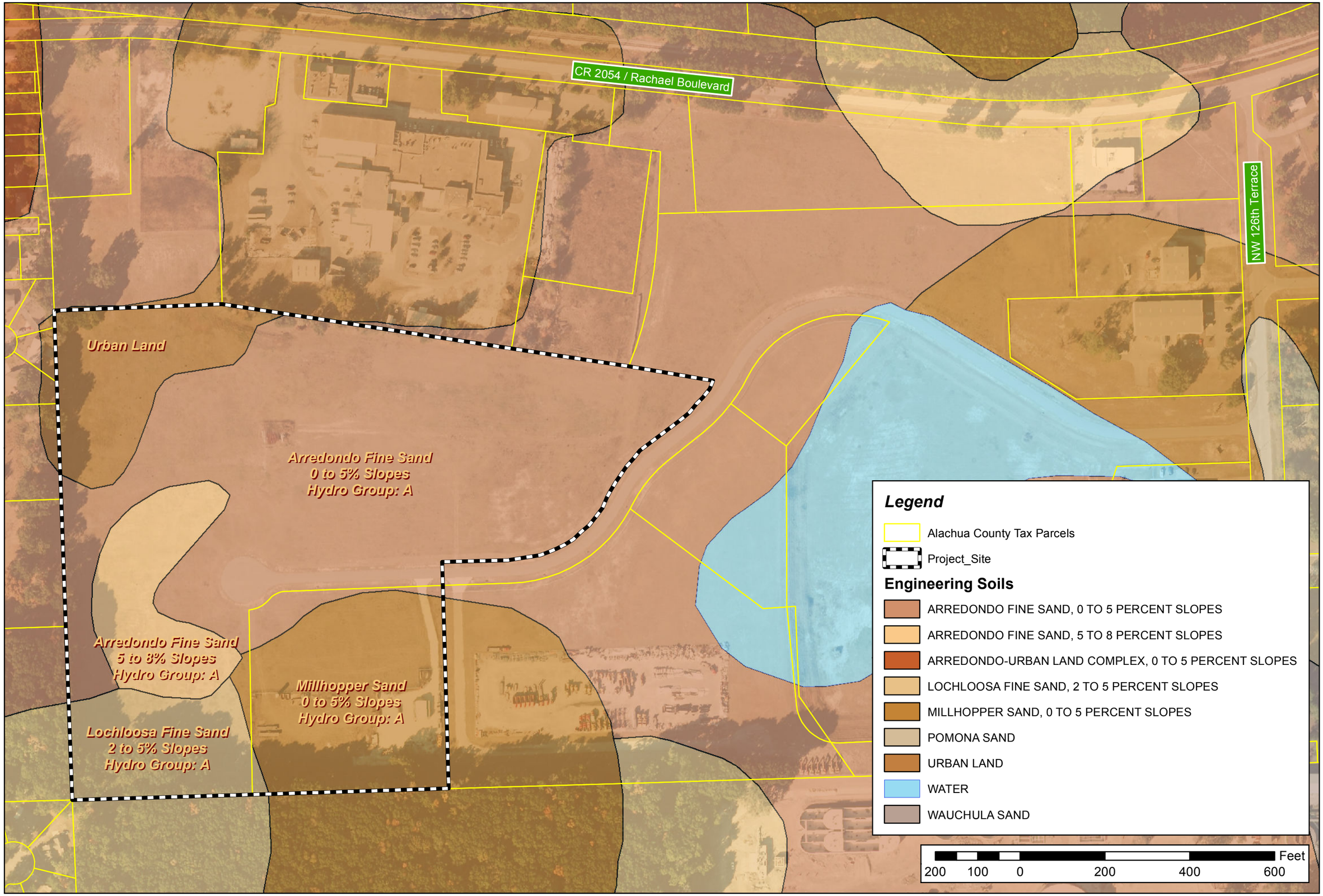
c: Traci Cain, City Manager
File

ATTACHMENT B

SOILS MAP

ILLUSTRATION 5:
SOILS MAP

Site Plan
Pre-application Meeting



NORTH

Prepared by: Employee 350
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection_Name: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983
Date: April 23, 2013

Causseaux, Hewett, & Walpole, Inc.
Engineering · Surveying · Planning · CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
http://www.chw-inc.com

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ATTACHMENT C

CITY OF ALACHUA

ABILITY TO SERVE LETTER

City of Alachua

Traci L. Cain
City Manager

Mike New, PE
Public Services Director

July 15, 2013

Mr. Craig Brashier, AICP
Planning Project Manager
Causseaux, Hewett, and Walpole, Inc.
132 NW 76 Drive
Gainesville, Florida 32607

Reference: Nanotherapeutics, Inc.

Subject: Ability to Provide Utility Service

Dear Mr. Brashier,

The City of Alachua is in receipt of your correspondence dated July 10, 2013 regarding the referenced project. Staff reviewed the estimated project utility loads you provided and each of our utility systems (potable water, sanitary sewer, and electric) that will serve the proposed development. We determined that each utility system has adequate capacity to serve the project's estimated utility loads.

Please advise if you have questions, comments, or require additional information. Thank you.

Sincerely,

Mike New, PE
Public Services Director

c: Traci L. Cain, City Manager
Adam Boukari, Assistant City Manager
Kathy Windburn, Planning and Community Development Director
Project file

\newdevelopment\NanotherapeuticsAbilityServeLtr071513.doc

Focused on Excellence
Delivered with Integrity

July 10, 2013

Mike New, Public Services Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Nanotherapeutics, Inc. – Ability to Serve Letter

Dear Mr. New:

On behalf of Nanotherapeutics, Inc., Causseaux, Hewett, & Walpole, Inc. (CHW) requests a letter from the City of Alachua Public Services Department confirming the existence of infrastructure and available capacity to provide the proposed Nanotherapeutics Advanced Development & Manufacturing Facility (ADMF) with potable water, sanitary sewer, and electric service. The proposed facility will be approximately 153,000 square feet in size and located on ±28 acres consisting of a portion of Alachua County Tax Parcel #03927-000-000 and the entirety of #03927-011-000. A location map is included to provide additional information on the project site location.

The Nanotherapeutics ADMF will generate the following demands for City of Alachua public services:

Potable Water	239 gallons per minute (gpm) domestic water demand (±70,000 gpd) 2,000 gpm building sprinkler demand
Sanitary Sewer	44,500 gallons per day (gpd)
Electric	3,000 kw/hr

We greatly appreciate your cooperation in confirming the City's ability to meet the project's potable water, sanitary sewer, and electric demands. We look forward to receiving your confirmation letter and look forward to working with you to make this project a reality. Please let me know if you need any additional information to assist us with this task.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Craig Brashier, AICP
Planning Project Manager

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132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

ATTACHMENT A

ZONING VERIFICATION LETTER

RECEIVED
JAN 13 2012

City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 12, 2012

Rory Causseaux, P.E.
Causseaux, Hewett, & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607

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As indicated in the definition above, the "Light Manufacturing" use type permits the manufacturing and assembly of materials that are comparable in nature to those described in your memorandum of January 11, 2012. This use type also permits research/development and laboratory facilities.

Based upon your memorandum of January 11, 2012, and the provisions of the City's Comprehensive Plan and Land Development Regulations, the proposed use meets the definition of a "Light Manufacturing," which is a permitted use in the ILW zoning district.

If you have any questions, please feel free to contact me at 386-418-6100 x 105.

Sincerely,

Kathy Winburn

Kathy Winburn, AICP
Planning Director

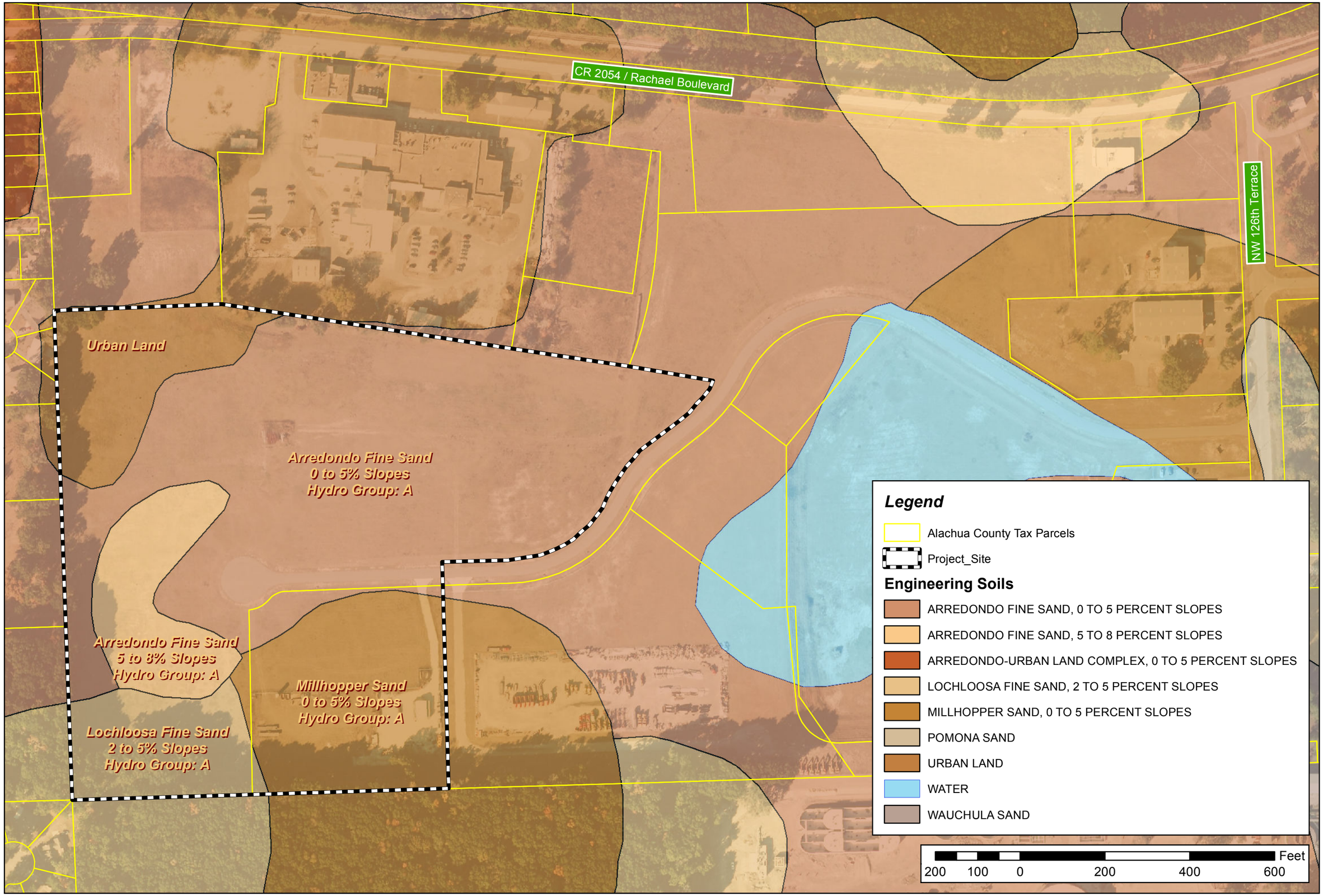
c: Traci Cain, City Manager
File

ATTACHMENT B

SOILS MAP

ILLUSTRATION 5:
SOILS MAP

Site Plan
Pre-application Meeting



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Prepared by: Employee 350
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Standard Parallel 2: 30.750000
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GCS_North_American_1983
Date: April 23, 2013

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File: G:\JOBS\2013\13-0178\GIS\MXD\SS.mxd

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CONCURRENCY IMPACT ANALYSIS

TO: Kathy Winburn, Planning & Community Development Director PN 13-0178

FROM: Craig Brashier, AICP, Planning Project Manager

DATE: June 27, 2013

RE: Nanotherapeutics Site Plan Application

This site plan application is for a ±165,000 sq. ft. non-residential facility. The facility will include vaccine production, laboratories, offices**,** and supporting uses consistent with the Industrial (IND) Future Land Use classification and the Light and Warehouse Industrial (ILW) zoning district. This Concurrency Impact Analysis is submitted in accordance with the City of Alachua Land Development Regulations (LDR) Sec. 2.4.14. *Certificate of Concurrency Compliance*.

