



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 11, 2013
Quasi-Judicial Hearing

SUBJECT: A request for site plan approval for US 411/CR 237 Commercial Retail Store.

APPLICANT/AGENT: Matt Cason - Concept Development, LLC.

PROPERTY OWNER: John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001); John C. Freeland & Ann Lynn Freeland Tanner (Tax Parcel 05895-001-000).

LOCATION: North of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237.

PARCEL ID NUMBER(S): 05895-001-000, 05900-001-000, & 05900-001-001

ACREAGE: ±2.22 acres

PROJECT PLANNER: Brandon Stubbs

RECOMMENDATION: Staff recommends that this Board approve this application for a Site Plan upon making the following motion:

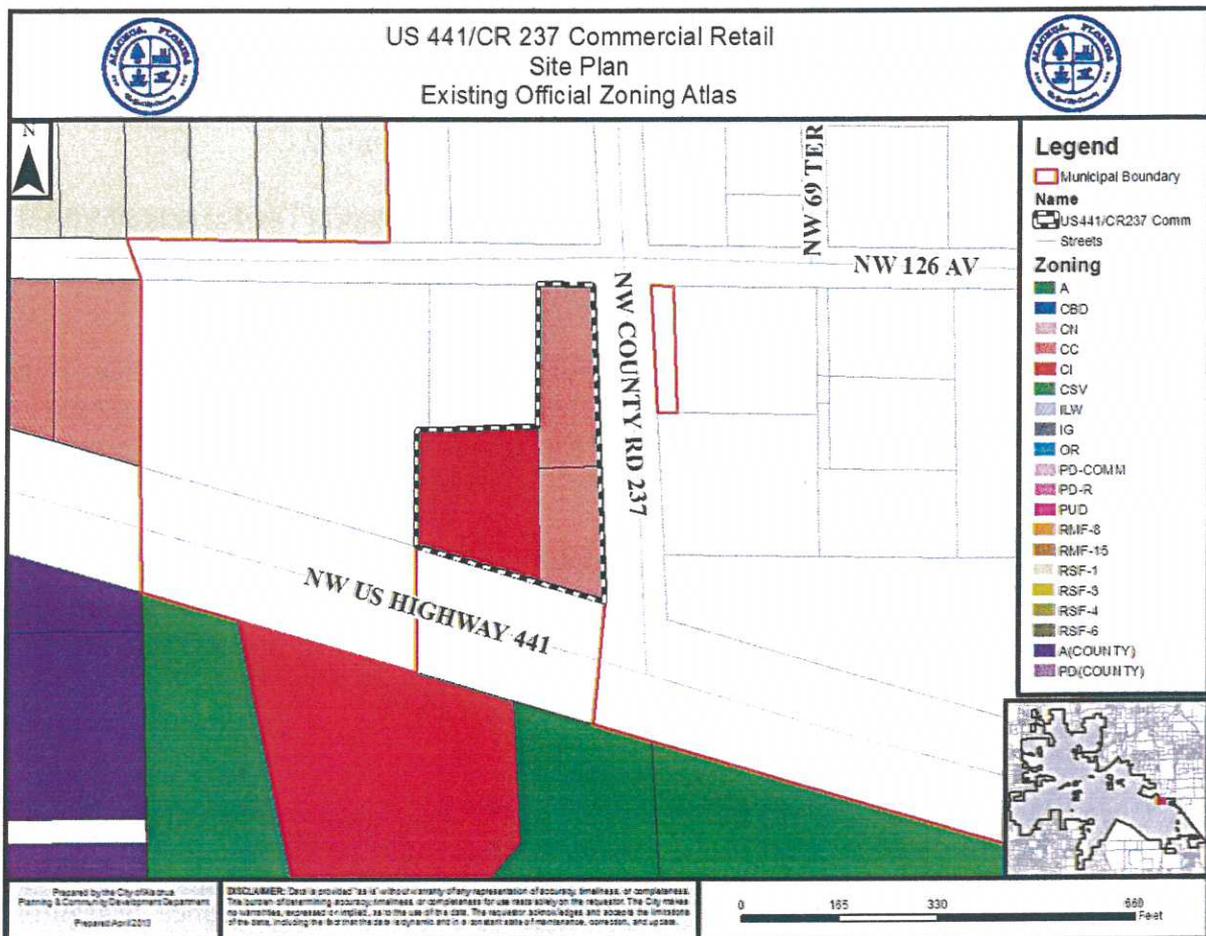
RECOMMENDED MOTION: Based upon the competent substantial evidence presented at this hearing, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves this application for a Site Plan based upon the following condition, along with any conditions this board deems necessary.

- 1) The applicant shall complete a partial vacation of the Town of Hague as recorded in Deed Book "P", Pages 424 and 425 of the Public Records of Alachua County, Florida for the property subject to site plan approval in accordance with Florida Statute 177.101(4) prior to the issuance of a building permit for any construction of the subject property.

SUMMARY

A request by Matt Cason of Concept Development, LLC, as agent for John C. Freeland, Kelly S. Freeland, and Ann Lynn Freeland Tanner, owners, for Site Plan Approval for a 9,100 square foot retail store, a parking lot and associated amenities. The ±2.22 acre subject property is located north of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237. FLUM: Commercial; Zoning: Community Commercial (CC) & Commercial Intensive (CI); Parcel Numbers 05895-001-000, 05900-001-000, and 05900-001-001.

Map 1. Official Zoning Atlas.

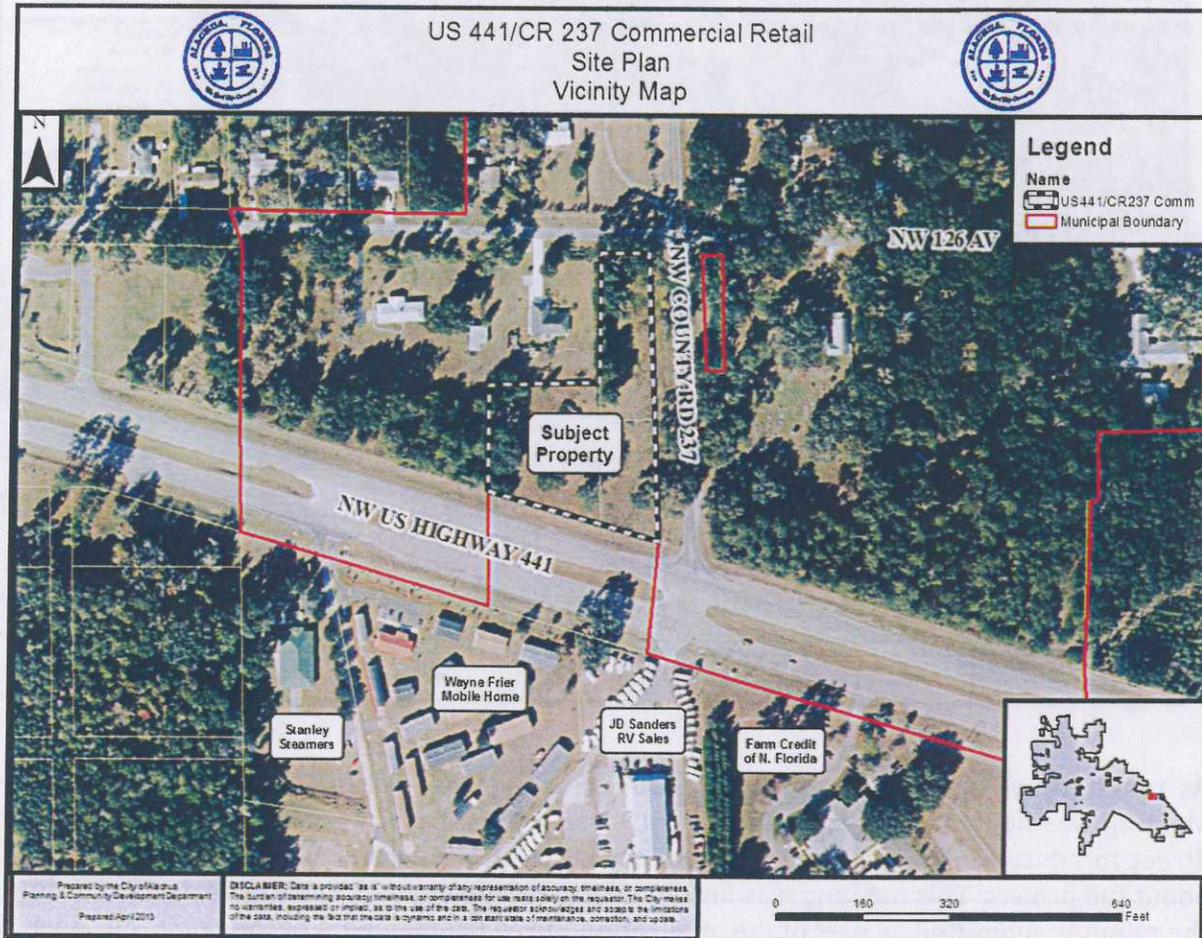


BACKGROUND

Stormwater will be conveyed to a proposed on-site stormwater facility. Ingress and egress to the site will be by way of a full access drive off of NW County Road 237. The applicant's engineer states the site is served potable water via a 5/8 inch potable water meter with a one (1) inch service lateral from an eight (8) inch water main off of NW County Road 237 and sanitary sewer via a duplex grinder station with a two (2) inch force main connecting to a proposed sanitary sewer manhole extended from tax parcel 05900-002-000 (Wayne Frier Mobile Homes).

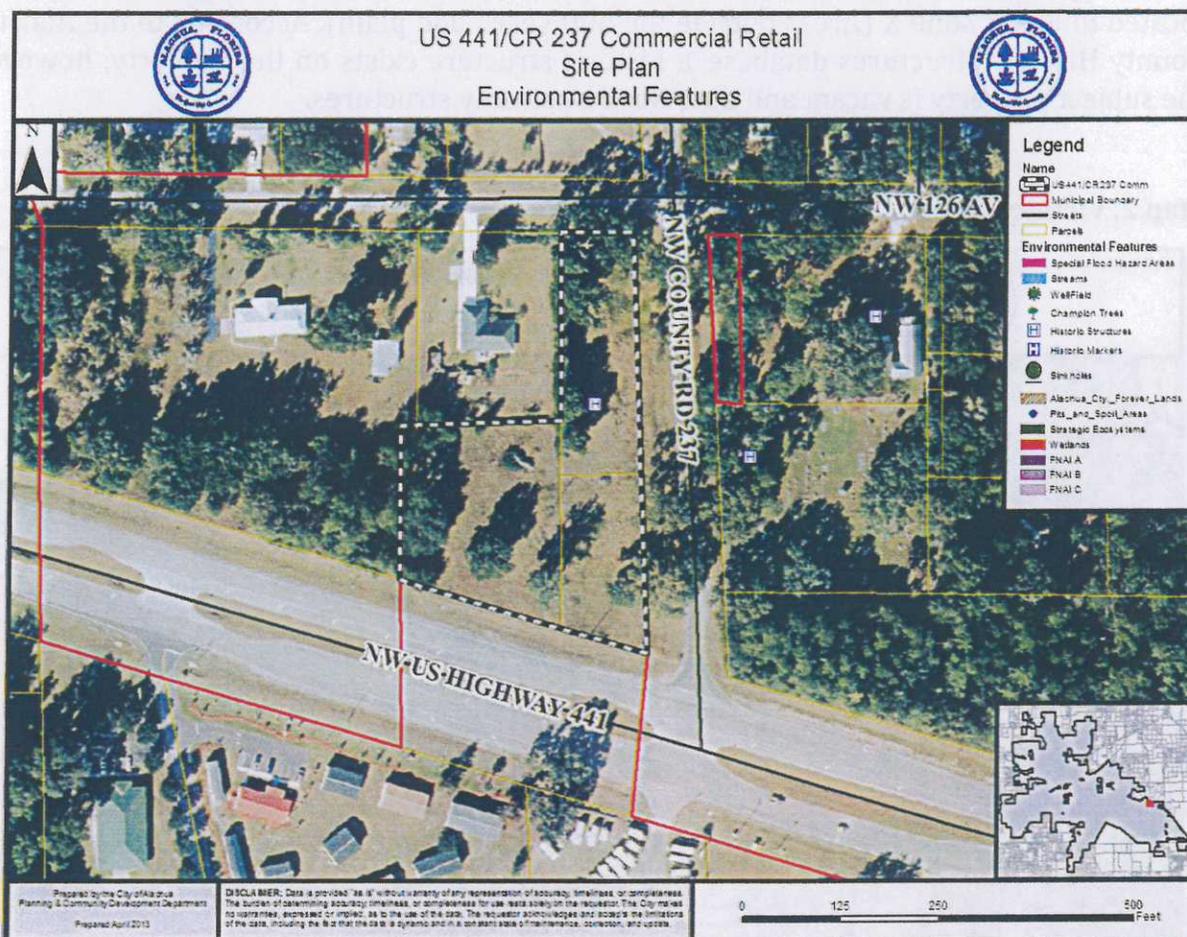
According to the best available data, there are no wetlands located on-site, and the site is located in Flood Zone X (Areas outside the 500 year flood plain). According to the Alachua County Historic Structures database, a historic structure exists on the property; however, the subject property is vacant and does not contain any structures.

Map 2. Vicinity Map



Map 2 below shows a closer aerial view of the subject property, with major roads, parcel boundaries (blue), and a legend containing a list of pertinent environmental features. The map indicates that the property contains no wetlands, streams, creeks, lakes, champion trees, sinkholes, Florida Natural Area Inventory, pits and spoils areas, or Alachua County Strategic Ecosystems on site. Additionally, according to the FEMA Firm maps, the subject parcel is located in flood zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level).

Map 3. Aerial View of Property with Environmental Features (none)



As required by Section 2.2.4 of the Land Development Regulations (LDRs), a Neighborhood Meeting was held on March 18, 2013 at Alachua Branch Library located at 14913 NW 140th Street to educate owners of nearby land, and any interested members of the general public about the project. This meeting was hosted by Causseaux, Hewett, & Walpole, Inc. According to the minutes submitted as part of the application, three (3) members of the public attended the meeting. According to the applicant, a few comments or questions were asked at the neighborhood meeting. See the neighborhood meeting minutes in your packets for additional information.

The applicant's Site Plan includes the following twenty-one (21) plan sheets:

- C0.00.....Cover Sheet & Index
- C0.10.....General Notes
- C1.11.....Legend
- 1 of 1.....ALTA/ACSM Land Title Survey
- 2 of 2.....ALTA/ACSM Land Title Survey
- C0.20.....Stormwater Pollution Prevention Notes
- C0.21.....Stormwater Pollution Prevention Plan & Details
- C0.30.....Demolition and Tree Protection
- C1.10.....Horizontal Control & Site Plan
- C1.20.....Accessibility Site Plan & Details

- C2.10.....Grading & Drainage Plan
- C2.30-C2.32.....Construction Details
- C3.10-C3.11.....Utility Plan
- C3.20.....Directional Bore Plan/Profile
- LS-1.....Landscape Plan
- P-1.....Photometric Plan
- A1.....Architectural Plan
- A2.....Architectural Schematic Elevations

The applicant provided the City with all of the items required for a complete Site Plan application. Other requirements found in the Comprehensive Plan and Land Development Regulations are reviewed and discussed below.

The parcels surrounding the subject property have urbanized uses. Table 1 below identifies existing uses, Future Land Use Map Designations, and Zone Districts of the lands surrounding the subject property.

Table 1. Surrounding Uses, Future Land Use Designations, and Zoning Classifications

Direction	Existing Use	Land Use	Zoning
North	NW 126th Avenue/Single Family Residential	Alachua County Rural Cluster (RC)	Alachua County Agriculture ("Ag CO")/ Alachua County Single Family Residential ("R1-A")
West	House Craft Home/Seber Associates, Inc./	Alachua County Rural Cluster (RC)/Commercial	Alachua County Residential - Estate ("RE-1")/Commercial Intensive ("CI")
South	U.S. Highway 441/Wayne Frier Mobile Homes/Stamley Steamer/JD Sanders RV Center/Farm Credit of North Florida	Commercial/Agriculture	Commercial Intensive ("CI")/Agriculture ("A")
East	County Road 237/Hague Community Cemetery/Hague Methodist Church	Alachua County Rural Cluster (RC)	Alachua County Business Highway Oriented ("BH")

III. SITE PLAN STANDARDS

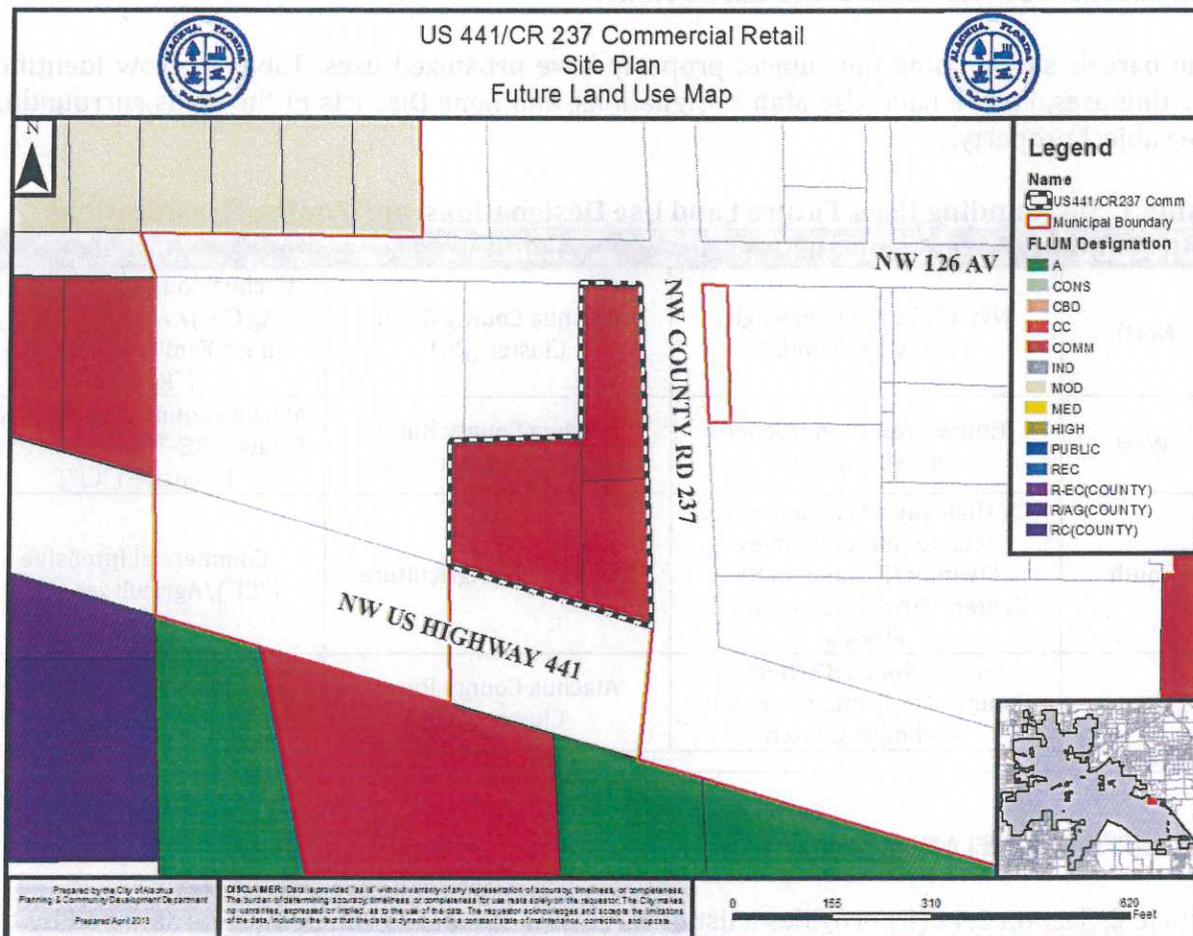
Article 2, Section 2.4.9(E) provides a list of six review standards which must be satisfied by the applicant before the Planning and Zoning Board approves a Site Plan. These six standards include the following, which are addressed in detail below:

1. Consistency with Comprehensive Plan
2. Use Allowed in Zone District
3. Zone District Use-Specific Standards
4. Development and Design Standards
5. Subdivision Standards
6. Complies with All Other Relevant Laws and Ordinances

1. **Consistency with Comprehensive Plan:** The development and uses in the Site Plan shall comply with the Goals, Objectives, and Policies of the Comprehensive Plan.