This analysis will calculate impacts to the City's roads, potable water facilities, sanitary sewer facilities, and solid waste facilities. A Grading and Drainage Plan is included as part of the development plan set. The Nanotherapeutics site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with the City's adopted LOS and SRWMD requirements. The proposed non-residential use will not impact the City's parks and recreation facilities.

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use[1] (ITE)	Employees	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Research & Development Center (ITE 760)	120	2.77	332	0.43	52	0.41	49
Total	-	-		-		-	

1. Source: ITE Trip Generation 8th Edition

Table 2: Comprehensive Plan Roadway Segments[1]

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	LOS
-	CR 2054 East (East of SR 235)	2/U	County-Maintained Collector	Urban	D

1. Impacted roadway segments identified on Figure 1. Projected Vehicle Trip Distribution

Table 3: Projected Impacts on Roadway Segments

Traffic System Category	CR 2054 East (East of SR 235)) AADT / PM Peak		
Maximum Service Volume[1]	13,680	/	1,332
Existing Traffic[1]	1,747	/	194
Reserved Trips[1]	0	/	0
Available Capacity	11,933	/	1,138
Projected Trip Generation[2]	332	/	49
Residual Capacity with Application Approval	11,601	/	1,089

1. Source: City of Alachua June 2013 Development Monitoring Report.
2. The Projected Distribution percentage for this roadway segment is estimated to be 100%.

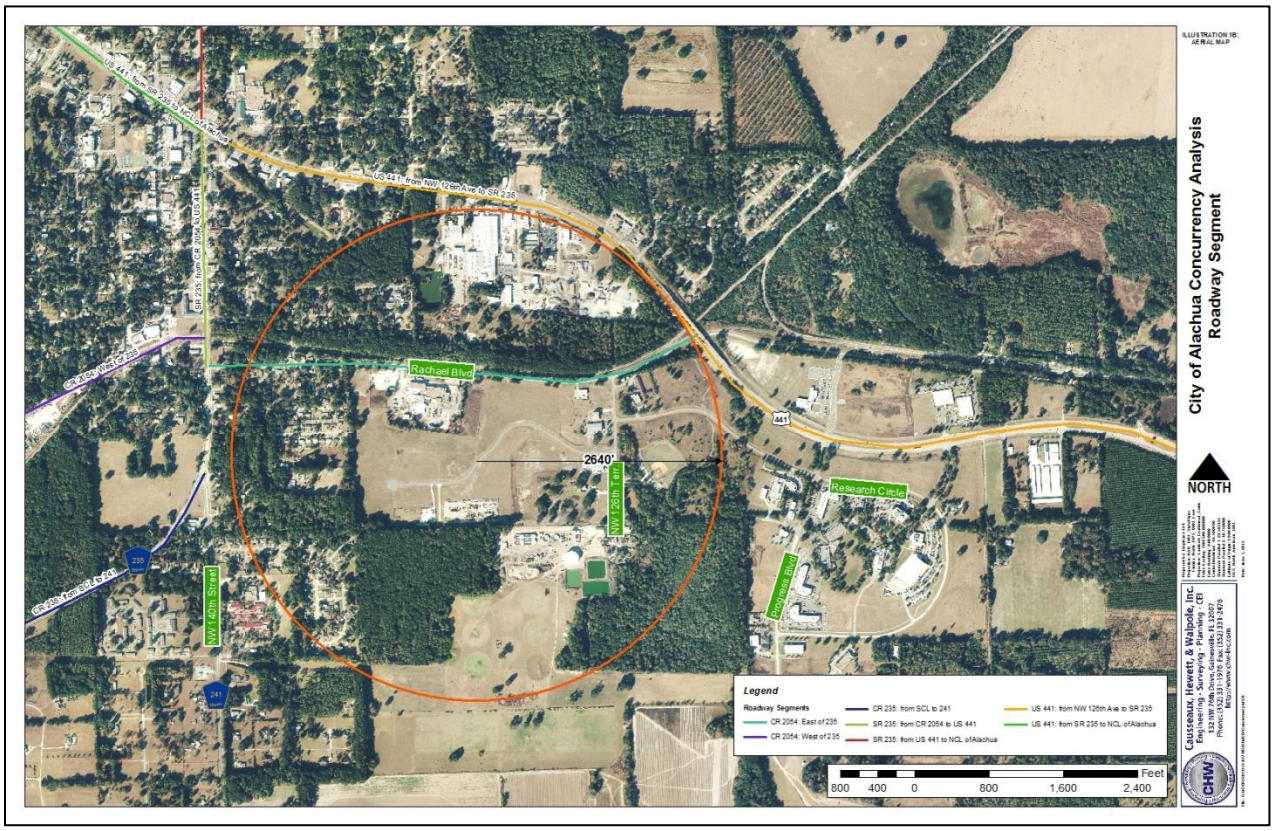

Figure 1: Projected Vehicle Trip Distribution

As shown in Table 1, the proposed Nanotherapeutics Advanced Development & Manufacturing Facility (ADMF) will generate approximately 332 new Average Annual Daily Trips (AADT). Consistent with LDR Sec. 2.4.14(H)(2), a ½-mile radius was used to determine the roadway segments included in this analysis. As shown on Figure 1, there is only one (1) affected comprehensive plan roadway segment, CR 2054 (East of SR 235).

While it is likely that some employees commuting from areas to the east of the site will access the facility through Progress Corporate Park, 100% of the project traffic was assigned to this roadway segment to demonstrate the project's minimal impact. This section of CR 2054 currently has an available capacity of 11,933 AADT. The estimated 332 new AADT resulting from the proposed Nanotherapeutics ADMF ***will not*** exceed this roadway's capacity to operate

at the designated Level of Service (LOS) D. Therefore, the proposed site plan will not negatively impact the City's transportation facilities and designated LOS.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,162,000
Reserved Capacity[1]	25,704
Residual Capacity[1]	1,112,296
Percentage of Permitted Design Capacity Utilized[1]	51.64%
Projected Potable Water Demand from Proposed Project[2] (47,000 gpd from sanitary sewer load + 22,000 gpd from cooling towers evaporation + 1,000 gpd human process / consumption)	70,000
Residual Capacity after Proposed Project	**1,042,296**

1. Source: City of Alachua June 2013 Development Monitoring Report.
2. Calculated Nanotherapeutics Facility Demand (See Attachment A to this analysis)

Conclusion

Quality: The proposed Nanotherapeutics ADMF will comply with all applicable potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: As calculated in Table 4, the City's potable water system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan. CHW has also requested an "Ability to Serve" letter from The City of Alachua Public Works Department based on the estimated demand shown in Table 4. We will provide this letter to City staff upon receipt from Public Works.

System Capacity: As calculated in Table 4, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 54.7%.

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	1,230,000
Less Actual Treatment Plant Flows[1]	623,000
Reserved Capacity[1]	13,704
Residual Capacity[1]	593,296
Percentage of Permitted Design Capacity Utilized[1]	51.76%
Projected Sanitary Sewer Demand from Proposed Project[2]	44,500
Residual Capacity After Proposed Project	**548,796**

1. Source: City of Alachua June 2013 Development Monitoring Report.
2. Calculated Nanotherapeutics Facility Demand (See Attachment C to this analysis)

Conclusion
Quality: The proposed Nanotherapeutics ADMF will comply with all applicable sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: As calculated in Table 5, the City's sanitary sewer system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan.

System Capacity: As calculated in Table 4, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 55.4%.

Table 6: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	36,536	6,668
Reserved Capacity[1]	1,511	276
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2] (12 lbs. / 1,000 ft^2 / day) x 165,000 ft^2) x 365) / 2000]		**361**

1. Source: City of Alachua June 2013 Development Monitoring Report.
2. Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.

Conclusion
As shown in Table 6, the New River Solid Waste Facility has a 50-year capacity. The estimated impacts from the proposed site plan application will not cause the City's solid waste system to operate at a level below the adopted LOS in the comprehensive plan.

Table 7: Projected Recreational Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	88.60
Acreage Required To Serve Existing Population[1]	45.7
Reserved Capacity[1]	0.05
Available Recreation Acreage[1]	42.88
Projected Impacts From Development	0
Residual Recreational Capacity After Proposed Development	**42.88**

1. Source: City of Alachua June 2013 Development Monitoring Report.

Conclusion
The proposed site plan is for a non-residential use that will not impact or increase demand for the City's Parks and Recreational system. Therefore, the proposed site plan will not have an impact on the City's Parks and Recreation Facility LOS.

Stormwater

As stated in the introduction to this analysis, a Grading and Drainage Plan is included as part of the development plan set. The Nanotherapeutics site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Attachments: A – Calculated Potable Water Usage
B – Calculated Sanitary Sewer Usage

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ATTACHMENT A

CALCULATED POTABLE WATER USAGE

PLUMBING SYSTEM CALCULATIONS

Affiliated Engineers SE, Inc.
3007, SW Williston Rd
Gainesville, FL 32608
352 376 5500

Job Name:	NanoADM
Location:	Alachua
Project No.:	11761-00
Date:	5/30/2013

Available Pressure (psi)	
Static	80
Residual	70
Flowrate	500
Required Pressure (psi)	35
Highest Elevation (ft)	40

Maximum Water Velocities	
Cold Water	6.00
Hot Water	4.00

		Hot Water		Cold Water		Total Water		Sanitary	
Description	Number	FU	Total	FU	Total	FU	Total	FU	Total
Soiled Sink	0	1.5	0	1.5	0	2	0	2	0
DF	2	0	0	0.25	0.5	0.25	0.5	0.5	1
Floor Drain	0	0	0	0	0	0	0	2	0
Hose Bibb	10	0	0	4	40	4	40	0	0
Ice Machine	0	0	0	0.25	0	0.25	0	1	0
Lavatory, Public	12	0.5	6	0.5	6	0.7	8.4	1	12
Lavatory, Exam room	0	0.5	0	0.5	0	0.7	0	1	0
Sink	50	1	50	1	50	1.5	75	2	100
Sink, Pantry	2	1	2	1	2	1.5	3	2	4
Shower, Public	4	1.5	6	1.5	6	2	8	2	8
Shower, Private	16	1	16	1	16	1.5	24	2	32
Janitor Sink	2	1.5	3	1.5	3	2	4	2	4
Emergency Shower	2	0	0	20	40	20	40	2	4
Urinal	4	0	0	5	20	5	20	4	16
Water Closet, Valve, Public	14	0	0	10	140	10	140	4	56
Water Closet, Valve, Private	0	0	0	6	0	6	0	4	0
Project Totals			83		323.5		362.9		237
Flowrates per Hunter's Curve			39.00		114.00		119.00		
Cooling towers							50.00		
Boilers							10.00		
RO/DI							10.00		
Auto/Glass wash							50.00		
Total							239.00		

Supply Pressure @ flow		70.00
Pump Boost (psig)		0.00
Corrections		
Elevation		17.32
Site Piping- ft	0	
i.d.	0	
C-value		
Water Meter		0.00
Backflow Preventor		0.00
Pressure loss from pump		0.00
Fixture Minimum		35
Available Pressure		17.68
Longest Pipe Run - Pipe + fittings (equivalent length)		500

Water Pipe Sizing

Pipe Size	Pipe I.D.	Allow. Loss	Allow Flow	Velocity (fps)	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Valve	Max FU Flush Tank
3/4	0.785	0.035	5.76	3.82	6.00	9.05	0	6
1	1.025	0.035	11.63	4.52	6.00	15.43	0	15
1-1/4	1.265	0.035	20.23	5.16	6.00	23.50	0	30
1-1/2	1.505	0.035	31.96	5.76	6.00	33.27	14	56
2	1.985	0.035	66.23	6.87	6.00	57.87	66	160
2-1/2	2.465	0.035	117.12	7.87	6.00	89.24	191	321
3	2.945	0.035	187.07	8.81	6.00	127.38	409	517
4	3.905	0.035	393.14	10.53	6.00	223.96	1116	1116
5	4.887	0.035	705.69	12.07	6.00	350.77	2204	2204
6	5.859	0.035	1137.59	13.54	6.00	504.17	3656	3656

Bathroom Group Cold Water Pipe Sizing

Pipe Size	Pipe I.D.	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Valve	Max FU Flush Tank
3/4	0.785	6.00	9.05	0	12
1	1.025	6.00	15.43	0	21
1-1/4	1.265	6.00	23.50	6	36
1-1/2	1.505	6.00	33.27	16	60
2	1.985	6.00	57.87	66	160
2-1/2	2.465	6.00	89.24	191	321
3	2.945	6.00	127.38	409	517
4	3.905	6.00	223.96	1116	1116

Hot Water Pipe Sizing

Pipe Size	Pipe I.D.	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Tank
3/4	0.785	4.00	6.03	7
1	1.025	4.00	10.29	13
1-1/4	1.265	4.00	15.67	21
1-1/2	1.505	4.00	22.18	34
2	1.985	4.00	38.58	78
2-1/2	2.465	4.00	59.49	170
3	2.945	4.00	84.92	294
4	3.905	4.00	149.31	633

Notes:

1 All pipe sizing based on Type L copper tube.

2 Fixture Table based on SBCCI Standard Plumbing Code.

3 Total Water gpm based on use of Flush Valve type water closets. If flush tanks are used, change "FV" in cell J41 to "FT".

ATTACHMENT B

CALCULATED SANITARY SEWER USAGE

SEWER DEMAND

Affiliated Engineers, Inc.
3007 SW Williston Rd.
Gainesville, FL 32608-3928
352-376-5500

Project	NanoADM
Location	Alachua, FL
Project Number	11761-00
Date	14-Jun-13

Basic Data:

Number of employees	Admin/QA-QC lab	150	1 employee per 100 sq.ft
	BSL3/ Manufacturing	100	

Demand			GPD	
For Employees			2500	10 gallons/employee/day
Equipment	Cooling towers		21600	15 gpm (60% of peak demand)
	Boilers		14400	10 gpm
	10 Autoclaves/Glass washers		4000	50 gallons/cycle. 8 cycles/day
	Lab sinks		1000	20 gallons/sink/day. 50 sinks
	Misc Process		1000	
		Total	44500	Gallons per day

ATTACHMENT A

CALCULATED POTABLE WATER USAGE

PLUMBING SYSTEM CALCULATIONS

Affiliated Engineers SE, Inc.
3007, SW Williston Rd
Gainesville, FL 32608
352 376 5500

Job Name:	NanoADM
Location:	Alachua
Project No.:	11761-00
Date:	5/30/2013

Available Pressure (psi)	
Static	80
Residual	70
Flowrate	500
Required Pressure (psi)	35
Highest Elevation (ft)	40

Maximum Water Velocities	
Cold Water	6.00
Hot Water	4.00

		Hot Water		Cold Water		Total Water		Sanitary	
Description	Number	FU	Total	FU	Total	FU	Total	FU	Total
Soiled Sink	0	1.5	0	1.5	0	2	0	2	0
DF	2	0	0	0.25	0.5	0.25	0.5	0.5	1
Floor Drain	0	0	0	0	0	0	0	2	0
Hose Bibb	10	0	0	4	40	4	40	0	0
Ice Machine	0	0	0	0.25	0	0.25	0	1	0
Lavatory, Public	12	0.5	6	0.5	6	0.7	8.4	1	12
Lavatory, Exam room	0	0.5	0	0.5	0	0.7	0	1	0
Sink	50	1	50	1	50	1.5	75	2	100
Sink, Pantry	2	1	2	1	2	1.5	3	2	4
Shower, Public	4	1.5	6	1.5	6	2	8	2	8
Shower, Private	16	1	16	1	16	1.5	24	2	32
Janitor Sink	2	1.5	3	1.5	3	2	4	2	4
Emergency Shower	2	0	0	20	40	20	40	2	4
Urinal	4	0	0	5	20	5	20	4	16
Water Closet, Valve, Public	14	0	0	10	140	10	140	4	56
Water Closet, Valve, Private	0	0	0	6	0	6	0	4	0
Project Totals			83		323.5		362.9		237
Flowrates per Hunter's Curve			39.00		114.00		119.00		
Cooling towers							50.00		
Boilers							10.00		
RO/DI							10.00		
Auto/Glass wash							50.00		
Total							239.00		

Supply Pressure @ flow		70.00
Pump Boost (psig)		0.00
Corrections		
Elevation		17.32
Site Piping- ft	0	
i.d.	0	
C-value		
Water Meter		0.00
Backflow Preventor		0.00
Pressure loss from pump		0.00
Fixture Minimum		35
Available Pressure		17.68
Longest Pipe Run - Pipe + fittings (equivalent length)		500

Water Pipe Sizing

Pipe Size	Pipe I.D.	Allow. Loss	Allow Flow	Velocity (fps)	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Valve	Max FU Flush Tank
3/4	0.785	0.035	5.76	3.82	6.00	9.05	0	6
1	1.025	0.035	11.63	4.52	6.00	15.43	0	15
1-1/4	1.265	0.035	20.23	5.16	6.00	23.50	0	30
1-1/2	1.505	0.035	31.96	5.76	6.00	33.27	14	56
2	1.985	0.035	66.23	6.87	6.00	57.87	66	160
2-1/2	2.465	0.035	117.12	7.87	6.00	89.24	191	321
3	2.945	0.035	187.07	8.81	6.00	127.38	409	517
4	3.905	0.035	393.14	10.53	6.00	223.96	1116	1116
5	4.887	0.035	705.69	12.07	6.00	350.77	2204	2204
6	5.859	0.035	1137.59	13.54	6.00	504.17	3656	3656

Bathroom Group Cold Water Pipe Sizing

Pipe Size	Pipe I.D.	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Valve	Max FU Flush Tank
3/4	0.785	6.00	9.05	0	12
1	1.025	6.00	15.43	0	21
1-1/4	1.265	6.00	23.50	6	36
1-1/2	1.505	6.00	33.27	16	60
2	1.985	6.00	57.87	66	160
2-1/2	2.465	6.00	89.24	191	321
3	2.945	6.00	127.38	409	517
4	3.905	6.00	223.96	1116	1116

Hot Water Pipe Sizing

Pipe Size	Pipe I.D.	Maximum Velocity	Flow at Max. Vel.	Max FU Flush Tank
3/4	0.785	4.00	6.03	7
1	1.025	4.00	10.29	13
1-1/4	1.265	4.00	15.67	21
1-1/2	1.505	4.00	22.18	34
2	1.985	4.00	38.58	78
2-1/2	2.465	4.00	59.49	170
3	2.945	4.00	84.92	294
4	3.905	4.00	149.31	633

Notes:

1 All pipe sizing based on Type L copper tube.

2 Fixture Table based on SBCCI Standard Plumbing Code.

3 Total Water gpm based on use of Flush Valve type water closets. If flush tanks are used, change "FV" in cell J41 to "FT".

ATTACHMENT B

CALCULATED SANITARY SEWER USAGE

SEWER DEMAND

Affiliated Engineers, Inc.
3007 SW Williston Rd.
Gainesville, FL 32608-3928
352-376-5500

Project	NanoADM
Location	Alachua, FL
Project Number	11761-00
Date	14-Jun-13

Basic Data:

Number of employees	Admin/QA-QC lab	150	1 employee per 100 sq.ft
	BSL3/ Manufacturing	100	

Demand			GPD	
For Employees			2500	10 gallons/employee/day
Equipment	Cooling towers		21600	15 gpm (60% of peak demand)
	Boilers		14400	10 gpm
	10 Autoclaves/Glass washers		4000	50 gallons/cycle. 8 cycles/day
	Lab sinks		1000	20 gallons/sink/day. 50 sinks
	Misc Process		1000	
		Total	44500	Gallons per day

SEWER DEMAND

Affiliated Engineers, Inc.
3007 SW Williston Rd.
Gainesville, FL 32608-3928
352-376-5500

Project	NanoADM
Location	Alachua, FL
Project Number	11761-00
Date	14-Jun-13

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2256568 7 PGS
2006 JUL 12 12:25 PM BK 3416 PG 742
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#291666
DOC Stamp-Deed: 11,200.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03927-000-000, 03230-002-000, 03231-005-000

2256568

Warranty Deed

This Indenture, Made this 11th day of July, 2006 A.D., Between O'Steen Brothers, Inc., a corporation existing under the laws of the State of Florida
of the County of Alachua, State of Florida, grantor, and
ADC Development & Investment Group, LLC, a Florida limited liability company
Document #L06000044225 FEI #20-4798771
whose address is Post Office Box 238, Lake Butler, FL 32054
of the County of Union, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

The purpose of reflecting the document number and tax identification number of the Grantee is to avoid any confusion with a limited liability company of the same or similar name.

Grantor hereby reserves for itself, it's successors and/or assigns a non-exclusive easement for Ingress/Egress and Public Utilities over and across the property described in Exhibit B attached hereto.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Darryl J. Tompkins
Witness

Printed Name: Charlene Howe
Witness

O'Steen Brothers, Inc.
By: _____ (Seal)
William Brad O'Steen, President
P.O. Address: 1006 SE 4th Street, Gainesville, FL 32601

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 11th day of July, 2006 by William Brad O'Steen, President of O'Steen Brothers, Inc., a Florida Corporation, on behalf of the corporation.
He is personally known to me or he has produced his Florida driver's license as identification.

Notary Public State of Florida
Charlene J. Howe
My Commission DD391123
Expires 11/15/2009

Printed Name: Charlene J. Howe
Notary Public
My Commission Expires: 11/15/2009

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Exhibit "A"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88 DEG. 59 MIN. 32 SEC. WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT-OF-WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEG. 09 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 08 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 88 DEG. 56 MIN. 13 SEC. WEST, A DISTANCE OF 1526.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 01 DEG. 25 MIN. 37 SEC. WEST, A DISTANCE OF 1335.11 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE RUN SOUTH 89 DEG. 13 MIN. 54 SEC. WEST, A DISTANCE OF 29.24 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 01 DEG. 23 MIN. 30 SEC. WEST, A DISTANCE OF 448.94 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 37 MIN. 00 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 340-A (66 FOOT RIGHT-OF-WAY), A DISTANCE OF 228.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1723.55 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 07 DEG. 09 MIN. 49 SEC., AN ARC DISTANCE OF 215.49 FEET (CHORD BEARING AND DISTANCE OF SOUTH 86 DEG. 47 MIN. 30 SEC. EAST, 215.35 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 83 DEG. 11 MIN. 05 SEC. EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 145.67 FEET TO A BOUNDARY CORNER ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962; THENCE RUN SOUTHERLY AND THEN EASTERLY ALONG THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962 WITH THE FOLLOWING SIX (6) COURSES; SOUTH 06 DEG. 50 MIN. 15 SEC. WEST, 121.22 FEET; SOUTH 71 DEG. 15 MIN. 38 SEC. WEST, 24.34 FEET; SOUTH 03 DEG. 37 MIN. 22 SEC. WEST, 110.55 FEET; NORTH 86 DEG. 46 MIN. 19 SEC. WEST, 107.04 FEET; SOUTH 00 DEG. 51 MIN. 23 SEC. EAST, 358.93 FEET; SOUTH 80 DEG. 27 MIN. 41 SEC. EAST, 690.19 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN EASTERLY, NORTHERLY, THEN WESTERLY, ALONG THE SOUTH, EAST, AND NORTH BOUNDARY LINES RESPECTIVELY OF SAID LANDS WITH THE FOLLOWING FOUR (4) COURSES; SOUTH 80 DEG. 34 MIN. 55 SEC. EAST, 279.85 FEET; THENCE RUN NORTHEASTERLY, WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 970.00 FEET, THROUGH AN ARC ANGLE OF 19 DEG. 28 MIN. 17 SEC., AN ARC DISTANCE OF 329.64 FEET (CHORD BEARING AND DISTANCE OF NORTH 12 DEG. 41 MIN. 16 SEC. EAST, 328.06 FEET); NORTH 02 DEG. 57 MIN. 06 SEC. EAST, 185.30 FEET; NORTH 82 DEG. 15 MIN. 45 SEC. WEST, 21.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1986, PAGE 2681 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 82 DEG. 15 MIN. 45 SEC. WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 100.71 FEET TO THE