Map 3 shows that the parcel for the proposed Site Plan has a Commercial Future Land Use Map Designation, which is described under Objective 1.3 (and the policies therein) of the Future Land Use Element within the City's Comprehensive Plan. The subject property is in the Commercial Intensive ("CI") and Community Commercial ("CC") Zoning Districts, which is consistent with the Commercial Future Land Use Map Designation. Further, Retail Sales is consistent with the uses allowed under the Commercial Future Land Use Map Designation (Policy 1.3.d).

Map 3. Future Land Use Map: 2015 with Subject Parcel



In addition to the description of the Commercial Future Land Use Map Designation and a list of allowed uses, the Comprehensive Plan also includes performance standards for commercial development proposals found in Policy 1.3.d. The criteria listed in the aforementioned policy are addressed and evaluated below with regard to the proposed project.

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.*

Evaluation: Ingress and Egress to the subject property will be provided by an proposed full access drives connecting to the westerly right-of-way line of NW County Road 237. Further, on-site circulation appears to be satisfactory.

Given the applicant has provided safe means of ingress/egress, the proposed site plan meets the requirements of this section.

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

Evaluation: The site for the proposed development directly abuts lands designated for commercial and residential uses. Future Land Use Element Policies 2.4.1 and 2.4.2 provide the general guidelines for buffering from adjacent existing/potential uses, with particular mention of providing perimeter landscaping that is appropriate for the "adjacent use and the desired result of the buffer."

Per Section 6.2.2(D)(3), "Perimeter Buffers", perimeter buffers are required along the two (2) westerly property boundary lines and along southerly most northern property boundary line. All three (3) perimeter buffers require a fifteen (15) foot, type "D" buffer. The applicant chose to utilize option 1 for all three (3) required perimeter buffers. The applicant has utilized existing and proposed vegetation to meet the requirements of said perimeter buffers.

Per Section 6.2.2(D)(2)(b), "Parking Lot Buffer", buffer must be provided around the exterior of the parking lot. The applicant has provided the proper parking lot landscape buffer per Section 6.2.2(D)(2)(b).

Per Section 6.2.3(E), "Arterial Frontage", buffering must be provided along arterial frontages. The subject property abuts U.S. Highway 441 - an arterial frontage; therefore, arterial screening is required. The applicant has provided arterial screening in accordance with said Section 6.2.3(E).

Given the information provided above, the applicant has met the required standards for landscaping or buffering in accordance with Section 6.2.2 and Section 6.2.3 of the Land Development Regulations.

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

Evaluation: The Comprehensive Plan requires a minimum open space set-aside of 10% and a minimum of 30% site landscaping. Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.

The applicant has provided the required landscaping in accordance with Section 6.2.2(D) of the LDRs. Further, the applicant indicates that

approximately 29,185 square feet or 30.2% of the subject property will be landscaped and 60,296 square feet or 62.4% of the subject property will remain in open space, thus meeting the 10% open space requirement.

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

Evaluation: The Development Data on Sheet C0.00 indicates that 36,328 square feet or 37.6% of the project area will be impervious after development. The applicant indicates that stormwater will be conveyed to a proposed on-site stormwater management facility. Further, the applicant must obtain an Environmental Resource Permit from the Suwannee River Water Management District.

As noted above, the property is located in flood zone X (areas outside of the 500-year flood zone). As a result, there is no immediate concern for additional considerations regarding finished floor elevations and the like.

5. *Placement of signage.*

Evaluation: As this time, no signage is proposed for the subject property. Pursuant to Article 6, Section 6.5 of the LDRs, sign permits must be obtained from the City before any new or additional signage can be placed on-site, whether it is permanent or temporary in nature. Off-site signs are strictly prohibited.

All signage will be required to meet the applicable standards in the Land Development Regulations.

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

Evaluation: Sheet P-1 (Photometric Plan) indicates the parking lot will be lit with three (3) - 250 watt, Lithonia Architectural Arm-Mounted Full Cut-Off Luminaires with SR3 reflector with full house shield mounted at a height of fifteen (15) feet. The applicant proposes to light the area surrounding the building with ten (10) - 200 watt, Lithonia Aeris Architectural Building Mounted Luminaires. The wall-mounted lighting will be shielded with an architectural shield the extends five (5) inches below the wall-mount fixture. Further, the maximum aspect ratio is 10:1. As such, the photometric plan meets the criteria established in Section 6.4.4.

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

Evaluation:

As previously mentioned, ingress and egress access will be controlled via an existing full access drive off of NW County Road 237. Parking will be at a rate of one (1) space per every three-hundred five (305) square feet of floor area. This ratio requires a minimum of thirty (30) parking spaces and a maximum

of thirty-eight (38) parking spaces. The applicant proposes thirty (30) parking spaces (2 being handicap). Additionally; internal on-site circulation appears to be satisfactory, as the applicant is proposing parking and sidewalk areas to be located proximate to the proposed building.

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

Evaluation: Future Land Use Element Policy 2.4.1 of the City of Alachua Comprehensive Plan states that:

“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....”

As noted under item 3 above, the applicant meets the minimum percentage of required landscaping for the site.

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

Evaluation: According to best available data, and as evidenced in Map 2 above, there are no wetlands, lakes, streams, sinkholes, champion trees, or pits and spoil areas located on the subject property. In addition, the subject property does not contain any strategic ecosystems, Alachua County Forever Lands, Florida Natural Area Inventory Areas, historic structures or historic markers. Further, Map 2 above indicates that the site is located in Flood Zone X (areas outside of the 500-year flood zone).

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

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

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is level to gently sloping, well drained soil. Permeability is rapid in surface and subsurface layers, while runoff is slow. This soil type poses only slight limitations for sites for homes and commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

A majority of the soil found in the project area of the subject property is Arredondo Fine Sand. Arredondo Fine Sand only poses slight limitations for development. Given the above information, no concerns regarding soils are anticipated. Further, the applicant is preserving the existing natural environment to the maximum extent possible. According to the Alachua County Historic Structures database, a historic structure exists on the property; however, the subject property is vacant and does not contain any structures.

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

Evaluation: The proposed Site Plan is consistent with the regulations of the Commercial Intensive ("CI") and Community Commercial ("CC") Zone Districts.

11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.*

Evaluation: The information provided indicates that proposed building have a floor area ratio (FAR) of approximately 9.4% of the ±2.22 acre project area. Thus, the proposed development is well within the requirements of item 11 (listed directly above).

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

The subject property is located in the Commercial Intensive ("CI") and Community Commercial ("CC") Zone Districts. Table 4.1-1 of the Land Development Regulations identifies those uses permitted in the Commercial Intensive ("CI") and Community Commercial ("CC") Zone Districts.

In conclusion, Department of Discount Store is permitted within the Commercial Intensive ("CI") and Community Commercial ("CC") Zone Districts.

- 3. Zone District Use-Specific Standards:** *Use-Specific Standards* as per Section 4.3 are not applicable to this development.

The proposed use(s) do not have any Use-Specific Standards per Section 4.3 of the Land Development Regulations.

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

The bulk of the Development Standards in the City of Alachua LDRs are found in Article 6. The 11 design and performance evaluation criteria for Commercial Future Land Use Map Designations proposals discussed above encapsulate the standards for Off-Street Parking and Loading, Tree Protection/Landscaping/Xeriscaping, Fencing, Exterior Lighting, Signage, Open Space, and Environmental Protection. As such, consult subsection 3.1, Consistency with the Comprehensive Plan, of the Land Development Regulations Site Plan review standards above for a discussion of the development standards.

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

Because the site is not being subdivided, the standards found within Article 2, Section 2.4.10 (Subdivision) as well as those of Article 7 (Subdivision Standards) will not be discussed in detail. However, it should be noted that one general development review guideline pertaining to Visibility Clearance (Section 7.2.6) has been reviewed, and the proposed Site Plan is found to be in compliance with the particulars of this subsection.

- 6. Complies with All Other Relevant Laws and Ordinances:** The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

At the time of this writing, the proposed Site Plan and submittals to date comply with all other relevant laws and ordinances not specifically addressed in this report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (16)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (17)	US 441 (From MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
 2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
 3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Trip Generation Impact¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Free-Standing Discount Store (ITE Code 815)	521 (261/260)	50 (26/24)	51 (26/25)

1 Source: ITE Trip Generation, 8th Edition.
 2 Formulas: AADT – 57.24 trips per 1,000 square feet x 9,100 (50% entering/50% exiting); AM Peak Hr – 5.48 trips per 1,000 square feet x 9,100 (51% entering/49% exiting); PM Peak Hr – 5.57 trips per 1,000 square feet x 9,100 (50% entering/50% exiting).

Table 6. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 6 (16) ¹	US 441 Segment 7 (17) ¹
Maximum Service Volume ²	33,800	33,800
Existing Traffic ³	17,195	18,195
Reserved Trips ⁴	0	632
Available Capacity ⁴	16,605	14,973
Projected Daily Trips	521	521
Residual Capacity after Proposed Amendment⁵	16,084	14,452
PM Peak Hour Traffic Analysis	US 441 Segment 6 (16)¹	US 441 Segment 7 (17)¹
Maximum Service Volume ²	2,710	3,560
Existing Traffic ³	1,668	1,765
Reserved Trips ⁴	0	61
Available Capacity ⁴	1,042	1,734
Projected PM Peak Hour Trips	51	51
Residual Capacity after Proposed Amendment⁵	991	1,683

Evaluation: The impact to transportation facilities, based upon the maximum density permitted by the proposed amendment, are acceptable. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the roadway segments identified above.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,162,000
Reserved Capacity ²	24,794
Projected Potable Water Demand from Application ³	910
Residual Capacity	1,112,296
Percentage of Permitted Design Capacity Utilized	48.36%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2013 ² City of Alachua 2013 Annual Concurrency Status Report ³ Rule 64E-6.008 (Formula: 0.1 GPD x 9,100 sq ft = 910 gallons per day)	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,230,000
Less Actual Treatment Plant Flows ²	623,000
Reserved Capacity ³	12,795
Projected Sanitary Sewer Demand from Application ⁴	910
Residual Capacity	593,295
Percentage of Permitted Design Capacity Utilized	48.24%
<i>Sources:</i> ¹ Permitted capacity includes capacity expansion completed in January 2012 ² City of Alachua Public Services Department, April 2013 ³ City of Alachua Development Monitoring Report: May 2013 ⁴ Rule 64E-6.008 (Formula: 0.1 GPD x 9,100 sq ft = 910 gallons per day)	

Evaluation: The applicant is not required to connect to the City’s Sanitary Sewer System; therefore, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: Given the application is commercial in nature, it is not anticipated that the proposed application for site plan approval will create any impacts, or adversely affect the Level of Service (“LOS”), to recreation; therefore, impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	36,536	6,667.82
Reserved Capacity ²	1,401.99	255.86
Projected Solid Waste Demand from Application ³	109.2	19.93
New River Solid Waste Facility Capacity⁴	50 years	

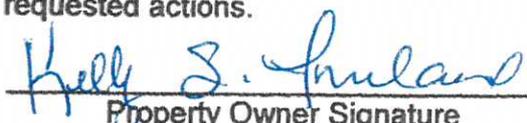
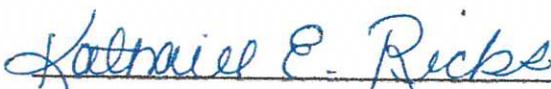
Sources:
¹ US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,134 persons x 0.73 tons per year)
² City of Alachua Development Monitoring Report: May 2013
³ Darrel O'Neil - Executive Director, New River Solid Waste Facility (April 2013) Formula: 12 lbs per 1,000 square foot per day x 9,100 square feet = 109.2 lbs per day or 19.93 Tons Per Year.
⁴ New River Solid Waste Facility, May 2011

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable.

Public School Impact

Evaluation: Given the application is commercial in nature, it is not anticipated that the proposed application for site plan approval will create any impacts, or adversely affect the Level of Service ("LOS"), to public school facilities; therefore, impacts are acceptable.

PROPERTY OWNER AFFIDAVIT

Property Owner Name: John C. Freeland and Kelly S. Freeland, husband and wife			
Mailing Address: 12528 NW HIGHWAY 441 ALACHUA, FL 32615		Phone:	
Agent Name: Concept Development, LLC and Concept Construction of North Florida, Inc.			
Address: 4735 NW 53rd Ave, Suite B, Gainesville, FL 32606 Phone: 877-309-1029			
Agent Name: Cousseaux, Hewett and Walpole, Inc.			
Address: 132 NW 76 th Drive, Gainesville, FL 32607 Phone: 352-331-1976			
Parcel ID: 05900-001-001			
Acreage: +/- 2.2 acres		S: 28	T: 8 S R: 19 E
Requested Action: Design documentation forms and plans as required (e.g., Required County Permits, Permits from the governing Water Management District, FDOT, FDEP, etc.), and onsite visits for testing and data collection by Agents, Subcontractors, and Regulatory Agencies as required.			
<p>I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application and securing the above requested actions.</p>			
 Property Owner Signature		 Property Owner Signature	
John C. Freeland Printed Name		Kelly S. Freeland Printed Name	
Date: <u>4 / 16 / 2013</u>		Date: <u>4 / 16 / 2013</u>	
The foregoing affidavit is acknowledged before me this <u>17</u> day of <u>April</u> , 20 <u>13</u> , by <u>John Freeland & Kelly Freeland</u> , who is/are <u>personally known to me</u> , or who produced _____ as identification.			
 Signature of Notary Public, State of <u>Florida</u>			
 NOTARY SEAL			

PROPERTY OWNER AFFIDAVIT

Property Owner Name: John C. Freeland and Ann Lynn Freeland Tanner, as tenants in common

Mailing Address:
12528 NW HIGHWAY 441
ALACHUA, FL 32615

Phone:

Agent Name: Concept Development, LLC and Concept Construction of North Florida, Inc.

Address: 4735 NW 53rd Ave, Suite B, Gainesville, FL 32606
Phone: 877-309-1029

Agent Name: Causseaux, Hewett and Walpole, Inc.

Address: 132 NW 76th Drive, Gainesville, FL 32607
Phone: 352-331-1976

Parcel ID: 05895-001-000

Acreage: +/- 2.2 acres S: 28 T: 8 S R: 19 E

Requested Action: Design documentation forms and plans as required (e.g., Required County Permits, Permits from the governing Water Management District, FDOT, FDEP, etc.), and onsite visits for testing and data collection by Agents, Subcontractors, and Regulatory Agencies as required.

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application and securing the above requested actions.

Property Owner Signature

John C. Freeland

Printed Name

Date: ___/___/___

Ann Lynn Freeland Tanner

Property Owner Signature

~~Kelly S. Freeland~~ *Ann Lynn Freeland Tanner*

Printed Name

Date: 1/30/2013

The foregoing affidavit is acknowledged before me this 30th day of January, 2013, by Ann Lynn Freeland Tanner who is/are personally known to me, or who produced _____ as identification.



Mandy B. Howard

Signature of Notary Public, State of GA

NOTARY SEAL



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 18, 2013

Mr. Matt Cason
Concept Development, LLC
4735 NW 53rd Avenue
Suite B
Gainesville, FL 32606

RE: US 441/CR 237 Commercial Retail Store – Site Plan DRT

Dear Mr. Cason:

At the April 18, 2013 Development Review Team (DRT) Meeting, the above referenced Site Plan was discussed. Listed below are the issues to be addressed in a revised application. To meet our deadlines for the June 11, 2013 Planning and Zoning Board Meeting, please respond by providing written comments and corresponding revisions to the Site Plan by Thursday, May 2, 2013. *We will only require 3 sets of revised comments and plans by this first deadline. One set of ½ sized plans in requested to facilitate review.* If your revised submission is not received by this date, your application will be rescheduled to a future Planning and Zoning Board Meeting. Please also note that if it is determined by Staff that your revised submission requires outside technical review by the City, your application may also be deferred to a future meeting date in order to allow for adequate review time.

Once the revised plans have been reviewed, Staff will notify you of any additional changes that must be made prior to finalizing the Site Plan for Board review. At least 10 business days prior to the Planning and Zoning Board Meeting (**by June 1, 2013**), please submit 15 sets of the entire submittal and the signed and sealed plans.

As discussed at the DRT Meeting on April 18, 2013, please address the following items:

Parking/Loading

1. Sheet C1.10: The applicant has not delineated or labeled the required loading zone area. The applicant must delineated or labeled the required loading zone area.

Photometric/Lighting

2. Sheet P-1: The applicant has not provided details of the proposed lighting fixtures. The applicant must provide details of all proposed lighting fixtures.

3. Sheet P-1: The applicant has not provided a legend identifying symbology for the proposed lighting fixtures. Applicant must provide a symbol legend identifying lighting fixture types.
4. Sheet P-1: The applicant is proposing wall pack lighting and states wall pack lighting is in accordance with Section 6.4, "Exterior Lighting Standards" of the Land Development Regulations; however, Section 6.4.4(A) of the LDRs states, "... Wallpack lights visible from any location off of the site are prohibited". The proposed wall pack lighting will be visible from off-site locations. Applicant must revise photometric plan accordingly.
5. Sheet P-1: The applicant exceeds the maximum of five (5) foot candles for parking lots in business districts per Section 6.4.4(C)(2) of the LDRs. Applicant must revise photometric plan accordingly.

Landscaping/Buffering

6. Sheet LS-1: The applicant states tree credits are to be provided for eighteen (18) trees; however, eight (8) trees are located off-site and one (1) of the trees (pine) is not permitted to be credited (See definition of "Tree, Regulated" in Article 10 of the LDRs). The applicant must revise tree credits accordingly and list each tree, its size, and credit individually.
7. Sheet LS-1: The applicant lists the locations of the required perimeter landscape buffers; however, has not indicated or depicted the perimeter landscape buffer on the landscape plan. Applicant must depict the required perimeter landscape buffers and list the size on the landscape plan. Further, according to Section 6.2.3(D)(3), the required perimeter landscape buffer shall be fifteen (15) feet in width.
8. Sheet LS-1: The applicant states that areas of the required perimeter landscape buffers along the western and northwestern portion of the subject property contains "*existing understory vegetation to remain/meets buffer shrub requirements*"; however, the applicant fails to establish how these areas meet the perimeter buffer requirements in Section 6.2.3(D)(3) of the LDRs. The applicant must provide proof those areas meet the requirements established in said Section 6.2.3(D)(3) of the LDRs or provide the proper perimeter buffer planting in accordance with said Section 6.2.3(D)(3).
9. Sheet LS-1: The applicant provides most of the parking lot buffer; however, the applicant must continue the parking lot buffer along NW County Road 237.
10. Sheet LS-1: The applicant must comply with Section 6.2.2(D)(1)(c)(iii) of the LDRs which requires a row of shrubs be planted along all facades of the structure.
11. Sheet LS-1: Due to the revisions in the tree credits, the applicant must revise the landscape plan accordingly to facilitate adequate review.