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Exhibit "A" (Continued Pg. 2)

SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2189, PAGE 412 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 06 DEG. 23 MIN. 52 SEC. EAST, A DISTANCE OF 136.86 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2189, PAGE 412; THENCE RUN SOUTH 83 DEG. 11 MIN. 05 SEC. EAST, ALONG THE AFOREMENTIONED SOUTH LINE OF COUNTY ROAD NO. 340-A, A DISTANCE OF 793.94 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1943.08 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 20 DEG. 01 MIN. 25 SEC., AN ARC DISTANCE OF 679.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 86 DEG. 35 MIN. 25 SEC. EAST, 675.61 FEET) TO THE WEST RIGHT-OF WAY LINE OF N.W. 126 TERRACE (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 01 DEG. 35 MIN. 03 SEC. EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 227.96 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY THEN SOUTHERLY, ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275 WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 20 MIN. 04 SEC. WEST, 392.39 FEET; SOUTH 01 DEG. 36 MIN. 01 SEC. EAST, 222.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID SOUTHWEST CORNER LOCATED ON THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY, SOUTHERLY, AND EASTERLY ALONG SAID NORTH LINE AND THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 2355, PAGE 2784 WITH THE FOLLOWING FOUR (4) COURSES; SOUTH 89 DEG. 09 MIN. 52 SEC. WEST, 163.26 FEET; SOUTH 01 DEG. 44 MIN. 38 SEC. EAST, 137.92 FEET; SOUTH 57 DEG. 02 MIN. 36 SEC. EAST, 183.57 FEET; NORTH 89 DEG. 09 MIN. 52 SEC. EAST, 403.95 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784; THENCE RUN SOUTH 01 DEG. 35 MIN. 03 SEC. EAST, ALONG THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF N.W. 126TH TERRACE, A DISTANCE OF 160.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 2959 OF THE SAID PUBLIC RECORDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS THAT WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 00 MIN. 44 SEC. WEST, 314.88 FEET; SOUTH 19 DEG. 04 MIN. 06 SEC. WEST, 170.11 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF SAID PUBLIC RECORDS WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 10 MIN. 24 SEC. WEST, 450.16 FEET; SOUTH 01 DEG. 36 MIN. 44 SEC, EAST, 549.84 FEET; TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND BEING SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°35'03" WEST ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 23, A DISTANCE OF 1332.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4); THENCE SOUTH 89°20'04" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 39.88 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL

INSTRUMENT # 2256568
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Exhibit "A" (Continued Pg. 3)

RECORDS BOOK 2280, PAGE 2275 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°20'04" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 224.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°20'04" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 168.02 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275; THENCE NORTH 01°36'01" WEST, A DISTANCE OF 180.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 340-A (66 FOOT RIGHT OF WAY), SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1943.08 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 04°57'38", AN ARC DISTANCE OF 168.23 FEET (CHORD BEARING AND DISTANCE OF NORTH 85°45'10" EAST, A DISTANCE OF 168.18 FEET); THENCE DEPARTING SAID RIGHT OF WAY SOUTH 01°36'01" EAST, A DISTANCE OF 190.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT PUBLIC UTILITY EASEMENT OVER, UNDER, AND ACROSS THE SOUTH 20 FEET THEREOF.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88 DEG. 59 MIN. 32 SEC. WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN SOUTH 89 DEG.09 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEG. 09 MIN. 35 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 137.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 09 MIN. 35 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 318.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 88 DEG. 55 MIN. 49 SEC. WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 640.56 FEET; THENCE RUN NORTH 01 DEG. 03 MIN. 47 SEC. WEST, A DISTANCE OF 480.00 FEET TO THE SOUTH LINE OF A 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT; THENCE RUN NORTH 88 DEG. 56 MIN. 13 SEC. EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 163.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID SOUTHERLY LINE OF THE 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 60 DEG. 17 MIN. 32 SEC., AN ARC DISTANCE OF 347.26 FEET (CHORD BEARING AND DISTANCE OF NORTH 58 DEG. 47 MIN. 27 SEC. EAST, 331.46 FEET RESPECTIVELY); THENCE RUN SOUTH 52 DEG. 15 MIN. 02 SEC. EAST, A DISTANCE OF 391.90 FEET; THENCE RUN NORTH 86 DEG. 26 MIN. 19 SEC. EAST, A DISTANCE OF 75.99 FEET; THENCE RUN SOUTH 01 DEG. 36 MIN. 44 SEC. EAST, A DISTANCE OF 212.53 FEET; THENCE RUN SOUTH 34 DEG. 02 MIN. 42 SEC. EAST, A DISTANCE OF 229.82 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.05 ACRES MORE OR LESS.

THE ABOVE DESCRIBED OVERALL TRACT OF LAND OF LAND CONTAINS 64.731 ACRES MORE OR LESS.

INSTRUMENT # 2256568
7 PGS

Exhibit "B"

60 FOOT INGRESS/EGRESS AND PUBLIC UTILITIES PARCEL

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN S 88° 59' 32" W, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN N 01° 34' 39" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET; THENCE RUN N 01° 34' 50" W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 41.44 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 43° 51' 09" AND AN ARC DISTANCE OF 24.49 FEET (CHORD BEARING AND DISTANCE OF N 69° 39' 16" W, 23.90 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 25' 10" W, A DISTANCE OF 238.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32' 14" AN ARC DISTANCE OF 198.92 FEET (CHORD BEARING AND DISTANCE OF N 74° 18' 43" W, 195.92 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 57° 02' 36" W, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26' 40" AN ARC DISTANCE OF 449.77 FEET (CHORD BEARING AND DISTANCE OF S 75° 14' 04" W, 399.54 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.89 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 18' 35" AN ARC DISTANCE OF 167.12 FEET (CHORD BEARING AND DISTANCE OF S 39° 40' 02" W, 165.87 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 51° 49' 20" W, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56' 20" AN ARC DISTANCE OF 130.58 FEET (CHORD BEARING AND DISTANCE OF S 39° 21' 10" W, 129.55 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03' 13" AN ARC DISTANCE OF 357.40 FEET (CHORD BEARING AND DISTANCE OF S 57° 54' 37" W, 340.19 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 56' 13" W, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00' 16" AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 64° 26' 05" W, 43.13 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, EASTERLY AND SOUTHERLY, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE RUN SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 278° 00' 32" AN ARC DISTANCE OF 354.21 FEET (CHORD BEARING AND DISTANCE OF

INSTRUMENT # 2256568
7 PGS

Exhibit "B" (Continued Pg. 2)

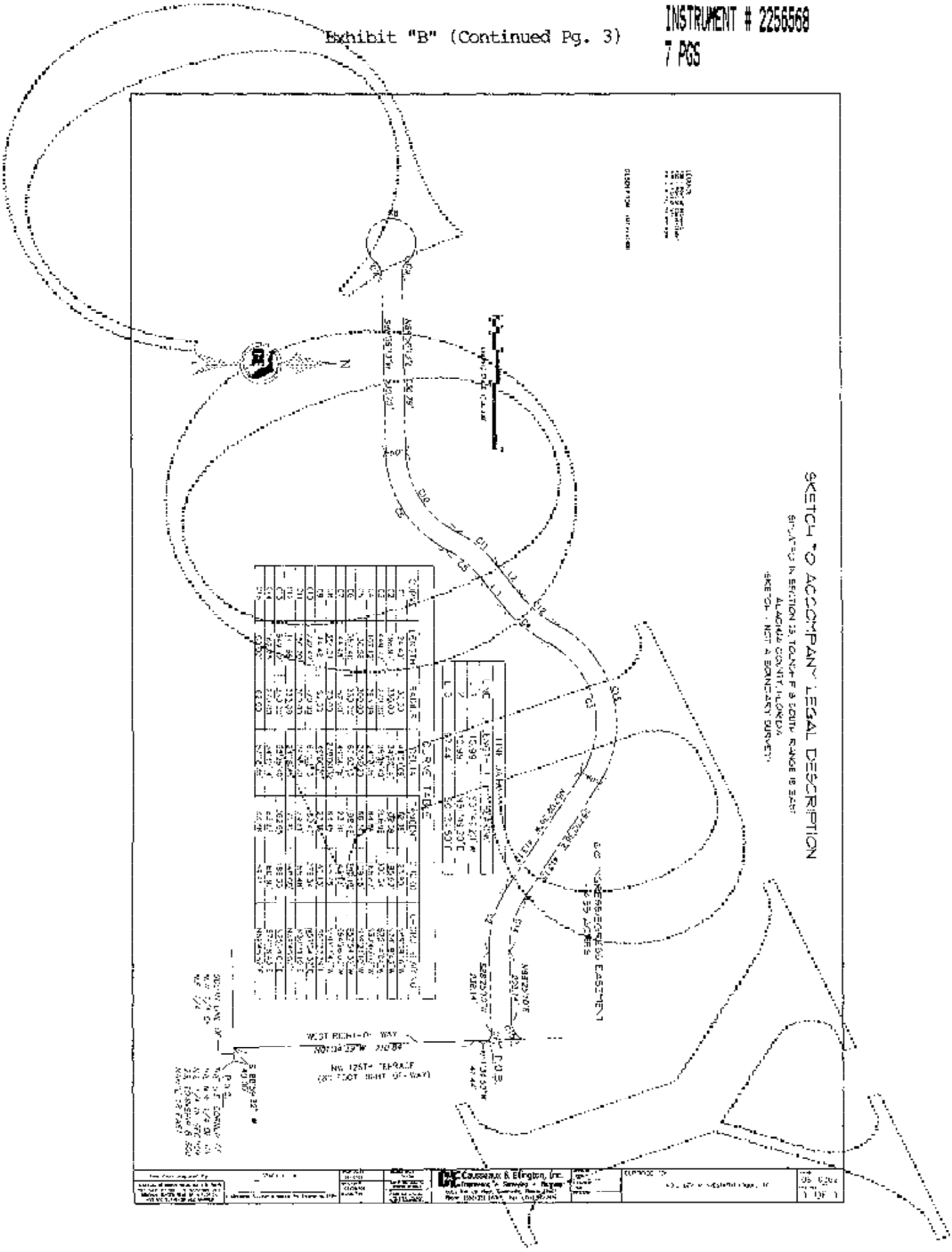
N 01° 03′ 47″ W, 95.78 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00′ 16″ AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 66° 33′ 39″ E, 43.13 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 56′ 13″ E, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03′ 13″ AN ARC DISTANCE OF 292.42 FEET (CHORD BEARING AND DISTANCE OF N 57° 54′ 37″ E, 278.34 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56′ 20″ AN ARC DISTANCE OF 156.70 FEET (CHORD BEARING AND DISTANCE OF N 39° 21′ 10″ E, 155.46 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 51° 49′ 20″ E, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24°18′ 35″ AN ARC DISTANCE OF 141.66 FEET (CHORD BEARING AND DISTANCE OF N 39° 40′ 02″ E, 140.60 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26′ 40″ AN ARC DISTANCE OF 549.72 FEET (CHORD BEARING AND DISTANCE OF N 75° 14′ 04″ E, 488.33 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 57° 02′ 36″ E, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32′ 14″ AN ARC DISTANCE OF 162.75 FEET (CHORD BEARING AND DISTANCE OF S 74° 18′ 43″ E, 160.30 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 25′ 10″ E, A DISTANCE OF 208.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 57° 18′ 35″ AN ARC DISTANCE OF 62.02 FEET (CHORD BEARING AND DISTANCE OF N 59° 45′ 52″ E, 59.46 FEET RESPECTIVELY) TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE; THENCE RUN S 01° 34′ 50″ E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 97.44 FEET TO THE POINT OF BEGINNING; CONTAINING 4.550 ACRES MORE OR LESS.

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

COPY

Exhibit "B" (Continued Pg. 3)

INSTRUMENT # 2256568
7 PGS



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2482697 5 PGS
Oct 22 2008 12:18
BOOK 3838 PAGE 880
J. K. "BUDDY" IRBY
Clerk of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 388577

Doc Stamp-Deed: $2,174.90

2482697 5 PGS

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03927-000-000 (portion of).