Public Facilities

12. Sheet C3.10: The applicant has not provided details of the proposed Reduce Pressure Backflow Preventers (RPZ). Applicant must provide details of all proposed RPZs.

13. Sheet C3.10: The applicant has not provided details of the proposed gate valve. Applicant must provide details of the proposed gate valve.
14. Sheet C3.10: The applicant has not provided details of the proposed water meters for potable water and irrigation. Applicant must provide details of the proposed water meters for potable water and irrigation.
15. Sheet C3.10: The applicant makes reference to the City of Winter Park on the "Water Service Detail". Applicant must revise to reflect the proper governing body (City of Alachua).

Concurrency Analysis

16. Potable Water Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the potable water demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
17. Sanitary Sewer Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the sanitary sewer demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
18. Sanitary Sewer Concurrency Analysis: Applicant has not provided the calculations for the sanitary sewer demand. Applicant must provide the sanitary sewer calculations
19. Solid Waste Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the solid waste demand. Applicant must cite the source utilized.
20. Solid Waste Concurrency Analysis: Applicant shows a calculation based upon dwelling units. This is not applicable. Applicant must remove this calculation.

Signage

21. The applicant depicts the proposed location for a freestanding monument sign; however, signage is reviewed and permitted during the sign permit application phase/process. Applicant should remove the proposed sign location on all sets of drawings. Under no circumstance shall the siting of any signage be approved as a part of site plan approval.

Checklist items/Minor Revisions

22. Applicant needs to provide authorization for Causseaux, Hewett, & Walpole, Inc. to act on behalf of the applicant.
23. Sheet C0.00, Development Data: The applicant should include the total landscaped area in the development data.
24. See letter and markups from Eng Denman & Associates, dated April 15, 2013 for additional comments.

25. See comments from Mike New, P.E., Public Services Director, dated April 18, 2013 for additional comments.

If you have any questions regarding the information above, please feel free to contact me at 386-418-6125 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
City Planner
Planning & Community Development
City of Alachua, Florida

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
Daniel H. Young, P.E., Causseaux, Hewett, & Walpole
File



City of Alachua

Traci L. Cain
City Manager

Mike New, PE
Public Services Director

INTER-OFFICE COMMUNICATION

Date: April 16, 2013

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Mike New, PE *MN*
Public Services Director

Subject: Commercial Retail Store – CR 237 Site Plan Review Comments

I have reviewed the subject development and offer the following comments:

1. **General**
 - The land title survey depicts 2 platted right of ways within the project limits. These right of way have not been improved and the City has not maintained them historically. Applicant shall address this issue and either request vacation of the right of ways or identify why vacation of the right of ways is not warranted.
2. **Electric**
 - Electric service provider is Progress Energy Florida. Applicant shall coordinate electric service with them.
3. **Streets & Roads**
 - Proposed driveway connects to County Road 237. Applicant is advised that Alachua County requires application and approval for the driveway connection.
4. **Stormwater**
 - No comments.
5. **Water**
 - The Applicant requests a 5/8" x 3/4" water meter for domestic service and a 1" irrigation meter. Applicant is advised that the 5/8" x 3/4" water meter often cannot provide the instantaneous flow required by tankless (Sloan flushometer) toilet valves.

- Applicant proposes and shall provide reduced pressure zone (RPZ) backflow preventer on the potable and irrigation water connections (applicant's side of the water meter).
- Applicant shall replace references to City of Winter Park in the Water Service Detail (page C3.10) and replace them with City of Alachua.

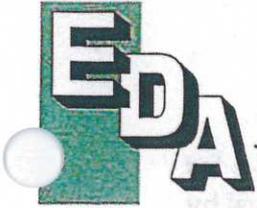
6. Wastewater

- Applicant shall provide a 4" HDPE pipe casing for the 2" force main crossing of US Highway 441. The pipe casing shall extend to within 5 ft of the northern right of way line and to the southern right of way line.
- Revise drawings to locate 2" wastewater force main on south side of US Highway 441 shall be located 5 ft south US Highway 441 right of way within an existing City of Alachua public utility easement.
- Revise drawings to extend 8" PVC wastewater main north from an existing manhole located on the Wayne Frier Mobile Home Sales Center site to the City's public utility easement located on the south side of US Highway 441. The 8" PVC wastewater main shall be designed for installation at minimum slope and terminate at a 4 ft diameter wastewater manhole.
- The City is coordinating with the property owner to obtain a public utility easement necessary to extend the wastewater system to the north. The applicant is advised that the costs to prepare the public utility easement will be charged to the applicant by the City. These costs are expected to be less than \$400.
- Revise drawings to terminate proposed 2" wastewater force main into the proposed 4 ft diameter wastewater manhole referenced in the bullet above.
- See attached drawings for mark-ups related to wastewater items.

Please advise me if you have questions or require additional information. Thanks.

c: Justin Tabor, Planner
Brandon Stubbs, Planner
File

\\newdevelopment\CommercialRetailStore_CR237_SitePlanReviewMemo041613.doc



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

April 15, 2013

Brandon Stubbs
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

A handwritten signature in blue ink is visible, along with a circular stamp that appears to be a professional seal or registration mark.

RE: Review of the US 441 & CR 237 Site Plan

Mr. Stubbs:

After reviewing the abovementioned plans per the request of the City of Alachua, we offer the following comments regarding the above referenced Site Plan:

1. Based on a review of the 'Site Plan Application' checklist provided by the City of Alachua, please include the following items in your application:
 - a. Include a copy of the owner affidavit.
2. No pipe size calculations for the stormwater conveyance system are included in the drainage design notes. It is recommended that a minimum stormwater pipe slope of 0.30% or demonstrate minimum velocity of 2 feet per second.
3. An easement must be obtained from the private property owner on the south side of US 441 for the proposed sewer connection.
4. A potential conflict exists between stormwater structure S-5 and proposed private force main.
5. Please address the following comments regarding the photometric plan:
 - a. The plan exceeds 5 footcandles at seven locations within the parking lot (Sec. 6.4.4(c)(2)).
6. Required permitting from the Suwannee River Water Management District should be included as a condition of Site Plan approval by the City of Alachua.
7. Required utility permitting from the Florida Department of Transportation (FDOT) for the crossing of US 441 with a proposed private force main should be included as a condition of Site Plan approval by the City of Alachua.



City of Alachua

Planning & Community Development Department

DRT Report (Applicant)

DRT Meeting Date:

April 18, 2013

SUBJECT:

A request for site plan approval for US 411/CR 237 Commercial Retail Store.

APPLICANT/AGENT:

Matt Cason - Concept Development, LLC

PROPERTY OWNER:

John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001); John C. Freeland & Ann Lynn Feeland Tanner (Tax Parcel 05895-001-000).

LOCATION:

North of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237.

**PARCEL ID
NUMBER(S):**

05895-001-000, 05900-001-000, & 05900-001-001

ACREAGE:

±2.22 acres

PROJECT PLANNER:

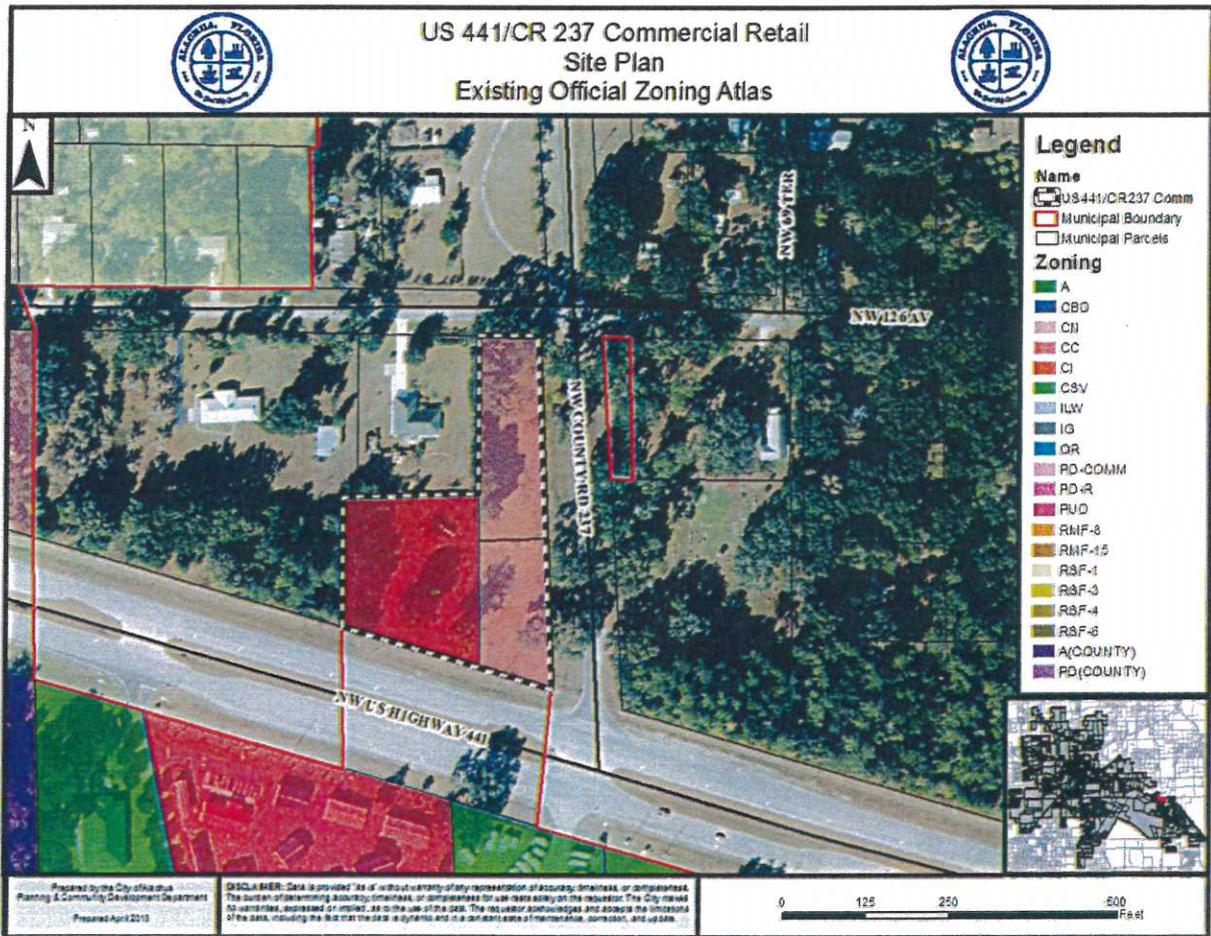
Brandon Stubbs

**RESUBMITTAL
DATE:**

May 2, 2013

SUMMARY

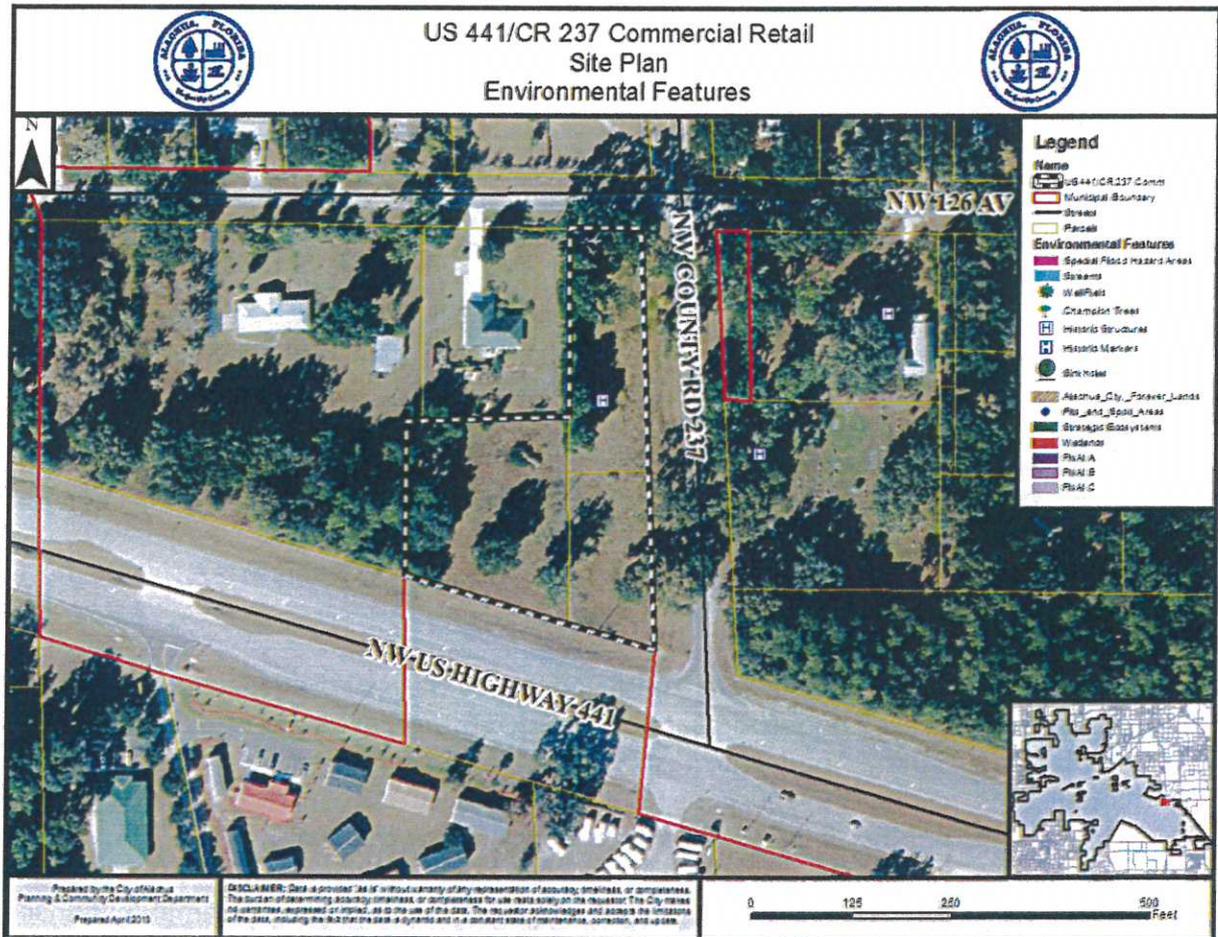
A request by Matt Cason of Concept Development, LLC, as agent for John C. Freeland, Kelly S. Freeland, and Ann Lynn Freeland Tanner, owners, for Site Plan Approval for a 9,100 square foot retail store, a parking lot and associated amenities. The ±2.22 acre subject property is located north of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237. FLUM: Commercial; Zoning: Community Commercial (CC) & Commercial Intensive (CI); Parcel Numbers 05895-001-000, 05900-001-000, and 05900-001-001.



Background

Stormwater will be conveyed to a proposed on-site stormwater facility. Ingress and egress to the site will be by way of a full access drive off of NW County Road 237. The applicant's engineer states the site is served potable water via a 5/8 inch potable water meter with a one (1) inch service lateral from an eight (8) inch water main off of NW County Road 237 and sanitary sewer via a duplex grinder station with a two (2) inch force main connecting to an existing sanitary sewer manhole on tax parcel 05900-002-000 (Wayne Frier Mobile Homes).

According to the best available data, there are no wetlands located on-site, and the site is located in Flood Zone X (Areas outside the 500 year flood plain). According to the Alachua County Historic Structures database, a historic structure exists on the property; however, the subject property is vacant and does not contain any structures.



Issues for Discussion

Parking/Loading

1. Sheet C1.10: The applicant has not delineated or labeled the required loading zone area. The applicant must delineate or label the required loading zone area.

Photometric/Lighting

2. Sheet P-1: The applicant has not provided details of the proposed lighting fixtures. The applicant must provide details of all proposed lighting fixtures.

3. Sheet P-1: The applicant has not provided a legend identifying symbology for the proposed lighting fixtures. Applicant must provide a symbol legend identifying lighting fixture types.
4. Sheet P-1: The applicant is proposing wall pack lighting and states wall pack lighting is in accordance with Section 6.4, "Exterior Lighting Standards" of the Land Development Regulations; however, Section 6.4.4(A) of the LDRs states, "... Wallpack lights visible from any location off of the site are prohibited". The proposed wall pack lighting will be visible from off-site locations. Applicant must revise photometric plan accordingly.
5. Sheet P-1: The applicant exceeds the maximum of five (5) foot candles for parking lots in business districts per Section 6.4.4(C)(2) of the LDRs. Applicant must revise photometric plan accordingly.

Landscaping/Buffering

6. Sheet LS-1: The applicant states tree credits are to be provided for eighteen (18) trees; however, eight (8) trees are located off-site and one (1) of the trees (pine) is not permitted to be credited (See definition of "Tree, Regulated" in Article 10 of the LDRs). The applicant must revise tree credits accordingly and list each tree, its size, and credit individually.
7. Sheet LS-1: The applicant lists the locations of the required perimeter landscape buffers; however, has not indicated or depicted the perimeter landscape buffer on the landscape plan. Applicant must depict the required perimeter landscape buffers and list the size on the landscape plan. Further, according to Section 6.2.3(D)(3), the required perimeter landscape buffer shall be fifteen (15) feet in width.
8. Sheet LS-1: The applicant states that areas of the required perimeter landscape buffers along the western and northwestern portion of the subject property contains "*existing understory vegetation to remain/meets buffer shrub requirements*"; however, the applicant fails to establish how these areas meet the perimeter buffer requirements in Section 6.2.3(D)(3) of the LDRs. The applicant must provide proof those areas meet the requirements established in said Section 6.2.3(D)(3) of the LDRs or provide the proper perimeter buffer planting in accordance with said Section 6.2.3(D)(3).
9. Sheet LS-1: The applicant provides most of the parking lot buffer; however, the applicant must continue the parking lot buffer along NW County Road 237.
10. Sheet LS-1: The applicant must comply with Section 6.2.2(D)(1)(c)(iii) of the LDRs which requires a row of shrubs be planted along all facades of the structure.
11. Sheet LS-1: Due to the revisions in the tree credits, the applicant must revise the landscape plan accordingly to facilitate adequate review.

Public Facilities

12. Sheet C3.10: The applicant has not provided details of the proposed Reduce Pressure Backflow Preventers (RPZ). Applicant must provide details of all proposed RPZs.
13. Sheet C3.10: The applicant has not provided details of the proposed gate valve. Applicant must provide details of the proposed gate valve.
14. Sheet C3.10: The applicant has not provided details of the proposed water meters for potable water and irrigation. Applicant must provide details of the proposed water meters for potable water and irrigation.
15. Sheet C3.10: The applicant makes reference to the City of Winter Park on the "Water Service Detail". Applicant must revise to reflect the proper governing body (City of Alachua).

Concurrency Analysis

16. Potable Water Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the potable water demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
17. Sanitary Sewer Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the sanitary sewer demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
18. Sanitary Sewer Concurrency Analysis: Applicant has not provided the calculations for the sanitary sewer demand. Applicant must provide the sanitary sewer calculations
19. Solid Waste Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the solid waste demand. Applicant must cite the source utilized.
20. Solid Waste Concurrency Analysis: Applicant shows a calculation based upon dwelling units. This is not applicable. Applicant must remove this calculation.

Signage

21. The applicant depicts the proposed location for a freestanding monument sign; however, signage is reviewed and permitted during the sign permit application phase/process. Applicant should remove the proposed sign location on all sets of drawings. Under no circumstance shall the siting of any signage be approved as a part of site plan approval.

Checklist items/Minor Revisions

- 22. Applicant needs to provide authorization for Causseaux, Hewett, & Walpole, Inc. to act on behalf of the applicant.
- 23. Sheet C0.00, Development Data: The applicant should include the total landscaped area in the development data.
- 24. See letter and markups from Eng Denman & Associates, dated April 15, 2013 for additional comments.
- 25. See comments from Mike New, P.E., Public Services Director.



City of Alachua

Planning & Community Development Department

DRT Report (Staff)

DRT Meeting Date:

April 16, 2013

SUBJECT:

A request for site plan approval for US 411/CR 237 Commercial Retail Store.

APPLICANT/AGENT:

Matt Cason - Concept Development, LLC

PROPERTY OWNER:

John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001); John C. Freeland & Ann Lynn Feeland Tanner (Tax Parcel 05895-001-000).

LOCATION:

North of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237.

**PARCEL ID
NUMBER(S):**

05895-001-000, 05900-001-000, & 05900-001-001

ACREAGE:

±2.22 acres

PROJECT PLANNER:

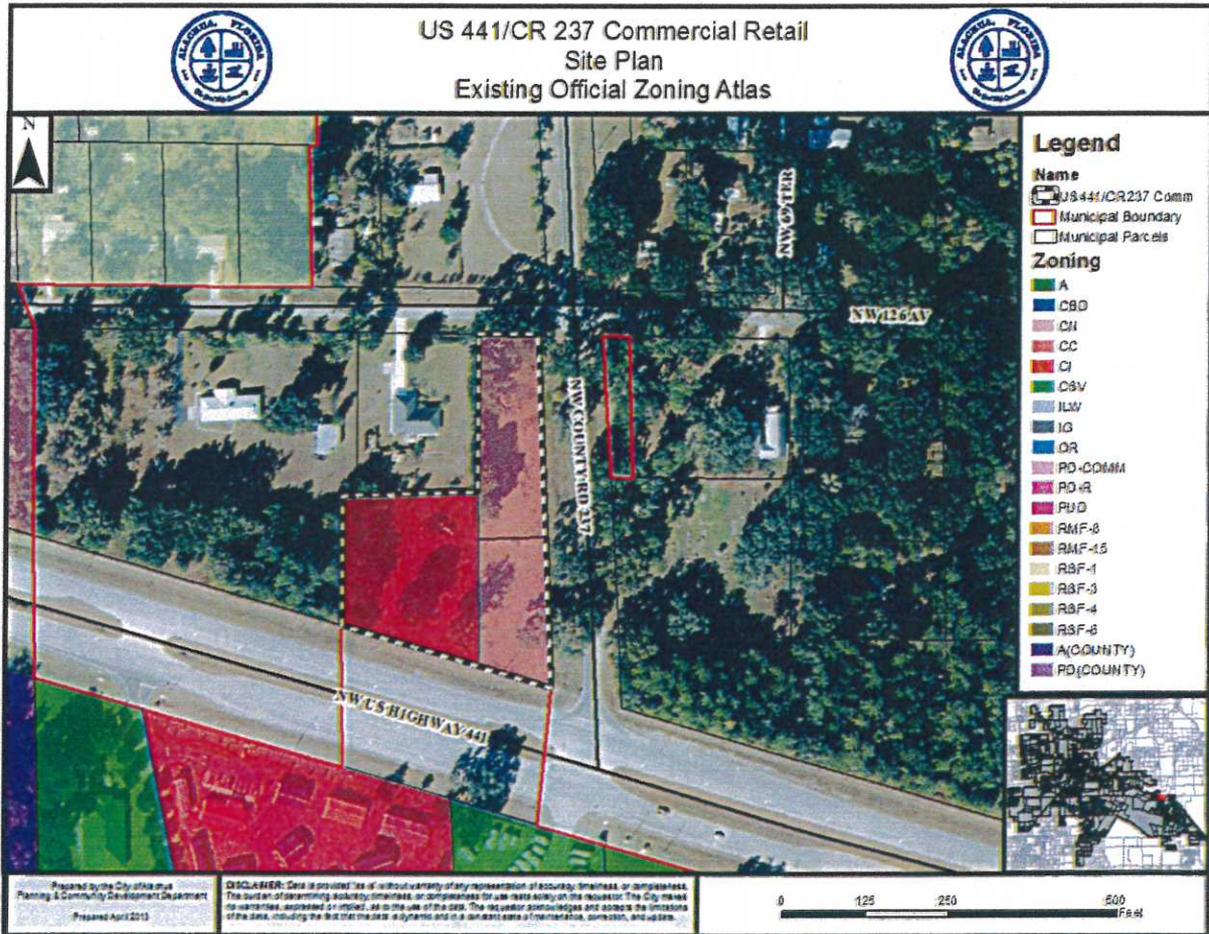
Brandon Stubbs

**RESUBMITTAL
DATE:**

May 2, 2013

SUMMARY

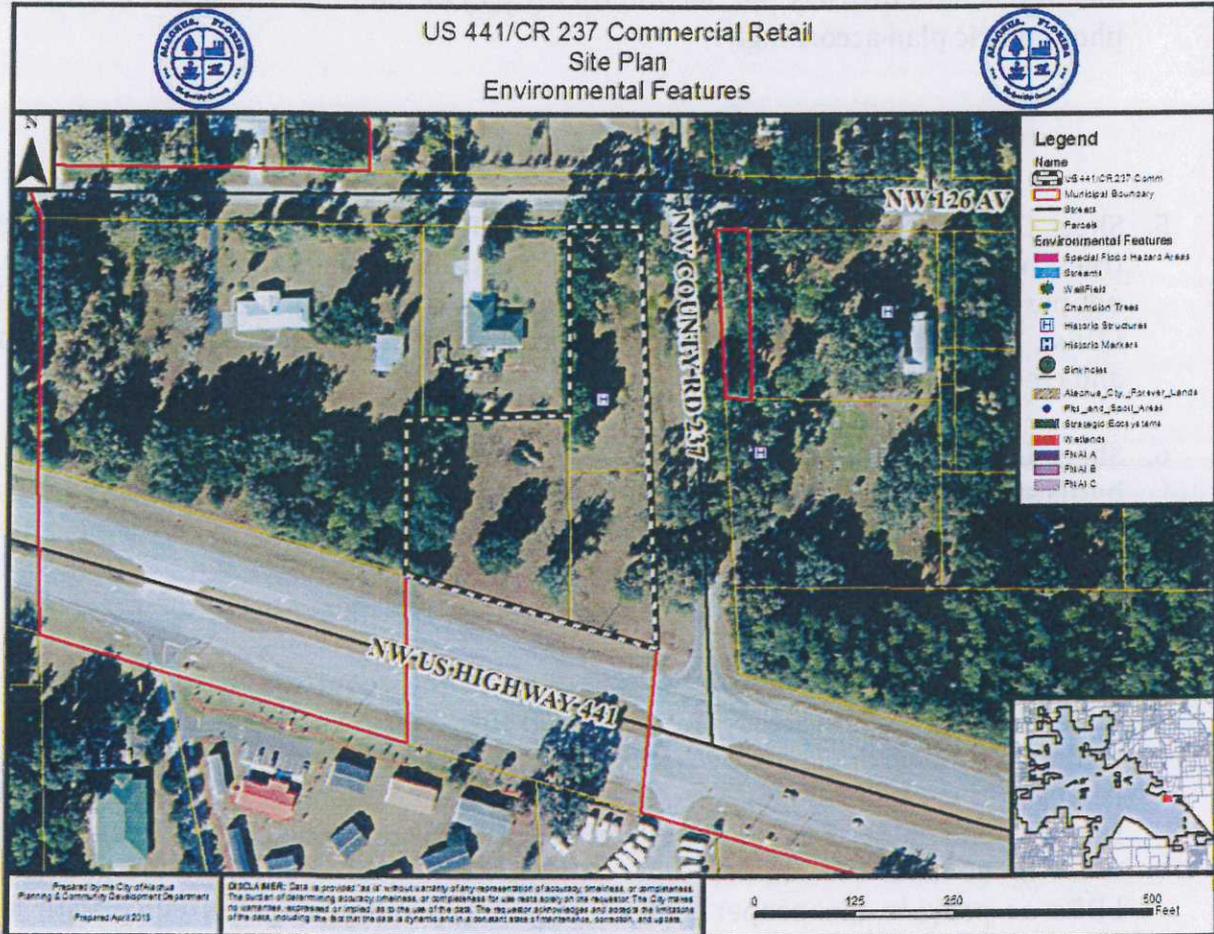
A request by Matt Cason of Concept Development, LLC, as agent for John C. Freeland, Kelly S. Freeland, and Ann Lynn Freeland Tanner, owners, for Site Plan Approval for a 9,100 square foot retail store, a parking lot and associated amenities. The ±2.22 acre subject property is located north of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237. FLUM: Commercial; Zoning: Community Commercial (CC) & Commercial Intensive (CI); Parcel Numbers 05895-001-000, 05900-001-000, and 05900-001-001.



Background

Stormwater will be conveyed to a proposed on-site stormwater facility. Ingress and egress to the site will be by way of a full access drive off of NW County Road 237. The applicant's engineer states the site is served potable water via a 5/8 inch potable water meter with a one (1) inch service lateral from an eight (8) inch water main off of NW County Road 237 and sanitary sewer via a duplex grinder station with a two (2) inch force main connecting to an existing sanitary sewer manhole on tax parcel 05900-002-000 (Wayne Frier Mobile Homes).

According to the best available data, there are no wetlands located on-site, and the site is located in Flood Zone X (Areas outside the 500 year flood plain). According to the Alachua County Historic Structures database, a historic structure exists on the property; however, the subject property is vacant and does not contain any structures.



Issues for Discussion

Photometric/Lighting

1. Sheet P-1: The applicant has not provided details of the proposed lighting fixtures. The applicant must provide details of all proposed lighting fixtures.
2. Sheet P-1: The applicant has not provided a legend identifying symbology for the proposed lighting fixtures. Applicant must provide a symbol legend identifying lighting fixture types.
3. Sheet P-1: The applicant is proposing wall pack lighting and states wall pack lighting is in accordance with Section 6.4, "Exterior Lighting Standards" of the Land

Development Regulations; however, Section 6.4.4(A) of the LDRs states, "... Wallpack lights visible from any location off of the site are prohibited". The proposed wall pack lighting will be visible from off-site locations. Applicant must revise photometric plan accordingly.

4. Sheet P-1: The applicant exceeds the maximum of five (5) foot candles for parking lots in business districts per Section 6.4.4(C)(2) of the LDRs. Applicant must revise photometric plan accordingly.

Landscaping/Buffering

5. Sheet LS-1: The applicant states tree credits are to be provided for eighteen (18) trees; however, eight (8) trees are located off-site and one (1) of the trees (pine) is not permitted to be credited (See definition of "Tree, Regulated" in Article 10 of the LDRs). The applicant must revise tree credits accordingly and list each tree, its size, and credit individually.
6. Sheet LS-1: The applicant lists the locations of the required perimeter landscape buffers; however, has not indicated or depicted the perimeter landscape buffer on the landscape plan. Applicant must depict the required perimeter landscape buffers and list the size on the landscape plan. Further, according to Section 6.2.3(D)(3), the required perimeter landscape buffer shall be fifteen (15) feet in width.
7. Sheet LS-1: The applicant states that areas of the required perimeter landscape buffers along the western and northwestern portion of the subject property contains "*existing understory vegetation to remain/meets buffer shrub requirements*"; however, the applicant fails to establish how these areas meet the perimeter buffer requirements in Section 6.2.3(D)(3) of the LDRs. The applicant must provide proof those areas meet the requirements established in said Section 6.2.3(D)(3) of the LDRs or provide the proper perimeter buffer planting in accordance with said Section 6.2.3(D)(3).
8. Sheet LS-1: The applicant provides most of the parking lot buffer; however, the applicant must continue the parking lot buffer along NW County Road 237.
9. Sheet LS-1: The applicant must comply with Section 6.2.2(D)(1)(c)(iii) of the LDRs which requires a row of shrubs be planted along all facades of the structure.
10. Sheet LS-1: Due to the revisions in the tree credits, the applicant must revise the landscape plan accordingly to facilitate adequate review.

Public Facilities

11. Sheet 3.10: The applicant has not provided details of the proposed Reduce Pressure Backflow Preventers (RPZ). Applicant must provide details of all proposed RPZs.
12. Sheet 3.10: The applicant has not provided details of the proposed gate valve. Applicant must provide details of the proposed gate valve.
13. Sheet 3.10: The applicant has not provided details of the proposed water meters for potable water and irrigation. Applicant must provide details of the proposed water meters for potable water and irrigation.
14. Sheet 3.10: The applicant is proposing to connect to an existing sanitary sewer manhole located on the Wayne Frier Mobile Home site and indicates a ten (10) foot utility easement is proposed. Applicant must provide a copy of the recorded utility easement prior to the proposed site plan being scheduled before the Planning & Zoning Board.
15. Sheet 3.10: The applicant indicates a bore pit and a receiving pit to be constructed within Florida Department of Transportation (FDOT) right-of-way; however, the applicant has not provided any details of said bore pit and receiving pit. Further, applicant must provide FDOT approval for construction of said bore pit and receiving pit and provide a copy of said approval to the City of Alachua Planning & Community Development Department.

Concurrency Analysis

16. Potable Water Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the potable water demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
17. Sanitary Sewer Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the sanitary sewer demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).
18. Sanitary Sewer Concurrency Analysis: Applicant has not provided the calculations for the sanitary sewer demand. Applicant must provide the sanitary sewer calculations
19. Solid Waste Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the solid waste demand. Applicant must cite the source utilized.
20. Solid Waste Concurrency Analysis: Applicant shows a calculation based upon dwelling units. This is not applicable. Applicant must remove this calculation.

Signage

21. The applicant depicts the proposed location for a freestanding monument sign; however, signage is reviewed and permitted during the sign permit application phase/process. Applicant should remove the proposed sign location on all sets of drawings. Under no circumstance shall the siting of any signage be approved as a part of site plan approval.

Checklist items/Minor Revisions

22. Sheet C0.00, Development Data: The applicant should include the total landscaped area in the development data.
23. See letter and markups from Eng Denman & Associates., dated April 15, 2013 for additional comments.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 8, 2013

Mr. Matt Cason
Concept Development, LLC
4735 NW 53rd Avenue
Suite B
Gainesville, FL 32606

RE: Completeness Review of Site Plan Application for Commercial Retail at US Highway 441 & County Road 237

Dear Mr. Cason:

On March 28, 2013, the City of Alachua received your Site Plan Application for development at the northwest corner of the intersection of NW US Highway 441 and County Road 237 (Tax Parcels 05895-001-000, 05900-001-000, and 05900-001-001), consisting of a ±9,100 square foot commercial retail store and associated parking, stormwater management facility, and associated infrastructure.

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

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at the Development Review Team (DRT) Meeting, which will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

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

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is Matt Cason, Concept Development, LLC, however, the property owners are John C. Freeland & Kelly S. Freeland and John C. Freeland and Ann Lynn Freeland Tanner. All property owners must authorize the applicant to act on their behalf for purposes of this application. In addition, the applicant must provide authorization for each agent which the applicant authorizes to act on its behalf for purposes of this application.

Action Needed to Address Deficiency: (1) All property owners must provide an executed Property Owner Affidavit or written authorization which states that the applicant may act on their behalf for purposes of this application. (2) The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property Owner Affidavit.pdf.

Attachment #10

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

Action Needed to Address Deficiency: The applicant must provide documentation which indicates that its application for self-certification through the Florida Department of Environmental Protection's self-certification portal or by another acceptable method has been received and accepted.

Attachment #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).

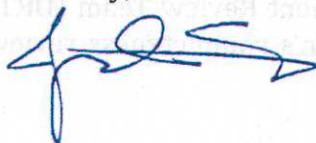
Action Needed to Address Deficiency: The applicant must provide a copy of the access management permit from Alachua County Public Works, or documentation providing evidence that a permit has been submitted.

Additional Comments:

A detailed review of the Site Plan and all application materials will be conducted prior to the Development Review Team (DRT) Meeting, and any necessary revisions to these materials will be requested at that time.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Daniel Young, P.E., Causseaux, Hewett, & Walpole, Inc.
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: April 8, 2013

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

RE: Completeness Review for Site Plan – Commercial Retail at US 441/CR 237

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Site Plan Application and the Planning Department's submission policies.

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

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is Matt Cason, Concept Development, LLC, however, the property owners are John C. Freeland & Kelly S. Freeland and John C. Freeland and Ann Lynn Freeland Tanner. All property owners must authorize the applicant to act on their behalf for purposes of this application. In addition, the applicant must provide authorization for each agent which the applicant authorizes to act on its behalf for purposes of this application.

Action Needed to Address Deficiency:(1) All property owners must provide an executed Property Owner Affidavit or written authorization which states that the applicant may act on their behalf for purposes of this application. (2) The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property Owner Affidavit.pdf.

Attachment #10

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

Action Needed to Address Deficiency: The applicant must provide documentation which indicates that its application for self-certification through the Florida Department of Environmental Protection's self-certification portal or by another acceptable method has been received and accepted.

Attachment #11

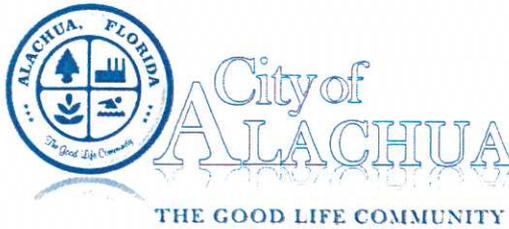
If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant must provide a copy of the access management permit from Alachua County Public Works, or documentation providing evidence that a permit has been submitted.

Additional Comments:

A detailed review of the Site Plan and all application materials will be conducted prior to the Development Review Team (DRT) Meeting, and any necessary revisions to these materials will be requested at that time.