Warranty Deed

This Indenture, Made this 20th day of October, 2008 A.D., **Between**
ADC Development & Investment Group, LLC, a Florida limited liability company
Document #L06000044225

of the County of Union, State of Florida, **Grantor**, and

Spear Copeland, LLC, a Florida limited liability company
Document #E08000097436
whose post office address is : 2225 NW 06th Court, Gainesville, FL 32653

of the County of Alachua, State of Florida, **Grantee**

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 ($10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

See Attached Exhibit "A"

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing in the public records and/or common to the Copeland Industrial Park;
C. Taxes for the year 2008 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Denise C. Howard

Printed Name: Amber Rorrie Crawford

ADC Development & Investment Group, LLC
a Florida limited liability company

By: _____
Avery C. Roberts
Managing Member
P. O. Address: Post Office Box 238, Lake Butler, FL 32054

STATE OF FLORIDA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 20th day of October, 2008 by **Avery C. Roberts, Managing Member of ADC Development & Investment Group, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced his Florida drivers license as identification.

DENISE C. HOWARD
MY COMMISSION # DD642708
EXPIRES: March 16, 2011
Bonded Thru Notary Public Underwriters

Notary Public State of Florida
Printed Name: Denise C. Howard
My Commission Expires:

INSTRUMENT # 2462697 5 PGS

Warranty Deed - Page 2

Parcel ID Number 03927-000-000 (portion of)

Signed, sealed and delivered in our presence:

Printed Name: Amber Roberts Crawford

Printed Name: DARRYL J. THOMPKINS

ADC Development & Investment Group, LLC
a Florida limited liability company

By: _____
Dexter A. O'Steen
Managing Member
P. O. Address: Post Office Box 238, Lake Butler, FL 32054

STATE OF FLORIDA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 28th day of October, 2008 by **Dexter A. O'Steen, Managing Member of ADC Development & Investment Group, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced his Florida drivers license as identification.

Notary Public State of Florida
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/12 DD49

Notary Public State of Florida
Sandra E. Howe
My Commission DD481123
Expires 11/15/2012

COPY

INSTRUMENT # 2462697 5 PGS

EXHIBIT "A"
Page 1 of 3

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE CONTINUE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.13 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°03'47" WEST, A DISTANCE OF 437.29 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60 FOOT WIDE INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID A POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'50" EAST, 54.57 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH LINE; (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'46", AND ARC DISTANCE OF 55.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°26'05" EAST, 43.14 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'16", AN ARC DISTANCE OF 44.48 FEET TO THE POINT OF TANGENCY; (3) THENCE NORTH 88°56'13" EAST, A DISTANCE OF 367.29 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°03'47" EAST, A DISTANCE OF 480.00 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN S 88° 59'

EXHIBIT "A"
Page 2 of 3

32" W, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80-FOOT RIGHT OF WAY); THENCE RUN N 01° 34' 39" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET; THENCE RUN N 01° 34' 50" W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 41.44 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 43° 51' 09" AND AN ARC DISTANCE OF 24.49 FEET (CHORD BEARING AND DISTANCE OF N 69° 39' 16" W, 23.90 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 25' 10" W, A DISTANCE OF 238.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32' 14" AN ARC DISTANCE OF 198.92 FEET (CHORD BEARING AND DISTANCE OF N 74° 18' 43" W, 195.92 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 57° 02' 36" W, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26' 40" AN ARC DISTANCE OF 449.73 FEET (CHORD BEARING AND DISTANCE OF S 75° 14' 04" W, 399.54 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.89 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 18' 35" AN ARC DISTANCE OF 167.12 FEET (CHORD BEARING AND DISTANCE OF S 39° 40' 02" W, 165.87 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 51° 49' 20" W, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56' 20" AN ARC DISTANCE OF 130.58 FEET (CHORD BEARING AND DISTANCE OF S 39° 21' 10" W, 129.55 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03' 13" AN ARC DISTANCE OF 357.40 FEET (CHORD BEARING AND DISTANCE OF S 57° 54' 37" W, 340.19 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 56' 13" W, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00' 16" AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 64° 26' 05" W, 43.13 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, EASTERLY AND SOUTHERLY, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE RUN SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 278° 00' 32" AN ARC DISTANCE OF 354.21 FEET (CHORD BEARING AND DISTANCE OF N 01° 03' 47" W, 95.78 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00' 16" AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 66° 33' 39" E, 43.13 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 56' 13" E, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62°

INSTRUMENT # 2452897 5 PGS

EXHIBIT "A"
Page 3 of 3

03' 13" AN ARC DISTANCE OF 292.42 FEET (CHORD BEARING AND DISTANCE OF N 57° 54' 37" E, 278.34 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56' 20" AN ARC DISTANCE OF 156.70 FEET (CHORD BEARING AND DISTANCE OF N 39° 21' 10" E, 155.46 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 51° 49' 20" E, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24°18' 35" AN ARC DISTANCE OF 141.66 FEET (CHORD BEARING AND DISTANCE OF N 39° 40' 02" E, 140.60 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26' 40" AN ARC DISTANCE OF 549.72 FEET (CHORD BEARING AND DISTANCE OF N 75° 14' 04" E, 488.33 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 57° 02' 36" E, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32' 14" AN ARC DISTANCE OF 162.75 FEET (CHORD BEARING AND DISTANCE OF S 74° 18' 43" E, 160.30 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 25' 10" E, A DISTANCE OF 208.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 57°18' 35" AN ARC DISTANCE OF 62.02 FEET (CHORD BEARING AND DISTANCE OF N 59° 45' 52" E, 59.46 FEET RESPECTIVELY) TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE; THENCE RUN S 01° 34' 50" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 97.44 FEET TO THE POINT OF BEGINNING.

03229-002-000
THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

03229-003-000
PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

03230-002-000
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03230-002-001
PETRA HOLDINGS COMPANY LLC
12775 RACHEL BLVD
ALACHUA, FL 32615-6698

03231-001-000
INC BARBER LUMBER SALES OF
ALACHUA
PO BOX 263
ALACHUA, FL 32616-0263

03231-002-000
GLENN BLUMBERG
11421 NW 120TH TER
ALACHUA, FL 32615

03231-004-000
DUAL ENTERPRISES LLC
PO BOX 1808
ALACHUA, FL 32616

03231-005-000
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03231-005-001
RBC BANK
301 FAYETTEVILLE ST STE 1200
RALEIGH, NC 27601

03507-001-000
SAKICHAND DALCHAND
10304 W STATE ROAD 235
ALACHUA, FL 32615-4942

03508-001-000
JOHNNIE LEE BROWN
PO BOX 213
ALACHUA, FL 32616-0213

03511-000-000
CHRISTINE F HOWARD
PO BOX 913
ALACHUA, FL 32616-0913

03516-000-000
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6003 WABASH RD
ORLANDO, FL 32807

03517-000-000
BARBARY & SIMMONS
PO BOX 812
ALACHUA, FL 32616-0812

03518-001-000
FLORA M BRYANT
PO BOX 556
ALACHUA, FL 32616-0556

03518-002-000
PERNOLA G BARBARY
PO BOX 812
ALACHUA, FL 32616-0812

03934-001-020
JENKINS ALLEN & ALLEN &
FREENEY &
12008 NW 148TH PL
ALACHUA, FL 32615

03934-001-021
SHENITTA L DANIELS
PO BOX 1558
ALACHUA, FL 32616-1558

03934-001-022
CORINE C LIFE ESTATE
BROCKINGTON
PO BOX 122
LACROSSE, FL 32658

03934-001-023
ENLOE & MAMMINO
14293 NW 159TH LN
ALACHUA, FL 32615

03934-001-024
FRANCES T YOUNG
PO BOX 1633
ALACHUA, FL 32616-1633

03934-001-025
SHANTAN K GEORGE
13613 NW 141ST PL
ALACHUA, FL 32615

03934-001-026
KEEGAN D GAY
13617 NW 141ST PL
ALACHUA, FL 32615

03934-002-000
CHARLOTTE ELIZABETH LIFE EST
HAGAN
14013 NW 138TH ST
ALACHUA, FL 32615

03934-003-000
JAMES CASEY JONES & JONES &
JONES
PO BOX 373
ALACHUA, FL 32616-0373

03934-001-014
VERONICA GRAHAM
PO BOX 2304
ALACHUA, FL 32615

03934-001-015
ARCHIE-BOTHNER ARCHIE &
ARCHIE & ARCHIE &
13612 NW 141ST PL
ALACHUA, FL 32615

03934-001-016
LOIS BIRENBAUM & NORWITZ
25414 NW COOUNTY RD 241
ALACHUA, FL 32615

03934-001-017
LIZA J VILLALOBOS
13528 NW 141ST PL
ALACHUA, FL 32616

03934-001-018
BETTY HEIRS HODGE
13514 NW 141ST PL
ALACHUA, FL 32615

03934-001-019
H/W JENKINS & MCDANIEL-JENKINS
13510 NW 141ST PL
ALACHUA, FL 32616

03927-007-001
GROUP LLC ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03927-008-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-009-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-010-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-011-000
SPEAR COPELAND LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

03931-010-012
ANGELA FORD
13604 NW 137TH PL
ALACHUA, FL 32615

03931-010-013
BRUCE D JOHNSON
13558 NW 137TH PL
GAINESVILLE, FL 32615

03931-010-014
LESLIE & POURCHOT-LESLIE H/W
17763 NW 105TH TER
ALACHUA, FL 32615-5610

03931-010-015
DAVID S BISHOP
13530 NW 137TH PL
ALACHUA, FL 32615-6200

03931-010-016
GEORGIA A GRIFFIN
13510 NW 137TH PL
ALACHUA, FL 32615

03931-010-017
CAROLYN A MITCHELL
13505 NW 137TH PL
ALACHUA, FL 32615

03931-010-018
PERCIVAL I FRANCIS
13521 NW 137TH PL
ALACHUA, FL 32615

03931-010-019
VINTRICE VERONICA REINKE
13533 NW 137TH PL
ALACHUA, FL 32615

03927-000-000
GROUP LLC ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03927-001-000
DAMON NANOSONIC PRODUCTS INC
27317 NW 78TH AVE
HIGH SPRINGS, FL 32643

03927-002-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-003-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-004-000
BB&C LLC
14000 NW 126TH TER
ALACHUA, FL 32615

03927-005-000
CV II PARTNERSHIP
4656 34TH ST SOUTHWEST
ORLANDO, FL 32811

03927-006-000
ALACHUA INC BARBER LUMBER SALES OF
PO BOX 263
ALACHUA, FL 32616-0263

03927-007-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03934-001-001
NOLA L TOUCHE
13515 NW 142ND AVE
ALACHUA, FL 32615

03934-001-002
JIMMY L WALKER
13521 NW 142ND AVE
ALACHUA, FL 32615

03934-001-003
LENORA CAFFIE
PO BOX 1441
ALACHUA, FL 32616-1441

03934-001-004
WAYNE P PORTER
PO BOX 913
ALACHUA, FL 32616-0913

03956-010-004
STATE OF FLA IIF
% DEP-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03933-000-000
GREEN HILL OF ALACHUA INC
PO BOX 1445
ALACHUA, FL 32616

03934-000-000
GREEN HILL OF ALACHUA INC
PO BOX 1445
ALACHUA, FL 32616

03956-010-018
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-019
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-038
OWNERS ASSOCIATION INC
PROGRESS CENTER PROPERTY
BOX 35
ALACHUA, FL 32615

03956-011-000
TRUST SNH MEDICAL OFFICE
PROPERTIES
255 WASHINGTON ST STE 300
NEWTON, MA 02458

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202-4423

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

BILL ATWATER
6017 NW 115TH PLACE
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

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LAURA WILLIAMS
12416 NW 148TH AVENUE
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

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Delivered with Integrity

MEMORANDUM

TO: Neighbors of Copeland Industrial Park PN 13-0178

FROM: Craig Brashier, AICP, Planning Project Manager

DATE: June 5, 2013

RE: Neighborhood Meeting Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Meeting to discuss a proposed site plan on ±28 acres generally located in the Copeland Industrial Park, west of NW 126th Terrace and south of Rachael Boulevard. The proposed site consists of a portion of Alachua County Tax Parcel 03927-000-000 and the entirety of 03927-011-000. The proposed site is designated as Industrial on the Future Land Use Map and Light and Warehouse Industrial (ILW) on the Official Zoning Atlas. This is not a public hearing.