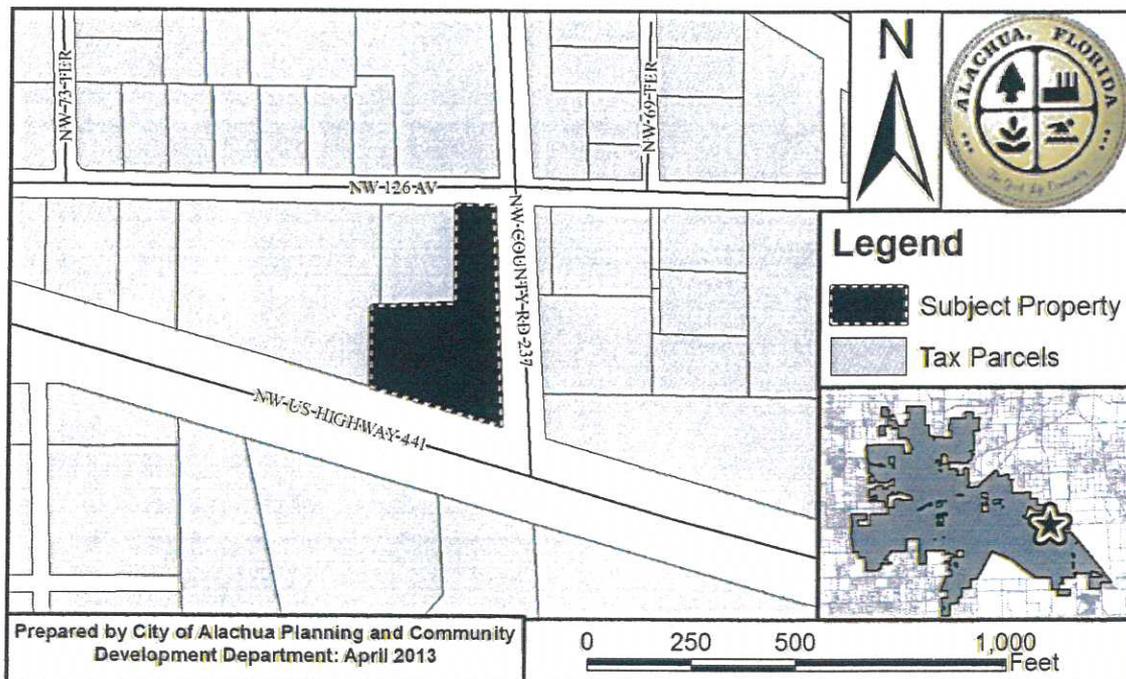
- c: Brandon Stubbs, Planner
Project File



5/23/13
MH

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on a proposed site plan on June 11, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Concept Construction, as agent for John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001) and John C. Freeland & Ann Lynn Freeland Tanner (Tax Parcel 05895-001-000), owner, for site plan approval for a 9,100 square foot retail store, a parking lot and associated amenities. The ± 2.22 acre subject property is located north of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237. FLUM: Commercial; Zoning: Community Commercial (CC) & Commercial Intensive (CI); Parcel Numbers 05895-001-000, 05900-001-000, and 05900-001-001.



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

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

5/23/13
MA



AFFIDAVIT FOR POSTED LAND USE SIGN

I Jawn Johns, POSTED THE LAND USE

(name)

SIGN ON 5/23/13 FOR THE US 441/CR 237 COMMERCIAL RETAIL/SITE PLAN

(date)

(state type of action and project name)

LAND USE ACTION.

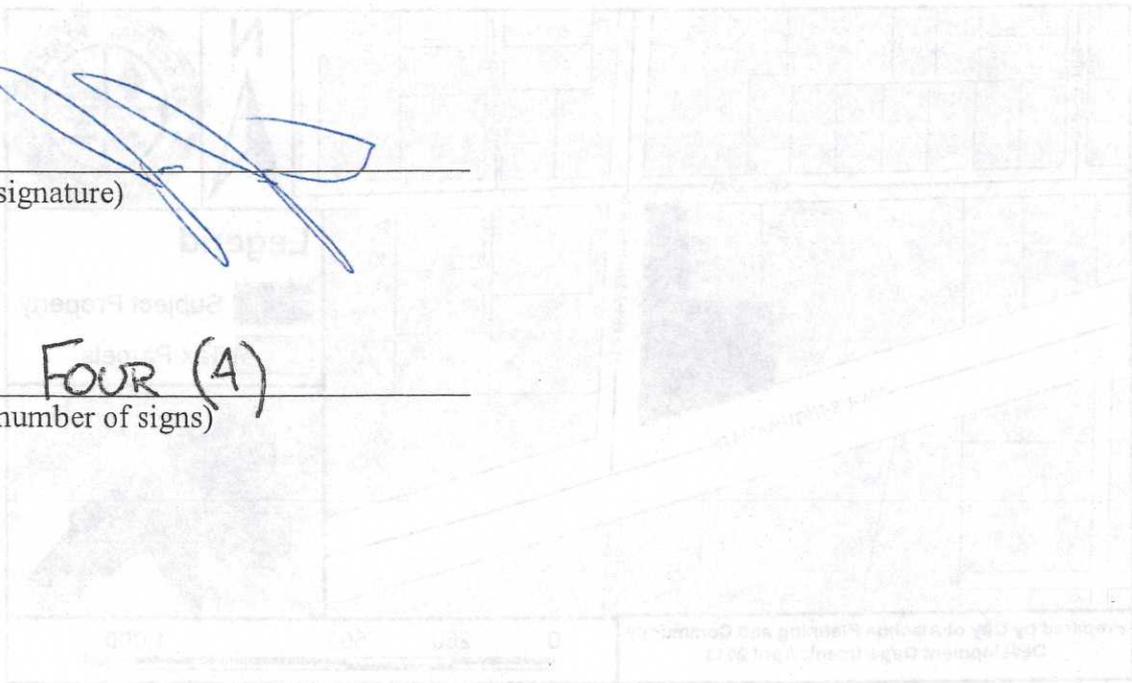
AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

FOUR (4)

(number of signs)



At the public hearing all interested parties may appear and be heard with respect to the proposed sign plan. Copies of the proposed sign plan are available for public inspection at the Planning and Zoning Department, 13100 NW 142nd Avenue, Tallahassee, Florida, on any regular business day between the hours of 8:00 a.m. to 5:00 p.m. Written comments on the proposed sign plan must be sent to the Planning and Zoning Department, 13100 NW 142nd Avenue, Tallahassee, Florida, by the date of the public hearing. The Planning and Zoning Department will make a decision on the proposed sign plan based on a record of the proceedings, and if at such hearing you have need for a written report, you may request a written report in the form of a letter which includes the testimony and exhibits, but which the Planning and Zoning Department will not be required to provide with the exception of a written report with a list of persons with disabilities who are unable to attend the public hearing. A list of persons with disabilities who are unable to attend the public hearing should be filed with the City Clerk at 3867 Florida Avenue, Tallahassee, Florida 32309, at least 48 hours prior to the public hearing.

county and state...
 Subscribe online at
 www.alachuatoday.com.

HOW TO SUBMIT...

■ **LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters **MUST** be signed.

■ **A STORY:** Do you have a timely story or news event that is of interest to the community? Email our managing editor at editor@alachuatoday.com or call (386) 462-3355.

■ **COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to gail@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

**INSIDE
 ALACHUA
 COUNTY
 TODAY...**

- CLASSIFIEDS...B3
- EVENTS..... A3
- JOBSB5
- OPINIONS..... A4
- PEOPLE &
 PLACES.....B1
- RELIGIONB2
- BUSINESS &
 SERVICES
- DIRECTORY ...B6



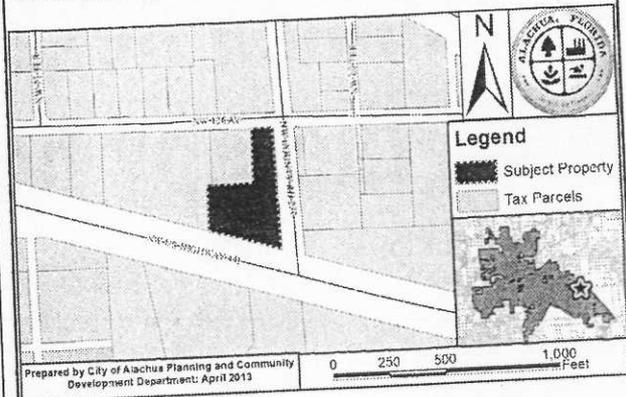
Jesse says.



**City of
 ALACHUA**

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on a proposed site plan on June 11, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Concept Construction, as agent for John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001) and John C. Freeland & Ann Lynn Freeland Tanner (Tax Parcel 05895-001-000), owner, for site plan approval for a 9,100 square foot retail store, a parking lot and associated amenities. The ±2.22 acre subject property is located north of U.S. Highway 441, Wayne Frier Mobile Homes, Stanley Steamer, JD Sanders RV Center & Farm Credit of North Florida; south of NW 126th Avenue; west of NW County Road 237. FLUM: Commercial; Zoning: Community Commercial (CC) & Commercial Intensive (CI); Parcel Numbers 05895-001-000, 05900-001-000, and 05900-001-001.



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

(Published: Alachua County Today - May 30, 2013)

SIGNS & BANNERS



*Focused on Excellence
Delivered with Integrity*

RECEIVED

MAY 29 2013

Per _____

March 28, 2013

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Commercial Retail Store – CR 237 (Alachua)
(TP# 058595-001-000, 5900-001-000, 5900-001-001)
Alachua, Florida

Dear Ms. Winburn:

Please find the following enclosed for review and approval for the above reference project:

- One (1) application fee in the amount of \$2,300 made payable to the City of Alachua;
- One (1) original and Nine (9) copies of the site impact analysis, which includes the site plan application, site legal description, proof of neighborhood workshop and advertisement, labels, tax parcel information, proof of ownership and proof of payment of taxes, etc;
- Three (3) Fire Flow Calculations;
- Three (3) Stormwater Management Reports;
- Three (3) Lift Station Calculations;
- Nine (9) sets of Construction Plans; and
- One (1) CD of all PDFs

We submit these items to request review of the site plans for the above referenced project.

This project consists of the construction of a +/- 9,100 sf commercial retail store with associated stormwater management facility, utilities, and parking area. The approximate 2.22 acre project site is located on the northwest corner of CR 237 and US Hwy 441.

Please feel free to contact me at (352) 519-5940 or at daniely@chw-inc.com, should you have any questions or require any additional information to complete your review and approval of this project.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Daniel Young, P.E., LEED AP
Project Engineer

G:\JOBS\2013\13-0023\City_County\City\130328 Submittal 1\LTR_130325_CRS Alachua_CoA_Cover_Letter.doc

132 NW 76th Drive
Gainesville, Florida 32607

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



*Focused on Excellence
Delivered with Integrity*

May 2, 2013

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Commercial Retail Store – CR 237 (Alachua)
(TP# 058595-001-000, 5900-001-000, 5900-001-001)
Alachua, Florida

Dear Ms. Winburn:

Per your letter dated April 18 requesting additional information, please find the following enclosed for review and approval for the above reference project:

- Four (4) Revised FDOT Utility Applications for Signature by Mike New;
- Three (3) Revised Justification Reports;
- Three (3) Exterior Light Fixture Specifications;
- Three (3) Revised Construction Plans;
- Three (3) Owner Affidavits;
- Two (2) Stormwater Management Reports;
- One (1) FDEP Wastewater Application for Signature by Mike New; and
- One (1) CD of all PDFs

For your convenience we have provided your comments with our responses in bold.

Parking/Loading

1. Sheet C1.10: The applicant has not delineated or labeled the required loading zone area. The applicant must delineate or labeled the required loading zone area.
 - **The loading zone has been labeled and shown. Refer to C1.10 for details.**

Photometric/Lighting

2. Sheet P-1: The applicant has not provided details of the proposed lighting fixtures. The applicant must provide details of all proposed lighting fixtures.
 - **Please refer to P-1 for details on the proposed light fixtures.**

132 NW 78th Drive
Gainesville, Florida 32607

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

3. Sheet P-1: The applicant has not provided a legend identifying symbology for the proposed lighting fixtures. Applicant must provide a symbol legend identifying lighting fixture types.

- **A legend has been provided identifying the proposed light fixtures.**

4. Sheet P-1: The applicant is proposing wall pack lighting and states wall pack lighting is in accordance with Section 6.4, "Exterior Lighting Standards" of the Land Development Regulations; however, Section 6.4.4(A) of the LDRs states, "... Wallpack lights visible from any location off of the site are prohibited". The proposed wall pack lighting will be visible from off-site locations. Applicant must revise photometric plan accordingly.

- **Shields have been added around the wall packs as per discussion with Brand Stubbs and Dean Schoenfeld. Please refer to P-1 for details.**

5. Sheet P-1: The applicant exceeds the maximum of five (5) foot candles for parking lots in business districts per Section 6.4.4(C)(2) of the LDRs. Applicant must revise photometric plan accordingly.

- **P-1 has been revised to not exceed 5 fc within the parking lot.**

Landscaping/Buffering

6. Sheet LS-1: The applicant states tree credits are to be provided for eighteen (18) trees; however, eight (8) trees are located off-site and one (1) of the trees (pine) is not permitted to be credited (See definition of "Tree, Regulated" in Article 10 of the LDRs). The applicant must revise tree credits accordingly and list each tree, its size, and credit individually.

- **The landscape plan has been adjusted to meet tree requirements. Tree credits were given only to trees within the property line that have been determined to be in very good condition. The credit trees have been individually listed on the sheet.**

7. Sheet LS-1: The applicant lists the locations of the required perimeter landscape buffers; however, has not indicated or depicted the perimeter landscape buffer on the landscape plan. Applicant must depict the required perimeter landscape buffers and list the size on the landscape plan. Further, according to Section 6.2.3(D)(3), the required perimeter landscape buffer shall be fifteen (15) feet in width.

- **Landscape buffers and sizes have been depicted on the landscape plan.**

8. Sheet LS-1: The applicant states that areas of the required perimeter landscape buffers along the western and northwestern portion of the subject property contains "existing understory vegetation to remain/meets

buffer shrub requirements"; however, the applicant fails to establish how these areas meet the perimeter buffer requirements in Section 6.2.3(D)(3) of the LDRs. The applicant must provide proof those areas meet the requirements established in said Section 6.2.3(D)(3) of the LDRs or provide the proper perimeter buffer planting in accordance with said Section 6.2.3(D)(3).

- **Specific existing vegetation to remain has been individually called out on the landscape plan as well as on the Perimeter Buffer Landscape Requirements table. Vegetation has been added as necessary to meet the requirements.**

9. Sheet LS-1: The applicant provides most of the parking lot buffer; however, the applicant must continue the parking lot buffer along NW County Road 237.

- **The parking lot buffer has been adjusted to continue along NW County Road 237.**

10. Sheet LS-1: The applicant must comply with Section 6.2.2(D)(1)(c)(iii) of the LDRs which requires a row of shrubs be planted along all facades of the structure.

- **Shrub massings of three or more species provided. See Landscape Plan.**

11. Sheet LS-1: Due to the revisions in the tree credits, the applicant must revise the landscape plan accordingly to facilitate adequate review.

- **Noted. See Landscape Plan.**

Public Facilities

12. Sheet C3.10: The applicant has not provided details of the proposed Reduce Pressure Backflow Preventers (RPZ). Applicant must provide details of all proposed RPZs.

- **RPZ detail has been added to C2.30.**

13. Sheet C3.10: The applicant has not provided details of the proposed gate valve. Applicant must provide details of the proposed gate valve.

- **Gate valve detail has been added to C2.30.**

14. Sheet C3.10: The applicant has not provided details of the proposed water meters for potable water and irrigation. Applicant must provide details of the proposed water meters for potable water and irrigation.

- **Water meter details have been added to C2.30.**

15. Sheet C3.10: The applicant makes reference to the City of Winter Park on the "Water Service Detail". Applicant must revise to reflect the proper governing body (City of Alachua).

- **The reference has been revised. Refer to C3.10 for details.**

Concurrency Analysis

16. Potable Water Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the potable water demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).

- **See attached Retail Site Plan Justification Report**

17. Sanitary Sewer Concurrency Revised Analysis: Applicant has not cited the source for the formula utilized to calculate the sanitary sewer demand. Applicant must cite the source utilized (i.e. Florida Administrative Code).

- **See attached Retail Site Plan Justification Report**

18. Sanitary Sewer Concurrency Analysis: Applicant has not provided the calculations for the sanitary sewer demand. Applicant must provide the sanitary sewer calculations

- **See attached Retail Site Plan Justification Report**

19. Solid Waste Concurrency Analysis: Applicant has not cited the source for the formula utilized to calculate the solid waste demand. Applicant must cite the source utilized.

- **See attached Retail Site Plan Justification Report**

20. Solid Waste Concurrency Analysis: Applicant shows a calculation based upon dwelling units. This is not applicable. Applicant must remove this calculation.

- **See attached Retail Site Plan Justification Report**

Signage

21. The applicant depicts the proposed location for a freestanding monument sign; however, signage is reviewed and permitted during the sign permit application phase/process. Applicant should remove the proposed sign location on all sets of drawings. Under no circumstance shall the siting of any signage be approved as a part of site plan approval.

- **The monument sign is only shown for location purposes. Notes have been added as discussed at the DRT meeting. Refer to C1.10 for details.**

Checklist items/Minor Revisions

22. Applicant needs to provide authorization for Causseaux, Hewett, & Walpole, Inc. to act on behalf of the applicant.
 - **Letters of Authorization were provided at the DRT meeting. An additional copy has been attached.**
23. Sheet C0.00, Development Data: The applicant should include the total landscaped area in the development data.
 - **Total landscaped area has been added to the development data. Refer to C0.00 for details.**
24. See letter and markups from Eng Denman & Associates, dated April 15, 2013 for additional comments.
 - **Acknowledged.**

Public Services Director's Comments

General

1. The land title survey depicts 2 platted right of ways within the project limits. These right of way have not been improved and the City has not maintained them historically. Applicant shall address the issue and either request vacation of the right of ways or identify why vacation of the right of ways is not warranted.
 - **Request for Right of Way vacation has been submitted. Currently Cathy Ernest, Alachua County, is researching if the ROW has been vacated. If they have not vacated, ROW vacation request will be submitted under separate cover.**

Electric

2. Electric service provider is Progress Energy Florida. Applicant shall coordinate electric service with them.
 - **Acknowledged.**

Streets & Roads

3. Proposed driveway connects to County Road 237. Applicant is advised that Alachua County requires application and approval for the driveway connection.
 - **Acknowledged. An application has been submitted for the driveway connection to CR236.**

Stormwater

4. No comments.
 - **Acknowledged.**

Water

5. The applicant requests a 5/8" by 3/4" water meter for domestic service and a 1" irrigation meter. Applicant is advised that the 5/8" x 3/4" water meter often cannot provide the instantaneous flow required by tankless (Sloan flushometer) toilet valves.
 - **Acknowledged. Sloan flushometers toilet valves will not be used.**
6. Applicant proposes and shall provide reduced pressure zone (RPZ) backflow preventer on the potable and irrigation water connections (applicant's side of the water meter).
 - **Acknowledged. RPZ have been provided. Refer to C3.10 for details.**
7. Applicant shall replace references to City of Winter Park in the Water Service Detail.
 - **The reference has been revised. Refer to C3.10 for details.**

Wastewater

8. Applicant shall provide a 4" HDPE pipe casing for the 2" force main crossing of US Highway 441. The pipe casing shall extend to within 5 ft of the southern right of way line.
 - **The casing has been added. Refer to C3.10 and C3.20 for details.**
9. Revise drawings to locate 2" wastewater force main on south side of US Highway 441 shall be located 5 ft south US highway 441 right of way within an existing City of Alachua public utility easement.
 - **The 2" force main location has been revised. Note to meet FDEP clearance the proposed force main has been located south of the existing water main. Refer to C3.10.**
10. Revise drawings to locate 8" PVC wastewater main north from an existing manhole located on the Wayne Frier Mobile Home Sales Center site to the City's public utility easement located on the south side of US highway 441. The 8" PVC wastewater main shall be designed for installation at minimum slope and terminate at a 4 ft diameter.
 - **The revisions have been made. Refer to C3.10 and C3.20 for details.**
11. The City is coordinating with the property owner to obtain a public utility easement necessary to extend the wastewater system to the north. The applicant is advised that the costs to prepare the public utility easement will be charged to the applicant by the City. These costs are expected to be less than \$400.
 - **Acknowledged. Please notify when the exact cost is known and a check will be provided.**

12. Revise drawings to terminate proposed 2" wastewater force main into the proposed 4 ft diameter wastewater manhole referenced in the bullet
 - **Acknowledged. Wastewater permit.**
13. See attached drawings for mark-ups related to wastewater items.
 - **Acknowledged.**

EDA Comments

1. Based on a review of the 'Site Plan Application' checklist provided by the City of Alachua, please include the following items in your application:
 - a. Include a copy of the owner affidavit
 - **Owner affidavits have been supplied to City. Attached are additional copies.**
 2. No pipe size calculations for the stormwater conveyance system are included in the drainage design notes. It is recommended that a minimum stormwater pipe slope of 0.30% or demonstrate minimum velocity of 2 feet per second.
 - **Pipe slopes have been changed to 0.30% slope as requested. Refer to C2.10 for detail.**
 3. An easement must be obtained from the private property owner on the south side of US 441 for the proposed sewer construction.
 - **The City is to obtain the required utility easement.**
 4. A potential conflict exists between stormwater structure S-5 and proposed private force main.
 - **A note has been provided directly to deflect the force main under the storm pipe and maintain a 12" separation. Refer to C3.10 for details.**
5. Please address the following comments regarding the photometric plan:
 - a. The plan exceeds 5 footcandles at seven locations within the parking lot. (Sec. 6.4.4(c)(2)).
 - **Photometric plan has revised. Please refer to P-1 for details.**
6. Required permitting from the Suwannee River Water Management District should be included as a condition of Site Plan approval by the City of Alachua.
 - **Not required per House Bill 503.**

7. Required utility permitting from the Florida Department of Transportation (FDOT) for the crossing of US 441 with a proposed private force main should be included as a condition of Site Plan approval by the City of Alachua.

- **Not required per House Bill 503.**

8. Required permitting from the Alachua County Department of Public Works for the proposed driveway should be included as a condition Site Plan approval by the City of Alachua.

- **Not required per House Bill 503.**

Please feel free to contact me at (352) 519-5940 or at daniely@chw-inc.com, should you have any questions or require any additional information to complete your review and approval of this project.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.

A handwritten signature in blue ink that reads "Daniel Young for". The signature is written in a cursive style.

Daniel Young, P.E., LEED AP
Project Engineer

Site Analysis / Justification Report for

**Commercial Retail Store – CR 237 (Alachua)
Alachua, Florida**

Submitted to:

City of Alachua

Prepared for:

**Matt Cason
Concept Development, LLC
5200 NW 43rd Street
Suite 102-381
Gainesville, FL 32606**

Submitted: March 28, 2013

13-0023

List of Attachments

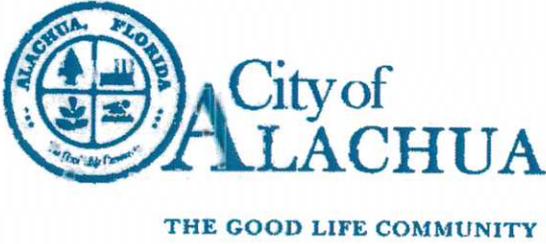
- A. Application
- B. Site Plan - See Attached
- C. Stormwater Management Plan - See Attached
- D. Justification Report
 - i. Statement of Proposed Use
 - ii. CHW Map Set
 - iii. Concurrency Impact Analysis
 - iv. Analysis of Consistency with Comprehensive Plan
- E. Labels
- F. Neighborhood Meeting Materials
- G. Legal Description
- H. Proof of Ownership
- I. Proof of Payment of Taxes
- J. Environmental Resource Permit
- K. Access Management Permit

**ATTACHMENT A
APPLICATION**

Submitted Under Separate Cover

**ATTACHMENT B
SITE PLAN**

Submitted Under Separate Cover



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: Commercial Retail Store Alachua
2. Address of Subject Property: North side of SR 20 (US 441) and immediately west of CR 237
3. Parcel ID Number(s): 05895-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: Community Commercial and Commercial Intensive
7. Acreage: +/- 2.22

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Matt Cason Title: Manager
 Company (if applicable): Concept Development, LLC
 Mailing address: 4735 NW 53rd Ave. Suite B
 City: Gainesville State: Florida ZIP: 32606
 Telephone: (877) 309-1029 FAX: () e-mail: matt@conceptcompanies.net
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): John C. Freeland and Ann Lynn Freeland Tanner
 Mailing Address: 12528 NW Highway 441
 City: Alachua State: Florida ZIP: 32615

* 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: Concept Development, LLC & John Freeland and Ann Lynn Freeland Tanner
 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.

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

- 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.)

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.4.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.

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

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



Signature of Applicant

Signature of Co-applicant

Matt Cason, Manager

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 26th day of March, 2013, by Matt Cason

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

NOTARY SEAL



BRIAN BLOCK
MY COMMISSION # EE 218070
EXPIRES: July 21, 2016
Bonded Thru Budget Notary Services



Signature of Notary Public, State of Florida

**ATTACHMENT C
STORMWATER MANAGEMENT PLAN**

Submitted Under Separate Cover

SELF CERTIFIED

**ATTACHMENT D
JUSTIFICATION REPORT**

Submitted Under Separate Cover

SELF CERTIFIED

*Retail Site Plan
Justification Report*

Prepared for Submittal to:
The City of Alachua, Florida

Prepared on Behalf of:
Freeland & Tanner

Prepared by:



March 25, 2013
Revised: April 26, 2013
PN# 13-0023

G:\JOBS\2013\13-0023\Reports\RPT_13-0023_SitePlan.doc

Relief Site Plan
Justification Report

Prepared for Submittal to:
The City of Alachua, Florida

Prepared on Behalf of:
Forsyth & Taylor

Prepared by:



Page Intentionally Left Blank

March 25, 2013
Revised: April 25, 2013
P# 13-022

E:\10857003\13-022\Report\PT_13-022_SitePlan.doc

Table of Contents

	Page No.
1. Statement of Proposed Development.....	1
2. Map Series	2
3. Concurrency Impact Analysis	5
4. Consistency with Comprehensive Plan	8

List of Tables

Table 1A: Trip Generation Calculations.....	5
Table 1B: Average Daily Trips Impacts (Segment 16, 6)	5
Table 1C: Average Daily Trips Impacts (Segment 17, 7)	5
Table 1D: PM Peak Hour Impacts (Segment 16, 6)	<u>6</u>
Table 1E: PM Peak Hour Impacts (Segment 17, 7)	<u>6</u>
Table 2: Potable Water Impacts	6
Table 3: Sanitary Sewer Impacts.....	<u>7</u>
Table 4: Solid Waste Impacts.....	7

List of Illustrations

Figure 1: Location Map.....	2
Figure 2: Future Land Use Map.....	2
Figure 3: Zoning Map	3
Figure 4: Topography, Wetlands, & FEMA Floodplain Map	3
Figure 5: Natural Resources Conservation Service (NRCS) Soils Map	4

Table of Contents

Page No.

1	Statement of Proposed Development
2	Map Series
3	Contextual Impact Analysis
4	Consistency with Comprehensive EIR

List of Tables

5	Table IV: Environmental Impact
6	Table V: Average Daily Trip Impacts (Segment IV)
7	Table VI: Average Daily Trip Impacts (Segment IV)
8	Table VII: PM Peak Hour Impacts (Segment IV)
9	Table VIII: PM Peak Hour Impacts (Segment IV)
10	Table IX: Potato Waste Impacts
11	Table X: Sewer Impacts
12	Table XI: Solid Waste Impacts

List of Illustrations

13	Figure 1: Location Map
14	Figure 2: Future Land Use Map
15	Figure 3: Zoning Map
16	Figure 4: Topography, Wetlands, & FEMA Floodplain Map
17	Figure 5: Natural Resource Conservation Service (NRCS) Soil Map

Page Intentionally Left Blank

1. Statement of Proposed Use

Proposed is a free standing, single-story 9,100 square-foot retail store with associate off-street parking (30 spaces), stormwater management facilities (SMF), and infrastructure. The site is comprised of three contiguous tax parcels: 05895-001-000, 05900-001-000, and 05900-001-001, located on the northwest corner of CR 237 and US 441. The properties have the appropriate Future Land Use designation (Commercial) and appropriate Zoning (Community Commercial and Community Intensive) for retail sales¹.

<p><u>Jurisdiction:</u> City of Alachua</p>	<p><u>Intent of Development:</u> One 9,100 square-foot building</p>
<p><u>Description of Location:</u> Northwest corner of CR 237 and US 441</p>	
<p><u>Proposed Use:</u> Retail Sales</p>	<p><u>Acres:</u> ±2.22 acres</p>
<p><u>Current Land Use Classification:</u> Commercial (±2.22 acres)</p>	<p><u>Current Zoning Classification:</u> Community Commercial (±1.17 acres) Commercial Intensive (±1.05 acres)</p>
<p><u>Number of Buildings:</u> One (1)</p>	<p><u>Square-footage:</u> 9,100 square feet</p>
<p><u>Off-street Parking:</u> 30 Spaces (inclusive 2 ADA Spaces)</p>	

¹ General and discount sales are permitted

Statement of Proposed Use

Proposed is a five standing single-story 8,100 square-foot retail store with associated off-street parking (50 spaces), stormwater management facilities (SMT) and infrastructure. The site is comprised of three contiguous tax parcels: 05895-001-000, 05900-001-000 and 05900-001-001, located on the northwest corner of OR 237 and US 441. The parcels have the appropriate Future Land Use designation (Commercial) and appropriate zoning (Community Commercial and Community Intensive) for retail sales.

<p><u>Project of Government:</u> One 8,100 square-foot building</p>	<p><u>Location:</u> City of Astoria</p>
	<p><u>Description of Location:</u> Northwest corner of OR 237 and US 441</p>
<p><u>Address:</u> 4233 acres</p>	<p><u>Proposed Use:</u> Retail Sales</p>
<p><u>Current Zoning Classification:</u> Community Commercial (1.17 acres) Community Intensive (7.03 acres)</p>	<p><u>Current Land Use Classification:</u> Commercial (4233 acres)</p>
<p>Page Intentionally Left Blank</p>	
	<p><u>Number of Units:</u> One (1)</p>
	<p><u>Off-street Parking:</u> 50 Spaces (Include 2 ADA Spaces)</p>

2. MAP SERIES



Figure 1: Location Map

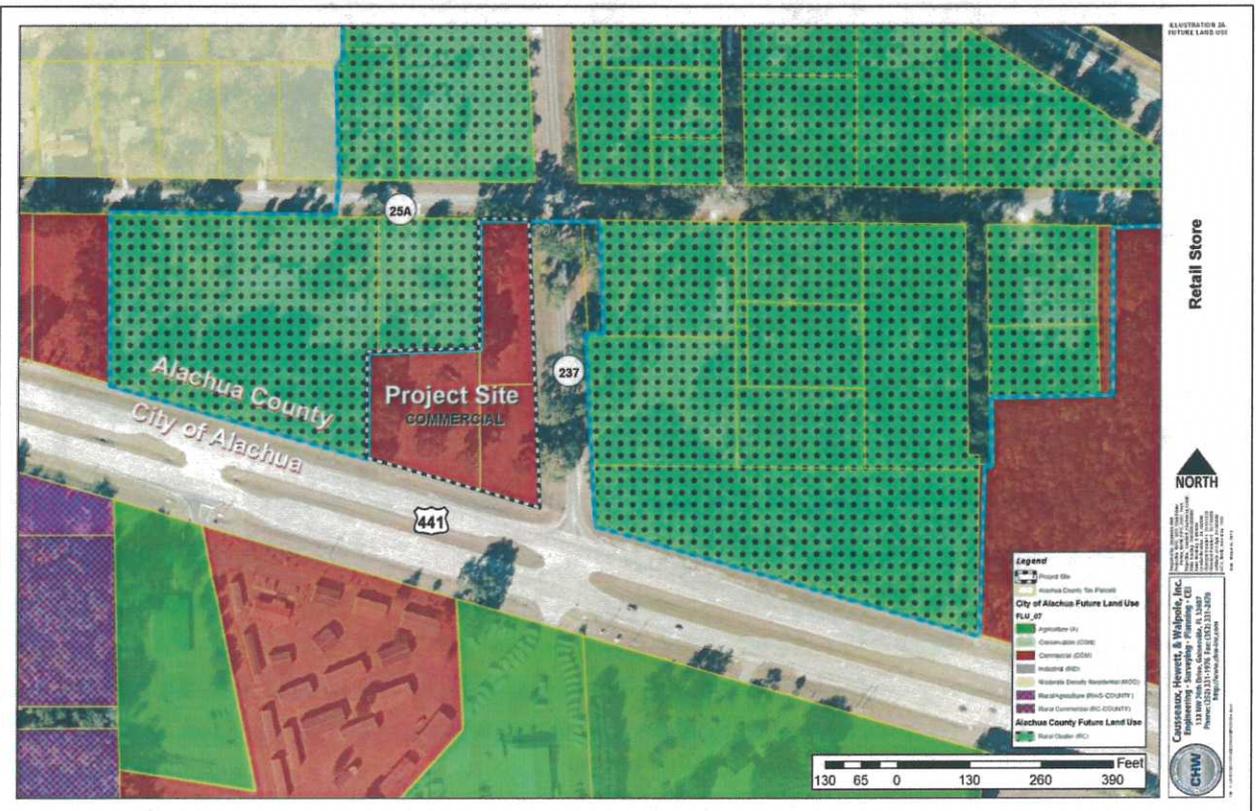


Figure 3: Future Land Use Map



Figure 4: Zoning Map

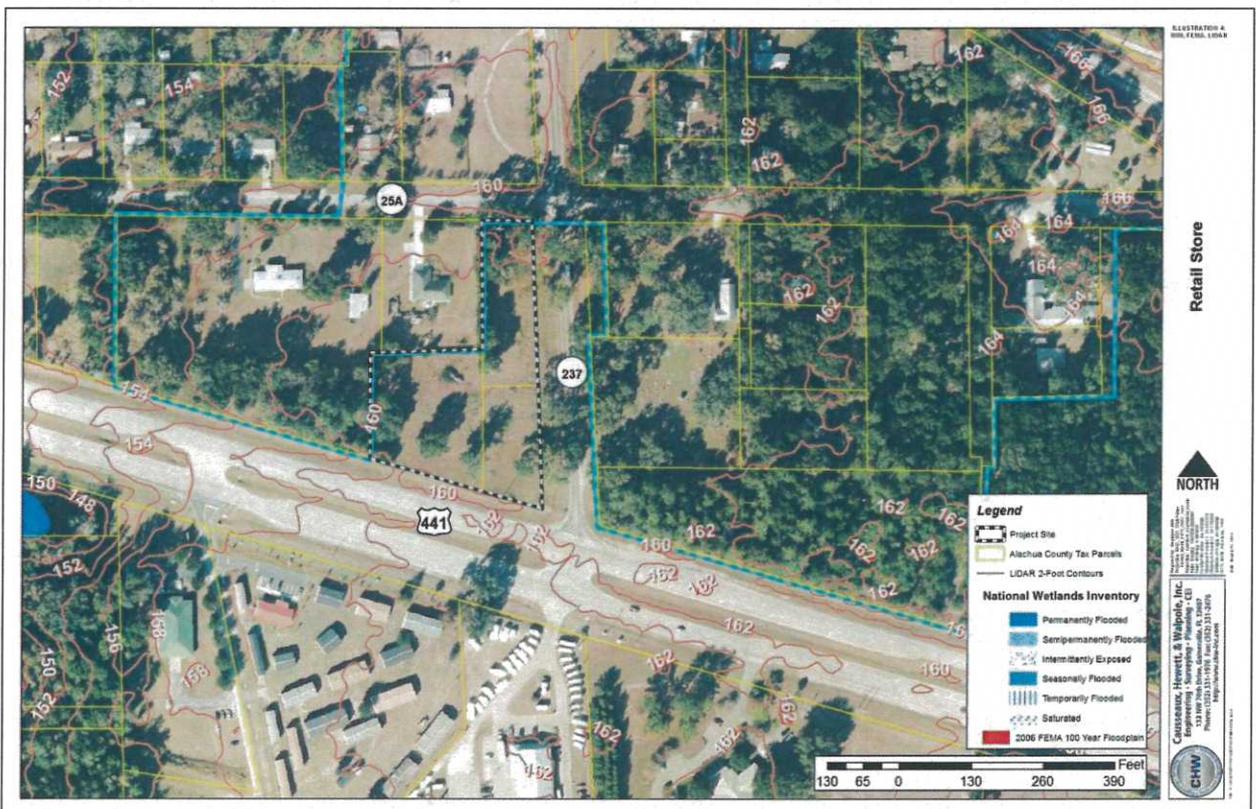


Figure 5: Elevations, Wetlands, & FEMA Floodplain Map

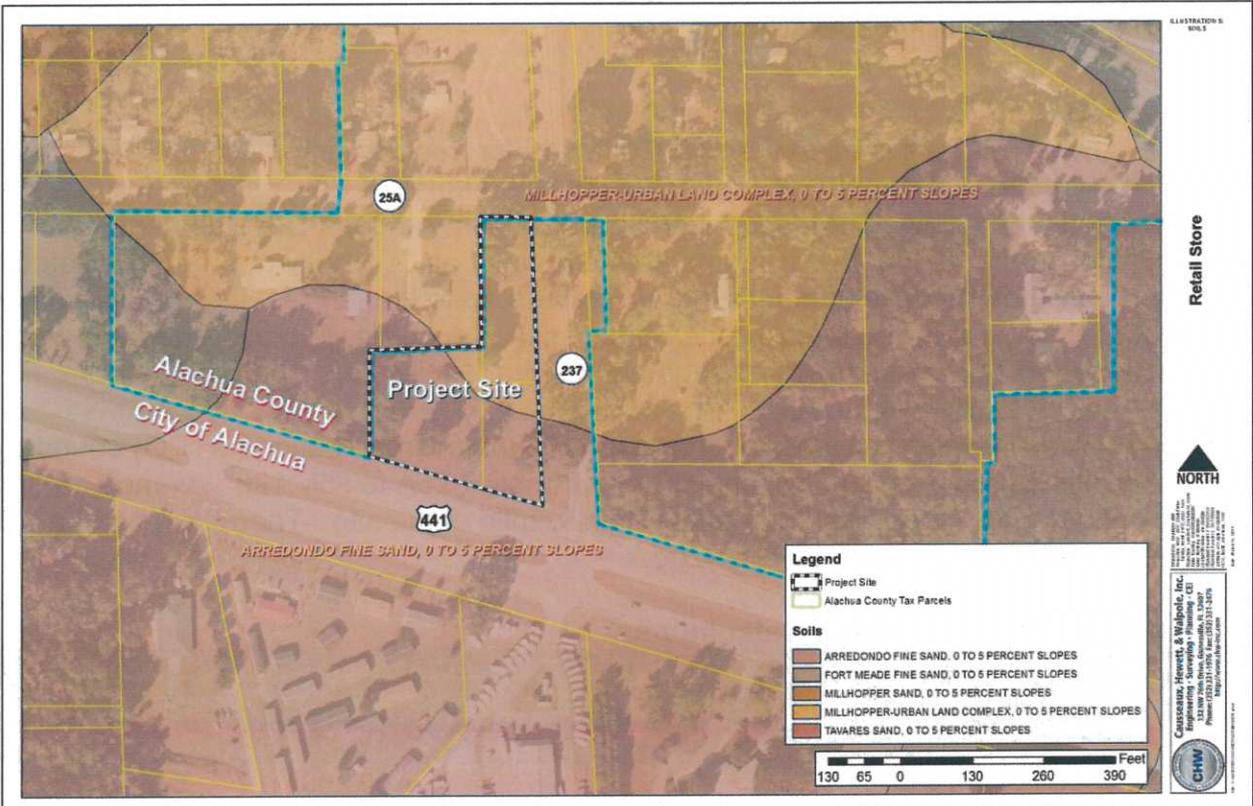


Figure 6: Soils

3. CONCURRENCY IMPACT ANALYSIS

Transportation

The following analysis is based on ITE Code 815 for freestanding discount retail stores. At 9,100 square feet the use generates under 1,000 trips per day, as more fully illustrated in the following transportation analysis. Per the Land Development Regulations, affected roadway segments are defined as "...wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street..." when the development generates less than 1,000 daily trips. Therefore, for transportation only those roadway segments within ½ mile were analyzed.