Date: Thursday, June 20, 2013

Time: 5:30 p.m.

Place: Alachua County Library – Alachua Branch
Meeting Room B
14913 NW 140th Street
Alachua, FL 32615

Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the proposed site plan and to seek comments. We look forward to seeing you at the meeting.

G:\JOBS\2013\13-0178\NHWS\MAILOUT_13-0178_Site Plan.docx

NANOTHERAPEUTICS SITE PLAN
NEIGHBORHOOD MEETING NOTES
JUNE 20, 2013, AT 5:30 PM
ALACHUA COUNTY LIBRARY, ALACHUA BRANCH

Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. staff.

Project Representatives

Nanotherapeutics -	*Donnie Ellington, P.E.*
Causseaux, Hewett, & Walpole, Inc. –	*Craig Brashier, AICP*

Mr. Brashier delivered an informational PowerPoint presentation which contained information on Nanotherapeutics, workshop notification procedures, the City's approval process, Future Land Use and zoning designations, and the proposed site plan. Approximately 12 members of the public attended the meeting. Meeting attendees consisted of both neighboring business representatives and residential neighbors. The following bullet points outline the citizen's topics of discussion and questions.

- Citizens asked about site access and impacts to traffic on Rachael Boulevard. One residential neighbor stated concerns about existing traffic and increased traffic on portions of Rachael Boulevard to the east of the site.
    - Mr. Brashier stated that the site would have two (2) access points off the roadway that leads from NW 126th Terrace. NW 126th Terrace can either be accessed from Rachael Boulevard to the north or Research Drive and Technology Avenue that connect to Corporate Research Park to the east.
    - Mr. Brashier informed the meeting attendees that the traffic calculations for the application's concurrency analysis indicate there are more than 15,000 available trips on the impacted portion of US 441 and the proposed project will only generate about 330 AADT.
    - Mr. Brashier informed meeting attendees that the City of Alachua has secured funding to improve the existing access roadway leading to the site from NW 126th Terrace. Improvements will include reconstruction with curb, gutter, and sidewalks.
    - Mr. Ellington informed the citizens that additional roadway connections were also being planned and analyzed that might alleviate some of the traffic concerns in this area. One is a northerly connection from the access roadway to Rachael Boulevard. This will likely become a reality once funding is secured. On a larger scale, the potential for an east-west parkway to the south of the site is also being analyzed by the City of Alachua. Providing a connection to this east-west parkway will help alleviate existing traffic concerns in this area.
- One meeting attendee informed Mr. Ellington and Mr. Brashier about previous flooding in the area due to off-site drainage issues.
    - Since the flooding is not due to impacts from the proposed site plan, no additional mitigation will be required for the Nanotherapeutics project. This issue will likely be considered during the reconstruction of the existing access roadway.
- A Hunter Woods resident asked about buffering along the site's western boundary.

    - Mr. Brashier informed the neighbor that a minimum 20' buffer will be provided along the western boundary of the site. This will be a Type D landscape buffer that is intended to be an opaque buffer at least six (6) feet in height. This buffer prevents visual contact between uses and creates a strong impression of total separation.
    - This citizen also requested that Nanotherapeutics consider the inclusion of a privacy fence along this boundary instead of the aluminum picket fencing that will surround the entire site.
- Another residential neighbor asked about the height of the building.
    - Mr. Brashier stated that the current design height is approximately 40'.
- One meeting attendee asked where current Nanotherapeutics employees lived and whether or not new employees would likely live in the City of Alachua.
    - Mr. Ellington stated that he would need to do some additional research to get information on where current employees lived.

The meeting ended at approximately 6:30 p.m.

I:\JOBS\2012\12-0458\Workshop\12-0458_neighborhood_meeting_notes.doc

Nanotherapeutics Site Plan

Neighborhood Meeting
June 20, 2013

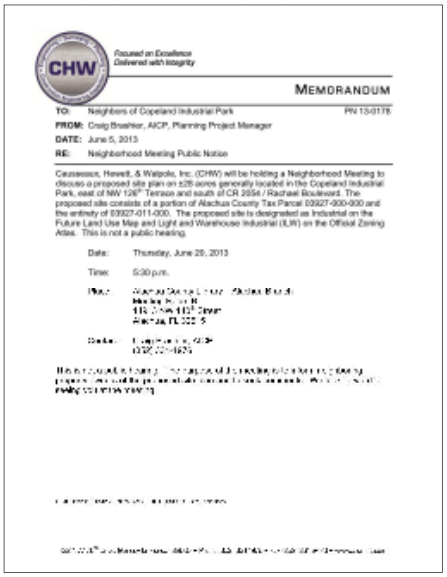
Meeting Overview

The purpose of the neighborhood workshop:

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

civil engineering land surveying land planning construction engineering inspection

Public Notification



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Date: Thursday, June 20, 2013

Time: 5:30 p.m.

Students charged with selling guns at school

Lightning does $25,000 damage to Gainesville home

State assures it will offer kosher meals in all prisons

SETTLEMENT: Habitat for Humanity was among recipients of settlement money

PUBLIC NOTICE

EYEGLASS OPTICIANS

Sun

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan on ±28 acres generally located in the Copeland Industrial Park, east of NW 126th Terrace and south of CR 2054 / Rachael Boulevard. The proposed site consists of a portion of Alachua County Tax Parcel 03927-000-000 and the entirety of 03927-011-000. The proposed site is designated as Industrial on the Future Land Use Map and Light and Warehouse Industrial (ILW) on the Official Zoning Atlas. This is not a public hearing.

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Contact: Craig Brashier, AICP

Phone Number: (352) 331-1976

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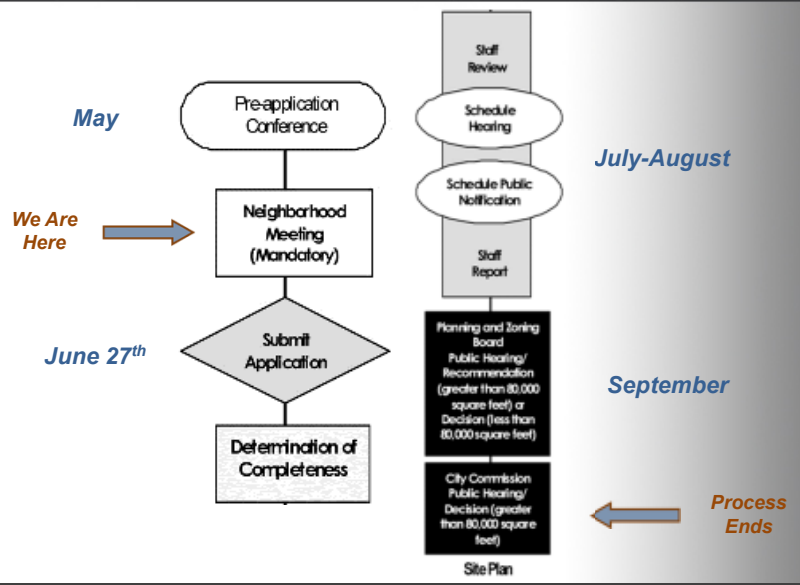
Site Plan Review Process

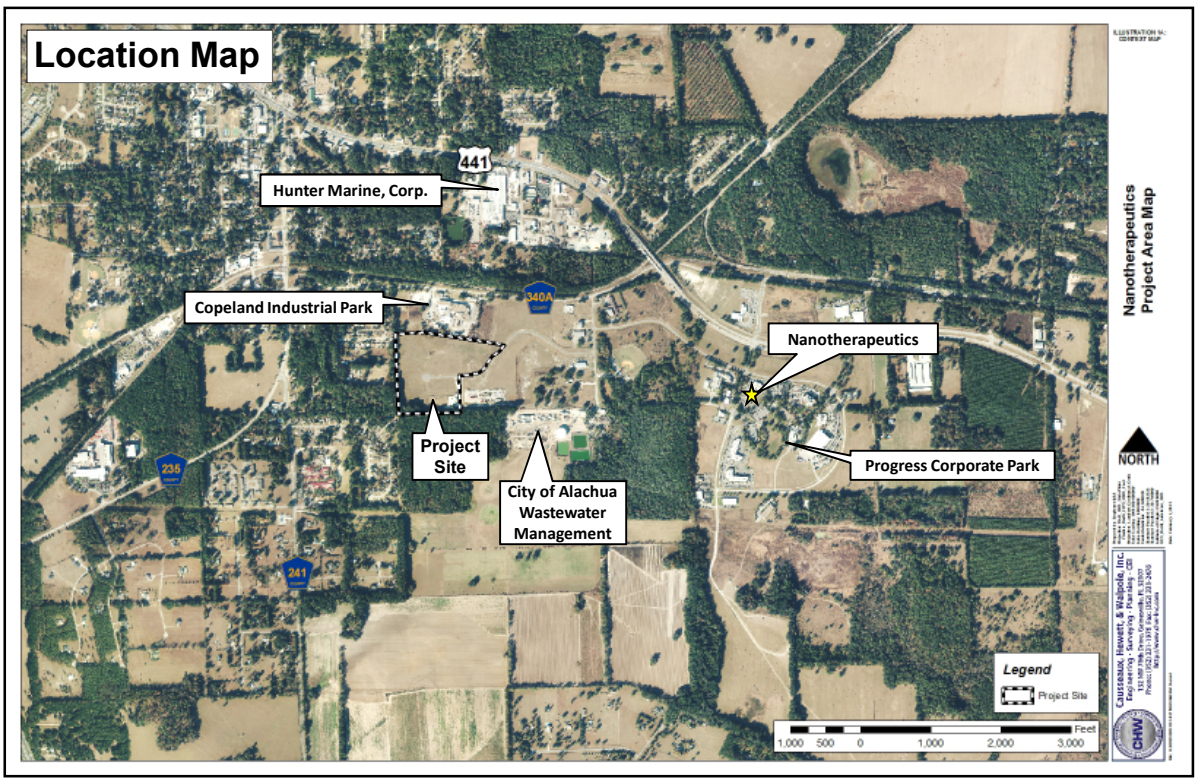


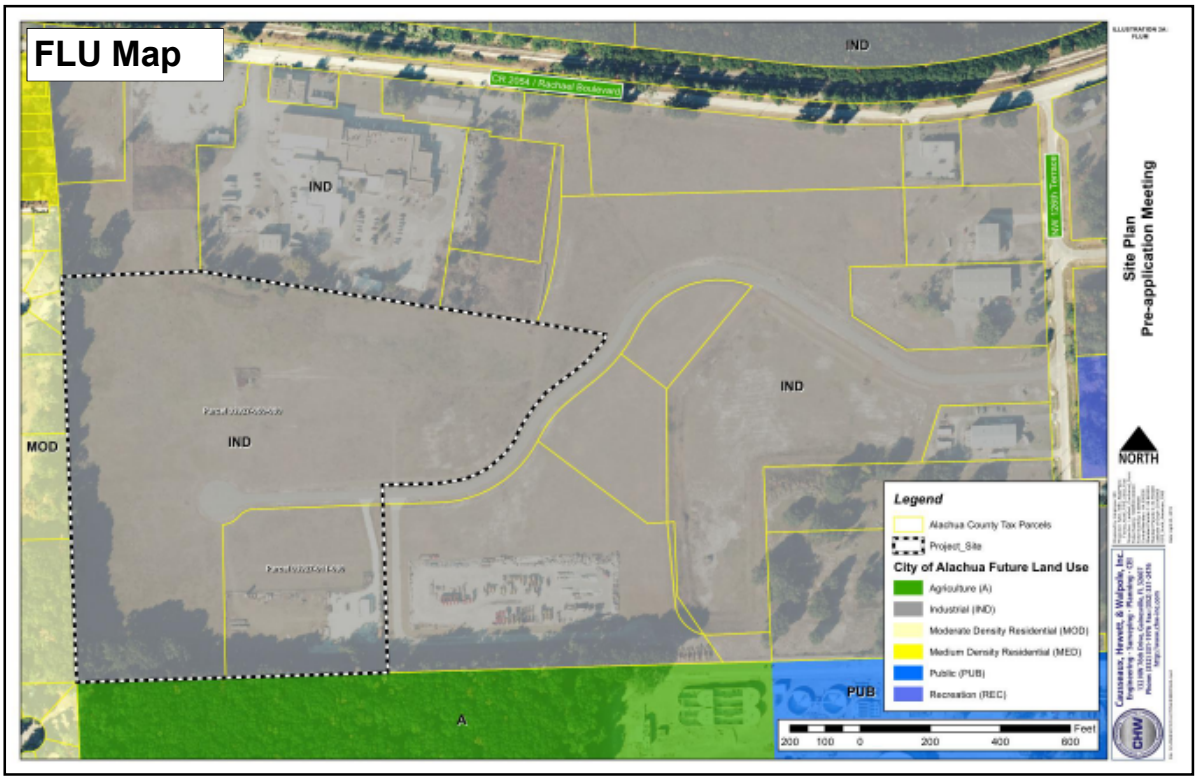
civil **engineering** land **surveying** land **planning** construction engineering **inspection**