US 441 from the Metropolitan Transportation Planning Organization (MTPO) boundary to CR 25A 9 (Segments 7 and 17) and US 441 from CR 25A to NW 126th Avenue are the only concurrency measured segments within ½ mile of the site. Therefore, per the LDR, these were the only segments analyzed.

Table 1A: Trip Generation Calculations

Free Standing Discount Retail	Units:	ADT	PM Peak		
ITE Code: 815	1,000sqft	Rate	Trips	Rate	Trips
ITE Code: 815	9	57.24	521.00	5.57	51.00
Total			521.00		51.00

Table 1B: Average Daily Trips Impacts (Segment 16, 6)

ADT: Segment 16, 6 (US 441)	
Traffic System Category	US 441
Maximum Service Volume	33,800
Existing Traffic	17,195
Reserved Trips	158
Available Capacity	16,447
Projected Trip Generation	521
Residual Capacity	15,926

Table 1C: Average Daily Trips Impacts (Segment 17, 7)

ADT: Segment 17, 7 (US 441)	
Traffic System Category	US 441
Maximum Service Volume	33,800
Existing Traffic	18,195
Reserved Trips	632
Available Capacity	14,973
Projected Trip Generation	521
Residual Capacity	14,452

Table 1D: PM Peak Hour Impacts (Segment 16, 6)

PM Peak Hour: Segment 16, 6 (US 441)	
Traffic System Category	US 441
Maximum Service Volume	2,710
Existing Traffic	1,668
Reserved Trips	21
Available Capacity	1,021
Projected Trip Generation	51
Residual Capacity	970

Table 1E: PM Peak Hour Impacts (Segment 17, 7)

PM Peak Hour: Segment 17, 7 (US 441)	
Traffic System Category	US 441
Maximum Service Volume	3,560
Existing Traffic	1,765
Reserved Trips	61
Available Capacity	1,734
Projected Trip Generation	51
Residual Capacity	1,683

Table 2: Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,394,000
Reserved Capacity ¹	29,784
Residual Capacity	876,216
Percentage of Permitted Design Capacity Utilized	61.90%
Current Permitted Capacity ¹	2,300,000
Added Capacity FY CIP Program (December 2012) ¹	936,000
Permitted Capacity Post December 2012 Expansion ¹	3,236,000
Less Actual Potable Water Flows ¹	1,394,000
Reserved Capacity ¹	29,784
Residual Capacity after All Projects and CIP	1,812,216
Potable Water Demand ²	
[# ft ² x 0.1 gallons = # gallons] = 9,100 x 0.1	910
Residual Capacity after Proposed Project	1,811,306

¹Source: City of Alachua, February 2013 Development Monitoring Report

²City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 3: Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plan Flows ¹	555,000
Reserved Capacity ¹	16,692
Residual Capacity	928,308
Percentage of Permitted Design Capacity Utilized	38.11%
Current Permitted Capacity ¹	1,500,000
Future Capacity Addition	1,500,000
Total Capacity Post Long Range Expansion	3,000,000
Less Actual Treatment Flows ¹	555,000
Reserved Capacity ¹	16,692
Residual Capacity after All Projects and CIP	2,428,308
Sanitary Sewer Demand ²	
[# ft ² x 0.1 gallons = # gallons] = 9,100 x 0.1	910
Residual Capacity after Proposed Project	2,427,398

¹Source: City of Alachua, February 2013 Development Monitoring Report

²City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 4: Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	36,432.00	6,648.84
Reserved Capacity ¹	1,830.05	333.98
50 years		
Solid Waste Generated ²		
12 lbs. per 1,000 sqft per day x #ft ² =		
12 x 9.1	109.20	
((12 lbs. per 1,000 sqft per day x #ft ²) x 365) / 2,000 =		
((12 x 9,100) x 365) / 2,000		19.93

¹Source: City of Alachua February 2013 Development Monitoring Report

²Calculation based on City of Alachua Comprehensive Plan Level of Service Standard for solid waste. U.S. Census Bureau, 2000. Source: Sincero and Sincero Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.

Public School Impacts

There is no residential component to the development.

Recreation/Open Space Impacts

There is no residential component to the development.

The development is consistent with the following goals, objectives and policies of the City's adopted Comprehensive Plan:

Future Land Use Element

Objective 1.3: Commercial

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

Response: The retail use is consistent with the types of uses contemplated in the Commercial Future Land Use category. The use is of a size and scale to serve both nearby traffic along US 441 as well as the neighboring and local residential community.

Policy 1.3.d Commercial

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

Page Intentionally Left Blank

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

Response: The 4,100 square-foot building will house a retail use, which is expressly identified as an allowable use in the Commercial Future Land Use category.

4. Consistency with the Comprehensive Plan

The development is consistent with the following goals, objectives and policies of the City's adopted Comprehensive Plan:

Future Land Use Element

Objective 1.3: Commercial

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

Response: The retail use is consistent with the types of uses contemplated in the Commercial Future Land Use category. The use is of a size and scale to serve both passerby traffic along US 441 as well as the neighboring and local residential community.

Policy 1.3.b Commercial

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

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

Response: The 9,100 square-foot building will house a retail use, which is expressly identified as an allowable use in the Commercial Future Land Use category.

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;

Response: Site access is limited to one point on CR 237, in lieu of adding further cuts onto US 441, an arterial.

2. Buffering from adjacent existing/potential uses;

Response: The site is being designed so as to locate the building and associated off-street parking towards US 441 and the commercially zoned properties to the east, which have an Alachua County Zoning district designation of Business Highway. Open space, including dry retention facilities, are located between the building and off-street parking and adjoining non-commercial properties to the west and northwest.

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

Response: The site is designed to meet the minimum necessary impervious surface, which is a function of building size and required off-street parking, which includes vehicle use areas (i.e. aisles).

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

Response: The site is designed with the necessary pervious and stormwater management facilities. The site will meet all local, state, and federal regulations regarding drainage and stormwater management.

5. Placement of signage;

Response: Signage will be in accordance with the City of Alachua regulations, and is being located so as to maximize distance from non-residential properties; noting, further, that US 441 is by and large a non-residential arterial.

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

Response: A photometric plan is being submitted as part of the site plan, as required by the Land Development Regulations. Further, outside lighting will be designed in accordance all applicable regulations, including section 6.4.4 of the Land Development Regulations.

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

Response: On-site circulation is designed to eliminate pedestrian circulation between loading/unloading areas and off-street parking areas.

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

Response: Landscaping is in accordance with the Comprehensive Plan and the Land Development Regulations; noting, further, that perimeter landscaping and buffering, as applicable, is buttressed through maximizing the building and off-street parking areas from adjoining properties to the east/northeast.

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

Response: The site does not exhibit any unique features that would constrain site development.

10. Performance based zoning requirements, which may serve as a substitute for or accompany Land Development Regulations in attaining acceptable site design.

Response: The site is being designed in accordance with the Land Development Regulations. No relaxation of those requirements is being sought. Therefore, mitigation through performance based zoning measures is not necessary.

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.

Response: The site's floor area ratio of ± 1.0 is substantially less than 0.75, which is the maximum allowable floor area ratio for the ± 2.22 acre site.

Transportation Element

Policy 1.1.a: Establish the Level of Service Standards...

Response: US 441 has an adopted level of service standard "D." The development does not negatively affect level of service in that it does not cause the roadway to fail (i.e exceed LOS "D").

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Response: Access is limited to one connection from CR 237. No connection point is being sought along US 441, an arterial.

Conservation and Open Space Element

Policy 1.12.p: The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Response: The project's stormwater management requirements will be accommodated through on-site retention in accordance with all local, state, and federal requirements.

Capital Improvements Element

Policy 1.1.b: The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process.

Response: The project's impacts to public services and their adopted level of service standards, remaining capacities, and residual capacities after the project was performed using the most up-to-date capacity reports provided by the City. As shown in section 3, Concurrency Analysis, level of service standards are maintained.

ATTACHMENT E LABELS

0890-001-001
JOHN C FRIELAND AND KELLY S
12388 NW US HIGHWAY 441
ALACHUA, FL 32010

0890-001-002
JOHN C FRIELAND AND KELLY S
12388 NW US HIGHWAY 441
ALACHUA, FL 32010

0890-001-003
FREDRICK & TAYLOR
12388 NW US HIGHWAY 441
ALACHUA, FL 32010

0890-002-000
HENDERSON & HENDERSON JR, CO.
TRUSTEES
8004 NW 15TH ST
GAINESVILLE, FL 32608-3482

0890-002-001
KELLY BY LIFE ESTATE & KELLY
1703 NW 15TH AVE
ALACHUA, FL 32010

0890-002-002
EDITH LAVARNE R LIFE ESTATE
KELLY
1113 NW 12TH AVE
ALACHUA, FL 32010

0890-002-003
FRIER LAND HOLDINGS INC
1257 US RD WEST
LIME DAK, FL 32060

0890-002-004
HAGUE UNITED METHODIST
CHURCH
1001 NW 12TH AVE
GAINESVILLE, FL 32603

0890-002-005
FICA FARM CREDIT OR NORTH
FLORIDA
12300 NW US HIGHWAY 441
ALACHUA, FL 32010

0890-003-000
HAGUE M E CHURCH TRUSTEES
1001 NW 12TH AVE
GAINESVILLE, FL 32603

0890-003-001
BANDERS & BANDERS CO-
TRUSTEES
2085 NW COUNTY ROAD 1401
ALACHUA, FL 32010-2081

0890-003-002
WHITE PROPERTIES LLC
PO BOX 430
INVERNESS, FL 32450-0430

0890-004-000
RUBY HEIRS TRUST
1814 NW 24TH ST
ALACHUA, FL 32010-1808

0890-004-001
EDWARD JR HEIRS
1703 NW 12TH AVE
ALACHUA, FL 32010

0890-004-002
HAGUE COMMUNITY CEMETERY
PO BOX 888
ALACHUA, FL 32010-0888

0891-001-000
LVS RENTALS LTD
PO BOX 12388
GAINESVILLE, FL 32604

0891-001-001
JACQUELINE TRUSTEE ENGLISH
1210 NW 12TH AVE
ALACHUA, FL 32010-0309

0891-001-002
TERRY W MASTERS AND LISA S
1208 FRAKPORT ST
NAVARO, FL 32860

0891-004-000
SEALE & SEALE
1903 NW 80TH TER
ALACHUA, FL 32010

0891-003-001
LVS RENTALS LLC
PO BOX 12388
GAINESVILLE, FL 32604

0891-001-003
AUSTIN LIFE ESTATE GREEN
1016 NW 28TH TER
ALACHUA, FL 32010-0387

0891-004-001
Don Frano
300 Turkey Creek
Alachua, FL 32010

0891-003-002
Don Frano
300 Turkey Creek
Alachua, FL 32010

0891-004-002
Tom Gorman
5522 NW 52nd Avenue
Gainesville, FL 32623

0891-004-003
Peggy Arnold
410 Turkey Creek
Alachua, FL 32010

0891-003-003
Richard Gorman
5118 NW 52nd Avenue
Alachua, FL 32010

0891-004-003
Tom Gorman
5510 NW 50th Street
Alachua, FL 32010

0891-004-004
Peggy Arnold
410 Turkey Creek
Alachua, FL 32010

0891-003-004
John Tringali
323 Turkey Creek
Alachua, FL 32010

0891-004-004
David Forest
23 Turkey Creek
Alachua, FL 32010



05895-001-000
FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

05900-001-000
JOHN C FREELAND AND KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

05900-001-001
JOHN C FREELAND AND KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

05895-000-000
EDITH LAVERNE R LIFE ESTATE
KELLEY
7113 NW 126TH AVE
ALACHUA, FL 32615

05895-002-000
KELLEY LIFE ESTATE & KELLEY
7109 NW 126TH AVE
ALACHUA, FL 32615

05898-002-000
HENDERSON & HENDERSON JR CO-
TRUSTEES
5003 NW 19TH PL
GAINESVILLE, FL 32605-3435

05898-010-000
FLCA FARM CREDIT OF NORTH
FLORIDA
12300 NW US HIGHWAY 441
ALACHUA, FL 32615

05900-001-003
HAGUE UNITED METHODIST
CHURCH
7001 NW 126TH AVE
GAINESVILLE, FL 32653

05900-002-000
FRIER LAND HOLDINGS INC
12788 US 90 WEST
LIVE OAK, FL 32060

05900-002-020
WHITE PROPERTIES LLC
PO BOX 430
INVERNESS, FL 34451-0430

05900-002-021
SANDERS & SANDERS CO-
TRUSTEES
26013 NW COUNTY ROAD 1491
ALACHUA, FL 32615-3461

05900-003-000
HAGUE M E CHURCH TRUSTEES
7001 NW 126TH AVE
GAINESVILLE, FL 32653

05900-003-001
HAGUE COMMUNITY CEMETERY
PO BOX 946
ALACHUA, FL 32616-0946

05902-000-000
EDWARD JR HODGES
7108 NW 126TH AVE
ALACHUA, FL 32615

05902-004-000
RUBY HEIRS IMLER
7614 NW 214TH ST
ALACHUA, FL 32615-7008

05903-010-001
TERRY W MASTERS AND LISA S
7203 FRANKFORT ST
NAVARRE, FL 32566

05903-010-002
JACQUELINE TRUSTEE ENGLISH
7210 NW 126TH AVE
ALACHUA, FL 32615-6309

05911-001-000
LVS RENTALS LLC
PO BOX 12252
GAINESVILLE, FL 32604

05911-002-000
AUSTIN LIFE ESTATE GREEN
12614 NW 69TH TER
ALACHUA, FL 32615-6367

05911-003-001
LVS RENTALS LLC
PO BOX 12252
GAINESVILLE, FL 32604

05911-004-000
SEALE & SEALE
12606 NW 69TH TER
ALACHUA, FL 32615

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 Tingué
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 Department of Environmental
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

ATTACHMENT F
NEIGHBORHOOD MEETING MATERIALS

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a proposed commercial development located in the NW corner of the US 441 and CW 237 Intersection. Propose are a ±9,100 square-foot, single-story commercial building, associated stormwater facilities and infrastructure, and 30 off-street parking spaces. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Monday, March 18th, 2013 at 5:30PM at the Alachua Branch of the Alachua County Library at 14913 NW 140th Street, Alachua, Florida 32615.

Contact Person: Guy Parola (352) 331-1976.

Officials continue to fight wildfire in Ocala Forest

By Susan Latham Carr
Staff writer

OCALA NATIONAL FOREST — Dianne Timko stood by Sunday as Marion County Fire Rescue workers quenched hot spots that were flaring up just feet from the back door of her house on Northeast 310th Avenue. "They saved my home," Timko said about the two-story house she calls her "sherbert house" because of its pastel colors. "I am blessed." Timko was in Fort Pierce on Saturday when she got a call from neighbors telling her that a 300-acre brush fire had started around 2 p.m. east of Hopkins Prairie in the Ocala National Forest and was threatening area



A firefighter with Marion County Fire Rescue works on a power line in the Ocala National Forest on Sunday.

homes. "I cried all night last night. I didn't sleep thinking of what is in my house," Timko said. She was distressed that items her husband has built would be lost forever. "They were priceless," she said. On Sunday, about 100 firefighters were on the

scene, and by 3 p.m. officials said the fire was 80 percent contained. The blaze was being fanned by high winds and had spread on Saturday to 1,918 acres south of Salt Springs on both sides of State Road 19. No lives were lost or injuries suffered except for one firefighter who cut his finger while trying to help move a resident's boat. Not everyone was as fortunate as Timko. Fire officials on Sunday said the blaze has destroyed 24 structures — homes, hunt camps, sheds, recreational vehicles and mobile homes. Residents evacuated homes in the area that stretched from Forest

Road 54 to Forest Road 33 along SR 19, but some chose not to leave their homes. A shelter was opened at the Forest Assembly of God Church along State Road 40. The four people who stayed overnight at the shelter all had left by 6 a.m. Sunday, according to Marion County sheriff's Cpl. Ed Tilly. Emergency workers from the U.S. Forest Service, the Florida Forest Service and Marion County Fire Rescue battled the fire through the night and continued their efforts Sunday. They cut fire breaks and doused hot spots in hopes of keeping the fire from spreading further as thick

smoke enveloped the area, while overhead helicopters circled the area assessing the damage. Evidence of their efforts could be seen as burned and charred remains of trees and underbrush stopped at the edge of countless homes, like Timko's. More than 100 structures were saved, said Ludie Bond, Florida Fire Service's wildfire mitigation specialist. The Florida Highway Patrol was monitoring the area around SR 19 from County Road 514 to SR 40 for smoke/fog visibility. Marion County deputies controlled traffic and closed that area of SR 19. The fire spread along both sides of SR 19. On the west side, where the homes were lost, the fire raged from Northeast 90th Lane to 77th Street. On the east side, it spread from Northeast 96th Avenue to 84th.

"It's a pretty safe bet this is where the fire jumped," Bond said, pointing to an area along SR 19, just south of Northeast 90th Avenue, where there was heavy smoke, and areas were still smoldering with small fire outbreaks.

"One of the objectives for the day for this fire is to keep it out of Hopkins Prairie," Bond said. With the prairie being so dry, with all the surface fuels or underbrush, it would burn, smoke and rain out. "We could be here next year working this fire," she said, should the fire spread to the prairie.

Bond said Sunday that commanders will develop a plan for combating the fire based on weather conditions. Residents, like Anthony and Christine Scheiva, were still trying to deal with the crisis on Sunday. They had evacuated their Northeast 308 Terrace home on Saturday.

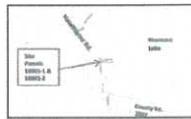
"We didn't even know the forest was on fire," Anthony Scheiva said until a Marion County sheriff's deputy came to their door and told them they had to leave.

"We threw everything in this car and left," Scheiva said. "We could hear the crackling."

The couple spent the night with friends. When they tried to return on Sunday morning, their back seat piled high with pillows and blankets, SR 19 was still closed and they were turned away. They called neighbors, who had not evacuated. The neighbors assured the Scheivas their home was safe. Officials are hoping to be able to open the road today to all traffic.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment application on 4.06 acres located at 5900-5902 SE Hawthorne Road. The purpose of the application is to amend the Future Land Use designation from Estate Residential to Tourist Entertainment. The properties are currently zoned MB (Marine Business) and A (Agriculture). This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.