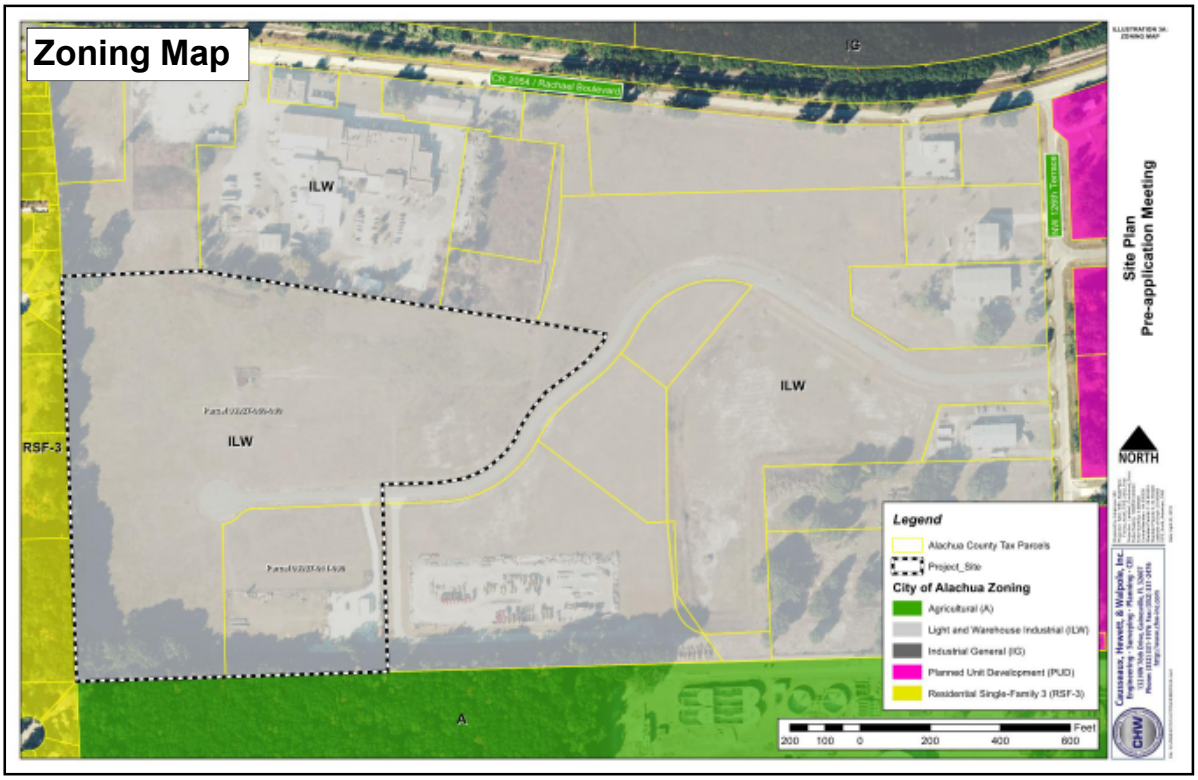
Nanotherapeutics, Inc.

- Nanotherapeutics is a privately-held biopharmaceutical company.
- They have been located in the City of Alachua for 14 years.
- The company's recent focus has been on meeting the U.S. Government's interests to develop safe, effective medical countermeasures to protect America's troops.
- Nanotherapeutics was awarded a contract from the U.S. Department of Defense.

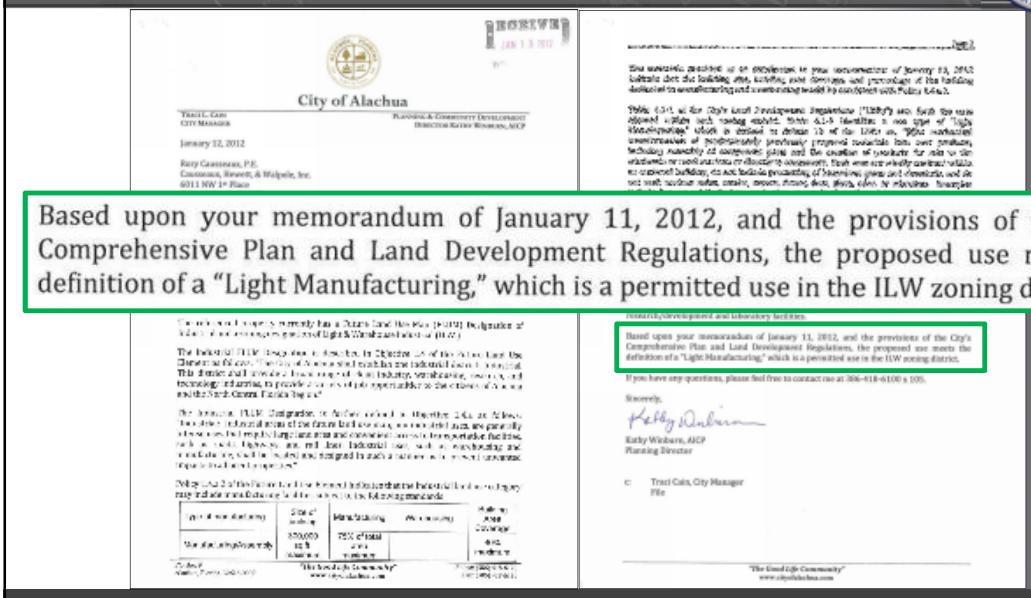
civil engineering land surveying land planning construction engineering inspection




FLU Map
IND
CR 2054 / Rachael Boulevard
IND
NW 126th Terrace
IND
MOD
IND
PUB
A
Legend
Alachua County Tax Parcels
Project_Site
City of Alachua Future Land Use
Agriculture (A)
Industrial (IND)
Moderate Density Residential (MOD)
Medium Density Residential (MED)
Public (PUB)
Recreation (REC)
Feet
200 100 0 200 400 600
NORTH
Site Plan
Pre-application Meeting


Zoning Map
IG
CR 2054 / Rachael Boulevard
ILW
NW 126th Terrace
ILW
RSF-3
ILW
A
Legend
Alachua County Tax Parcels
Project_Site
City of Alachua Zoning
Agricultural (A)
Light and Warehouse Industrial (ILW)
Industrial General (IG)
Planned Unit Development (PUD)
Residential Single-Family 3 (RSF-3)
Feet
200 100 0 200 400 600
NORTH
Site Plan
Pre-application Meeting

Zoning Verification



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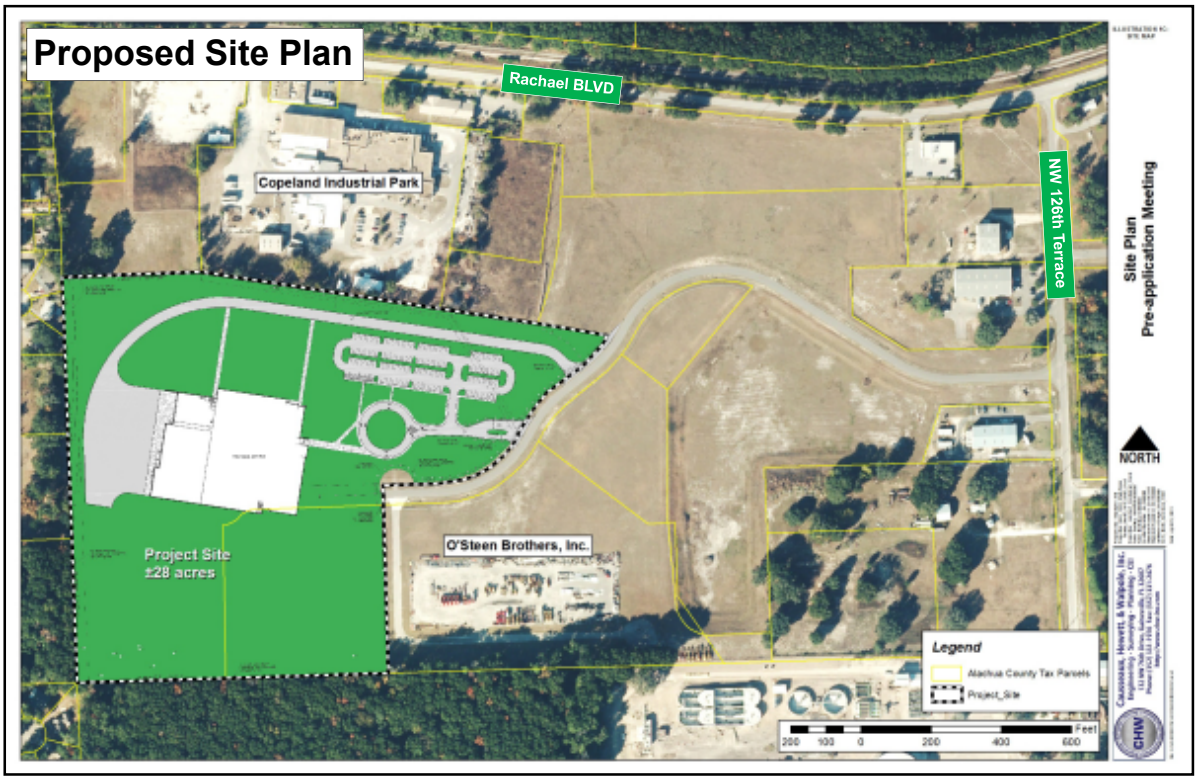

Project Details

- Initial development will be a ±153,000 sq. ft. building
- Expansion plans up to ±265,000 sq. ft.
- The new facility will create approximately 150 jobs with an average annual salary of $90,000

civil engineering land surveying land planning construction engineering inspection

Nanotherapeutics Site Plan

Neighborhood Meeting
June 20, 2013

CHW ips AEI Affiliated Engineers RS&H IMPROVING YOUR WORLD

SIGN-IN SHEET

Event: Neighborhood Workshop

Date: Thursday, June 20, 2013

Time: 5:30 pm

Place: Alachua County Library –
Alachua Branch, Meeting Room B,
14913 NW 140th Street, Alachua, Florida 32615

RE: Magnolia Parke Planned Development (PD)

No.	Print Name	Street Address	Signature
1	RACHEL ALTY	Rachael Blvd Alachua, 32615	Rachel Alty
2	Kevin Strattan	14120 NW 126th Terrace	Kevin J Strattan
3	CHARLES WORTHINGTON	13900 NW 126 TERR ALACHUA	[illegible]
4	Cathy Bishop	13530 NW 137 Place Alachua FL 32615	Cathy Bishop
5	Radi AWARTANI	12775 Rachael Blvd Alachua, FL 32615	[illegible]
6	CHARLES HOWE	12895 Hwy 441 ALACHUA	Charles Howe
7	Glo Dunkee	14312 NW. 107th Terr	Glo Dunkee
8	M. Stack	11010 Sage Blvd	M. Stack
9	Dexter A. Osteen	16702 N.W CR241	[illegible]

Avery Roberts St. Rd 100 Lake Butler

County 10

10	DAVID JAKUPKO	POB 1445 ALACHUA	
11	Jeannette M Hinsdale	POB 1156 Alachua	
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			

The Associated Press

MIAMI — Florida is moving ahead with a plan to offer kosher meals in all state prisons by the end of the year, a corrections official testified at a hearing Tuesday on a U.S. Justice Department lawsuit demanding such a program.

James Upchurch, assistant Department of Corrections secretary for institutions, said food following the strict Jewish dietary rules would be served beginning in July at the 2,000-inmate Union Correctional Institution in North Florida and then would expand through the fall to 60 facilities across the state.

"We will make the policy work," Upchurch told U.S. District Judge Patricia Seitz at the hearing. "When you run a prison, there are security problems with everything you do. We don't see any that are insurmountable at this point."

Florida previously offered kosher meals at selected prisons for three years until 2007, then began a pilot program at a South Florida prison in 2010. The Justice Department's Civil Rights Division filed a federal lawsuit last year demanding that the state be required to offer kosher food at all prisons.

A Justice Department lawyer, Michael Songer, said that despite the state's assurances, the U.S. wants the judge to issue a kosher food order so that the policy couldn't simply be changed in the future. Kosher diets and other tenets of religious faith are protected for prisoners by the 2000 Religious Land Use and Institutionalized Persons Act, he said.

"The state is not willing to make an enduring commitment to providing kosher meals," Songer said. "We believe Florida has been refusing to provide kosher meals in violation of the law for years."

The judge did not immediately issue a ruling, nor did she decide on a motion by attorneys for Muslim inmates seeking to join the case so they can get halal or kosher meals in prison. Seitz said Florida and the U.S. should be permitted to respond to that motion in writing before she rules.

The hearing follows a decision last month by the 11th U.S. Circuit Court of Appeals reinstating a separate kosher meal lawsuit filed by Bruch Rich, an Orthodox Jew and convicted murderer serving a life sentence at the Union prison. The appeals court said a federal judge should determine if the state's new kosher plan will resolve Rich's complaints.

In his testimony, Upchurch said the previous kosher program caused several problems, including inmates who faked Jewish faith to transfer to one of the 13 prisons that offered the meals. Some did so to be closer to home, while others claimed to be kosher so they could band together in gangs. There were also issues with banned items being smuggled in the kosher meals.

John L. Clark, a former top administrator at the U.S. Bureau of Prisons, said the federal system has offered kosher meals nationwide since 1995.

SETTLEMENT: Habitat for Humanity was among recipients of settlement money

Continued from 1B

barrage of criticism over the last two years. Bondi, for example, was skeptical back in 2011 of reaching any settlement with banks that would force them to lower the amount owned by homeowners. Her office was criticized for dismissing two attorneys who were leading foreclosure fraud investigations.

Bondi did finally sign off on the national settlement reached last year, but then quietly tussled for months with legislators over who would control some $334 million going directly to state government. Legislators insisted that they should have some say in how the money was spent.

The final agreement resulted in the money being broken up in two main parts. Back in January a legislative budget panel signed off spending $60 million that went to counseling with homeowners dealing with foreclosure and money to help first-time homebuyers with down payment assistance.

The bill signed Tuesday by Scott spends the money that was left.

There's cash for several programs run by the Florida Housing Finance Corp. and some of it is targeted for rental payment assistance to the elderly and grants to provide housing for the homeless.

The measure also calls for spending money on housing for citizens with developmental disabilities as well as rehabilitating homes in blighted neighborhoods. Other parts give money to Habitat for Humanity and purchase dormitory contracts for low-income students planning on attending college.

The large amounts of money coming from the settlement gave legislators a chance to set aside money for affordable housing while passing a state budget that diverted money that normally goes to some of the same programs.

Back in January, House Speaker Will Weatherford said there was "no intention do a bait and switch" and use the settlement money in place of existing state funding. The amount of money diverted from housing trust funds was $205 million.

"We are not going to be spending this money, you know, on members' favorite projects that have nothing to do with the crisis," Weatherford said at the time. "The idea is to focus the resources on the people with the greatest need."

A spokesman for Weatherford defended the final budget decision.

Ryan Duffy pointed out that legislators have diverted much of the trust fund money — which comes from a tax charged on real estate transactions — the last five years. Duffy said that the amount spent on affordable housing programs was much larger this year due to the settlement.

TRANSPORTATION: County has $550M road repair backlog

Continued from 1B

Commissioner Mike Byerly said he strongly supports allowing city governments to determine how to use their shares of the tax money without county interference. The Gainesville City Commission opposed the 2012 referendum after city commissioners cited concerns that the County Commission had abandoned a 1-cent proposal that would have helped fund bus rapid transit in favor of a three-quarter-cent roads-only plan.

Byerly emphasized the need for the new referendum to fund a blend of roads, transit and other transportation projects if it has any hope of gaining the support of the municipalities or the voting public.

James Thompson of the Gainesville Cycling Club addressed the importance of using a portion of the transportation sales tax revenue the tax, he said, although Thompson promised to emphasize the benefits that repaving roads have for the bicycle and pedestrian community.

Commissioner Charles "Chuck" Chestnut IV questioned whether a transportation initiative could succeed in 2014 due to the economy as well as the continued bickering over roads versus transit.

"I see it as two groups of citizens with two different visions in our community," he said. One side sees road resurfacing and addressing the $550 million countywide backlog in road repairs as the primary priority, while others want to concentrate on transit improvements.

Even if it does pass in 2014 and the government gets the money it requires to reduce that backlog, Chestnut said the county must develop a pavement management system to continue addressing road

"Unfortunately, this can be a divisive issue, but we don't need to be a divided people," he said.

Despite the persistence of the road vs. transit debate, it was clear from the summit survey that road repair remains the biggest issue for citizens.

Transportation Planning Manager Jeff Hays showed three word clouds that listed off the words that appeared most often in the responses to a few key questions on how to improve the community's transportation system. The larger the word, the more often it appeared in survey responses.

"ROADS" stretched across the center of a word cloud in bold, black letters that represented this question: "What are the most important steps that you believe need to happen now to begin building that transportation system in Alachua

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Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976

CHW

Dr. Robert Johnson,
Optometrist
Announces the relocation of his practice from
1132 NW 76th Blvd.
Gainesville, Fl. 32606
to
3720 NW 13th Street, Suite 12
Gainesville, FL. 32609
352-332-8792
(Located inside Eyecare Express)

EYECARE EXPRESS
(352) 375-6133
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Edward M. Jaffe, M.D.
Adil Kabeer, M.D.
Richard E. Kinard, M.D.
Timothy Lane, M.D.
Joseph R. Locker, M.D.
Zakariah S. Mahmood, M.D.
Rizwan Mansoor, M.D.
Phillip L. Parr, M.D.
Mark A. Petty, M.D.
Rodger D. Powell, M.D.

Richard E. Kinard, M.D.
is pleased to announce
that he has joined
The Orthopaedic Institute

RICHARD E. KINARD, M.D.
Board Certified
Diagnostic Radiology

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2012 Roll Details — Real Estate Account #03927 000 000

Real Estate Account #03927 000 000 | Parcel details | Full bill history

2012	2011	2010	2009	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: ADC DEVELOPMENT & INVESTMENT GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054
Situs: (unknown)

Account number: **03927 000 000**
Alternate Key: 1014062
Millage code: 1700
Millage rate: 24.7857

Assessed value: 18,600
School assessed value: 18,600

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$461.02
Non-ad valorem:	$98.74
Total tax:	

Paid 2012-12-03 $537.37
Effective 2012-11-30
Receipt #12-0045962

Legal description

NW1/4 OF NE1/4 & NE1/4 OF NW1/4 OR 1293/893 (LESS ELY 40 FT R/W PER OR 1261/102) (LESS OR 1559/2388) (LESS OR 2044/2959) (LESS OR 2296/1975) (LESS THAT PT OF OR 2330/1452) (LESS THAT PT OF OR 2340/1962)(LESS COM SE COR OF NW 1/4 OF NE 1/4 W

Location

Book, page, item: --
Geo number: 23-08-18-03927000000
Range: 18
Township: 08
Section: 23

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2012 Roll Details — Real Estate Account #03927 011 000

Real Estate Account #03927 011 000 Parcel details Full bill history

2012	2011	2010	2009
Paid	Paid	Paid	Paid

Get Bills by Email

Owner: SPEAR COPELAND LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653
Situs: (unknown)

Account number: **03927 011 000**
Alternate Key: 1014074
Millage code: 1700
Millage rate: 24.7857

Assessed value: 89,300
School assessed value: 89,300

Location is not guaranteed to be accurate. Property Appraiser - GIS

2012 annual bill

	View
Ad valorem:	$2,213.38
Non-ad valorem:	$0.00
Total tax:	

Paid 2013-07-18 $2,572.67
Receipt #12-0172630

Legal description

COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W 40 FT S 89 DEG 09 MIN 48 SEC W 1280.55 FT S 88 DEG 56 MIN 13 SEC W 640.56 FT POB S 88 DEG 56 MIN 13 SEC W 455.13 FT N 01 DEG 03 MIN 47 SEC W 437.29 FT NELY ALG CURVE 55.93 FT NELY ALG CURVE

Location

Book, page, item: --
Geo number: 23-08-18-03927011000
Range: 18
Township: 08
Section: 23

Certificate #1065

This parcel has a redeemed certificate for 2012.

Advertised number: 1211
Face amount: $2,444.21
Issued date: 06/01/2013
Buyer: Bidder number 927835
AKPH LLC AND OCEAN BANK
780 NW LEJEUNE ROAD, SUITE 300, C/O IVAN CASTANEDA
MIAMI, FL 33126
Interest rate: 0.25%

Interest rate: 0.25%

Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account #03927 000 000

Real Estate Account #03927 000 000 Parcel details Full bill history

2012	2011	2010	2009	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: ADC DEVELOPMENT & INVESTMENT GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054
Situs: (unknown)

Account number: **03927 000 000**
Alternate Key: 1014062
Millage code: 1700
Millage rate: 24.7857

Assessed value: 18,600
School assessed value: 18,600

Location is not guaranteed to be accurate. Property Appraiser- GIS

2012 annual bill

View

Ad valorem:	$461.02
Non-ad valorem:	$98.74
Total tax:	

Paid 2012-12-03 $537.37
Effective 2012-11-30
Receipt #12-0045962

Legal description

NW1/4 OF NE1/4 & NE1/4 OF NW1/4 OR 1293/893 (LESS ELY 40 FT R/W PER OR 1261/102) (LESS OR 1559/2388) (LESS OR 2044/2959) (LESS OR 2296/1975) (LESS THAT PT OF OR 2330/1452) (LESS THAT PT OF OR 2340/1962)(LESS COM SE COR OF NW 1/4 OF NE 1/4 W

Location

Book, page, item: --
Geo number: 23-08-18-03927000000
Range: 18
Township: 08
Section: 23

Von Fraser
"Dedicated to Exceeding your Expectations."

Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account #03927 011 000

Real Estate Account #03927 011 000 Parcel details Full bill history

2012	2011	2010	2009
$2,572.67 due	Paid	Paid	Paid

Get Bills by Email

Owner: SPEAR COPELAND LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653
Situs: (unknown)

Account number: **03927 011 000**
Alternate Key: 1014074
Millage code: 1700
Millage rate: 24.7857

Assessed value: 89,300
School assessed value: 89,300

Location is not guaranteed to be accurate. Property Appraiser- GIS

2012 annual bill View

Ad valorem:	$2,213.38
Non-ad valorem:	$0.00
Total tax:	

Pay this bill: $2,572.67

Legal description

COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W 40 FT S 89 DEG 09 MIN 48 SEC W 1280.55 FT S 88 DEG 56 MIN 13 SEC W 640.56 FT POB S 88 DEG 56 MIN 13 SEC W 455.13 FT N 01 DEG 03 MIN 47 SEC W 437.29 FT NELY ALG CURVE 55.93 FT NELY ALG CURVE

Location

Book, page, item: --
Geo number: 23-08-18-03927011000
Range: 18
Township: 08
Section: 23

Certificate #1065

This parcel has an issued certificate for 2012.

Advertised number: 1211
Face amount: $2,444.21
Issued date: 06/01/2013
Buyer: Bidder number 927835
AKPH LLC AND OCEAN BANK
780 NW LEJEUNE ROAD, SUITE 300, C/O IVAN CASTANEDA
MIAMI, FL 33126
Interest rate: 0.25%