The Neighborhood Workshop will be held Saturday, March 16, 2013 at 2:00 p.m. at 5902 SE Hawthorne Road, Gainesville, FL 32641 (the former Toxco Ice building adjacent to Earl Powers Park). Contact: Judy Dosmer, 352-377-7485

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a proposed commercial development located in the NW corner of the US 441 and CW 237 Intersection. Propose are a ±9,100 square-foot, single-story commercial building, associated stormwater facilities and infrastructure, and 30 off-street parking spaces. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Monday, March 18th, 2013 at 5:30PM at the Alachua Branch of the Alachua County Library at 14913 NW 140th Street, Alachua, Florida 32615.

Contact Person: Guy Parola (352) 331-1976



CITY OF GAINESVILLE

every path starts with passion

NOTICE OF PUBLIC WORKSHOP - YOUR VOICE COUNTS!

2013/2014-2017/2018 Five-Year Consolidated Plan & 2013-2014 Annual Action Plan for the City of Gainesville's Community Development Block Grant (CDBG) & Home Investment Partnerships (HOME) Program

The City of Gainesville Housing and Community Development Division is seeking your participation in the 2013/2014-2017/2018 Five-Year Consolidated Plan and 2013-2014 Annual Action Plan for the Community Development Block Grant (CDBG) & Home Investment Partnerships (HOME) Program.

Each year, these U.S. Department of Housing & Urban Development (HUD) grant funds are set aside for projects that align with City of Gainesville citizen input. To solicit citizen input on future projects, the City of Gainesville has scheduled a public workshop at the time and place shown below.

Please join us and let your voice be heard!

WILLIAMS ELEMENTARY SCHOOL CAFETERIA
1245 SE 7TH AVENUE
THURSDAY MARCH 14, 2013
6:00 P.M. to 7:30 P.M.

For more information, please contact John Wachtel, Neighborhood Planning Coordinator, by telephone at (352) 393-8565, or by email at wachteljs@cityofgainesville.org. Please join us and let your voice be heard!



The City of Gainesville is committed to a policy of nondiscrimination in all City programs, services and activities and will provide reasonable accommodations upon request. To request accommodations for persons with disabilities, please contact the City of Gainesville Equal Opportunity Office at (352) 334-5051 or (352) 334-2069 TDD. Please allow two business days (48 hours) in advance of the event in order to make the necessary arrangements.

LEWD: Mother of the child called police

Continued from 1B

left the restroom, the arrest report states.

The boy told his mother about the incident, and she called the sheriff's office. Under police questioning, Hardy said he "pulled down his pants and showed him it," the report states.

Hardy was arrested on a charge of lewd and lascivious exhibition to a minor. In 2009, he was arrested on a charge of lewd or lascivious molestation of a victim under 12 years old.

Obituary Information

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:
337-0304 or 374-5017
obits@gvillesun.com
fax (352) 338-3131

IMPLANT DENTISTRY

If you wear a full or partial denture, you should consider dental implants to improve your ability to chew properly for your health.

Over 20 years experience placing and restoring implants.
William K. Van Dyke D.M.D.
(352) 377-1781

EYECARE EXPRESS

NEW SPECIAL: BUY ONE COMPLETE PAIR OF GLASSES AT REGULAR PRICE AND RECEIVE \$2000 OFF.

FREE GLASSES: BUY ONE COMPLETE PAIR OF GLASSES AT REGULAR PRICE AND RECEIVE A FREE PAIR OF GLASSES.

375-6133
Corner of NW 13th St & 39th Ave. Near Publix
OPEN SATURDAYS
EYE EXAMS by Independent Optometrist

OVERWEIGHT?

What you could only dream about before is yours to be had now!

LOSE up to 30 lbs. in 30 days!

"If you are 200, you could be 170!"
"If you are 190, you could be 160!"
"If you are 180, you could be 150!"
"If you are 170, you could be 140!"

- B12/LIPO Injections
- HCG Prescription Formula
- MVF Men's Vitality Program
- INCREASE Metabolism
- HIGH Energy Levels
- NO Hunger Pangs
- NO Strenuous Exercise
- NO Pre-packaged Meals
- EAT Real Food
- ONE-ON-ONE Consulting with a Weight Loss Specialist

"I lost 53 pounds and 56 inches!"
Jollee

PROGRAMS starting as low as 4 WEEKS for ONLY... **\$49***

\$100 off (OR) **\$120 off** (NOW offering B12 Extreme)

Doctor Developed! Doctor Approved!

METABOLIC RESEARCH CENTER
WEIGHT LOSS SPECIALISTS
metabolic.com

FREE CONSULTATION
Gainesville
792-1804
Ocala 547-1876 • The Villages 750-6641
Lake City 374-4534

Call Today, Start Losing Tonight!



***Focused on Excellence
Delivered with Integrity***

NOTICE OF NEIGHBORHOOD WORKSHOP

TO: Neighbors of Alachua County Tax Parcels 05895-001-000, 05900-001-000, and 05900-001-001 (NW Corner US 441 and CR 237)

FROM: Guy Parola, AICP, Project Manager

DATE: Thursday, February 28, 2013

RE: Neighborhood Meeting Public Notice

You are receiving this notification because you have been identified as a property owner within 400' of the above referenced Alachua County Tax Parcels. Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Meeting to discuss a proposed $\pm 9,100$ square-foot, single-story commercial building, associated stormwater management facilities, utility infrastructure, and 30 off-street parking spaces. The site is generally located on at the northwest corner of US 441 and CR 237. The meeting will be held:

Date: Monday, March 18th, 2013

Time: 5:30 p.m.

Place: Alachua County Library – Alachua Branch
The "Spot"
14913 NW 140th Street
Alachua, FL 32615

Contact: Guy Parola, AICP
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the meeting.

G:\JOBS\2013\13-0023\NHWS\13-0023_NHWS_MAILOUT.docx

SIGN-IN SHEET

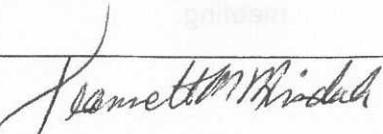
Event: Neighborhood Workshop

Date: Monday, March 18th, 2013

Time: 5:30 pm

Place: Alachua County Library – Alachua Branch
 The “Spot”
 14913 NW 140th Street
 Alachua, FL 32615

RE: NW Corner US 441 and CR 237

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Guy PAROLA	CHW	
2	Dorothy + Jim		
3	Henderson	5003 NW 19 th Pl G.V., FL 32605	
4	Jeannette M Hindsdale	16401 NW 57 th St Gville, FL 32653	
5			
6			
7			
8			
9			

RETAIL SITE PLAN
NEIGHBORHOOD WORKSHOP MINUTES
MARCH 18, 2013 AT 5:30PM
CITY OF ALACHUA PUBLIC LIBRARY

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

Causseaux, Hewett, & Walpole, Inc. – Guy Parola

Although a powerpoint presentation was prepared and projected onto a screen, in recognition of the small number of attendees a roundtable discussion was requested by those in attendance. The following items were presented and discussed: existing Future Land Use and Zoning, contiguous Future Land Use and Zoning, and the conceptual site plan. The following summarizes the discussion:

Question: How large is the building going to be?

Answer: 9,100 square feet.

Question: Is this going to be a gas station and/or convenience store?

Answer: No. The site will be used for retail.

Question: What is the name of the business?

Answer: The neighborhood workshop is held to talk about the site's proposed layout and address any concerns. We know the use is retail because that's what we're performing the analysis on, and that's how we calculated off-street parking. Retail is a permitted use because of the existing Future Land Use and Zoning designations, regardless of the proprietor.

Note: At multiple points during the discussion CHW was asked who the proprietor will be and what exactly they will be selling. It was explained several times that CHW was engaged to engineer the site and such things as knowing who will be operating the business is outside of our responsibilities and does not affect engineering. CHW explained that to the best of our knowledge retail sales will be geared towards meeting the daily needs of the community of that of passerby traffic along US 441.

Question: When will the hearing be?

Answer: The site plan hearing date has not been set. I would suspect within two months, maybe sooner. In any event, the meeting will be noticed just as the workshop was.

Question: Is this going to be a liquor store?

Answer: We are not proposing a liquor store, nor have we been asked to submit a Special Exception Permit application for a liquor store as would be required for the portions of the site within Community Commercial.

Question: What about lighting?

Answer: The city has standards that are geared towards reducing light pollution and light trespass. We'll be required to submit a photometric plan and adhere to light mitigation techniques.

The meeting concluded at 6:35 p.m.

ATTACHMENT G LEGAL DESCRIPTION

THE PART OF BLOCK 22, FLOOR 22, OAK STREET AND STANLEY STREET OF THE TOWN OF BUREAU AS SHOWN IN DEED BOOK 77, PAGES 431 AND 432 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AT THE POINT OF BEGINNING AND RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 A DISTANCE OF 201.1 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 88 DEG 51 MIN 21 SEC WEST A DISTANCE OF 101.2 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 A DISTANCE OF 101.2 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS.

A TRACT OF LAND BEING A PART OF THE EAST SIDE OF OAK STREET AND A PART OF BLOCK 22 OF THE TOWN OF BUREAU AS SHOWN IN DEED BOOK 77, PAGES 431 AND 432 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AT THE POINT OF BEGINNING AND RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 A DISTANCE OF 101.2 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE CENTERLINE OF THE ABANDONED OAK STREET AS SHOWN ON THE PLAT OF THE TOWN OF BUREAU DEED BOOK 77, PAGES 431 AND 432, THENCE RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID CENTERLINE OF OAK STREET A DISTANCE OF 101.2 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING OF THIS TRACT CONTAINING 0.25 ACRES, MORE OR LESS, COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AT THE POINT OF BEGINNING AND RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 232 A DISTANCE OF 101.2 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE CENTERLINE OF THE ABANDONED OAK STREET AS SHOWN ON THE PLAT OF THE TOWN OF BUREAU DEED BOOK 77, PAGES 431 AND 432, THENCE RUN NORTH 88 DEG 51 MIN 21 SEC WEST ALONG SAID CENTERLINE OF OAK STREET A DISTANCE OF 101.2 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS.

Tax Parcel 05900-001-000 & 05900-001-001

PARCEL 1:

LEGAL DESCRIPTION

THAT PART OF BLOCK 22, BLOCK 27, OAK STREET AND STANLEY STREET OF THE TOWN OF HAGUE AS RECORDED IN DEED BOOK "P", PAGES 424 AND 425 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237 AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 FOR THE POINT OF BEGINNING AND RUN NORTH 02 DEG. 20 MIN 07 SEC WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237, A DISTANCE OF 220.10 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 88 DEG 24 MIN 21 SEC WEST, A DISTANCE OF 101.12 FEET TO A CONCRETE MONUMENT LOCATED ON THE CENTERLINE OF THE AFOREMENTIONED OAK STREET; THENCE RUN SOUTH 00 DEG 49 MIN 30 SEC EAST, ALONG SAID CENTERLINE, A DISTANCE OF 189.72 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE RUN SOUTH 72 DEG 53 MIN 47 SEC EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 112.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.488 ACRES, MORE OR LESS.

PARCEL 2:

A TRACT OF LAND BEING A PART OF THE EAST ½ OF OAK STREET AND A PART OF BLOCK 22 OF THE TOWN OF HAGUE AS RECORDED IN DEED BOOK "P", PAGES 424 AND 425 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237 WITH THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441 FOR THE POINT OF REFERENCE AND RUN NORTH 72 DEG 53 MIN 47 SEC WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441 A DISTANCE OF 112.31 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE CENTERLINE OF THE AFOREMENTIONED OAK STREET AS SHOWN ON THE PLAT OF THE TOWN OF HAGUE (DEED BOOK "P", PAGES 424 AND 425); THENCE RUN NORTH 00 DEG 49 MIN 30 SEC WEST ALONG SAID CENTERLINE OF OAK STREET, A DISTANCE OF 189.72 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG 49 MIN 30 SEC WEST ALONG SAID CENTERLINE A DISTANCE OF 303.10 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF CONANT STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF THE TOWN OF HAGUE; THENCE RUN SOUTH 88 DEG 14 MIN 14 SEC EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF CONANT STREET, A DISTANCE OF 93.13 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF CONANT STREET WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237; THENCE RUN SOUTH 02 DEG 20 MIN 07 SEC EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 303.27 FEET; THENCE RUN NORTH 88 DEG 24 MIN 21 SEC WEST, A DISTANCE OF 101.12 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

Tax Parcel 05895-001-000

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" DIAMETER IRON PIPE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88 DEG 11 MIN 47 SEC EAST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 678.10 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE RUN SOUTH 00 DEG 51 MIN 48 SEC EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 66.40 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NW 126TH AVENUE (66-FOOT RIGHT OF WAY); THENCE CONTINUE SOUTH 00 DEG 51 MIN 48 SEC EAST, ALONG SAID EAST LIEN, A DISTANCE OF 307.61 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY); THENCE RUN SOUTH 72 DEG 52 MIN 33 SEC EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 484.14 FEET TO A STEEL ROAD AND CAP AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG 46 MIN 21 SEC WEST, A DISTANCE OF 192.32 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 89 DEG 13 MIN 39 SEC EAST, A DISTANCE OF 204.60 FEET TO A STEEL ROD AND CAP ON THE CENTERLINE OF OAK STREET (40-FOOT RIGHT OF WAY) AS SHOWN ON THE MAP OF THE "TOWN OF HAGUE" AS RECORDED IN DEED BOOK 'P', PAGES 424 AND 425 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN 00 DEG 46 MIN 21 SEC EAST, ALONG SAID CENTERLINE OF OAK STREET, A DISTANCE OF 258.39 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE RUN NORTH 72 DEG 52 MIN 33 SEC WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441, A DISTANCE OF 215 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2105907 3 PGS

2005 FEB 02 04:10 PM BK 3065 PG 305

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#222213

Doc Stamp-Deed: 497.00

27.00
17.00

Prepared by
Virginia McCormac, an employee of
First American Title Insurance Company
2632 Northwest 43rd Street, Building C
Gainesville, Florida 32606
(352) 336-0440
File No.: 1094-687601

WARRANTY DEED

This indenture made on **January 31, 2005 A.D.**, by

Clara Nell Moser, unmarried as Successor Trustee of the James Carl Marchant Irrevocable Trust Agreement

whose address is: **P.O. Box 143084, Gainesville, FL 32614-3084**
hereinafter called the "grantor", to

John C. Freeland and Kelly S. Freeland, husband and wife

whose address is: **12528 NW Hwy 441, Alachua, FL 32615**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)



2105907

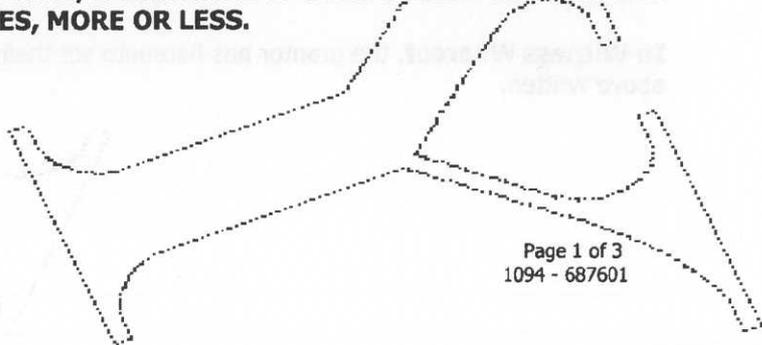
Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida, to-wit:**

PARCEL 1:

THAT PART OF BLOCK 22, BLOCK 27, OAK STREET AND STANLEY STREET OF THE TOWN OF HAGUE AS RECORDED IN DEED BOOK "P", PAGES 424 AND 425 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237 AND THE NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 441 FOR THE POINT OF BEGINNING AND RUN NORTH 02 DEG. 20 MIN. 07 SEC. WEST ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237, A DISTANCE OF 220.10 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 88 DEG. 24 MIN. 21 SEC. WEST, A DISTANCE OF 101.12 FEET TO A CONCRETE MONUMENT LOCATED ON THE CENTERLINE OF THE AFOREMENTIONED OAK STREET; THENCE RUN SOUTH 00 DEG. 49 MIN. 30 SEC. EAST, ALONG SAID CENTERLINE, A DISTANCE OF 189.72 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 441; THENCE RUN SOUTH 72 DEG. 53 MIN. 47 SEC. EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 112.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.488 ACRES, MORE OR LESS.

PARCEL 2:



INSTRUMENT # 2105907
3 PGS

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF OAK STREET AND A PART OF BLOCK 22 OF THE TOWN OF HAGUE AS RECORDED IN DEED BOOK "P", PAGES 424 AND 425 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237 WITH THE NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 441 FOR THE POINT OF REFERENCE AND RUN NORTH 72 DEG. 53 MIN. 47 SEC. WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 441, A DISTANCE OF 112.31 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE CENTERLINE OF THE AFOREMENTIONED OAK STREET AS SHOWN ON THE PLAT OF THE TOWN OF HAGUE (DEED BOOK "P", PAGES 424 AND 425); THENCE RUN NORTH 00 DEG. 49 MIN. 30 SEC. WEST ALONG SAID CENTERLINE OF OAK STREET, A DISTANCE OF 189.72 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 49 MIN. 30 SEC. WEST ALONG SAID CENTERLINE A DISTANCE OF 303.10 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF CONANT STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF THE TOWN OF HAGUE; THENCE RUN SOUTH 88 DEG. 14 MIN. 14 SEC. EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF CONANT STREET, A DISTANCE OF 93.13 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF CONANT STREET WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD NO. 237; THENCE RUN SOUTH 02 DEG. 20 MIN. 07 SEC. EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 303.27 FEET; THENCE RUN NORTH 88 DEG. 24 MIN. 21 SEC. WEST, A DISTANCE OF 101.12 FEET TO THE TRUE POINT OF BEGINNING.

Parcel Identification Number: 05900-001-000 and 05900-001-001

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

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

INSTRUMENT # 2105907

3 PGS

Clara Nell Moser, Trustee

Clara Nell Moser, Trustee

Clara Nell Moser, Trustee

Signed, sealed and delivered in our presence:

V.E.M. Cormac

Witness Signature

Virginia E. M^cCormac

Print Name:

State of Florida

County of Alachua

Sandra Mucci

Witness Signature

Print Name: Sandra Mucci

The Foregoing Instrument Was Acknowledged before me on January 31, 2005, by Clara Nell Moser, unmarried as Successor Trustee of the James Carl Marchant Irrevocable Trust Agreement, who is/are personally known to me or who has/have produced a valid driver's license as identification.

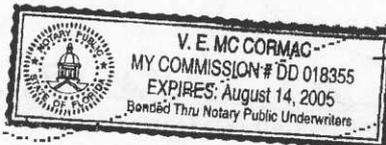
V.E.M. Cormac

NOTARY PUBLIC

Virginia E. M^cCormac

Notary Print Name

My Commission Expires:



18.50
18.50
18.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2105905 2 PGS
2005 FEB 02 04:10 PM BK 3065 PG 300
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#222213
Doc Stamp-Deed: 0.70

This instrument prepared by:
Marvin W. Bingham, Jr.
Post Office Box 1930
Alachua, Florida 32616

Tax Parcel # 05895-001-000

QUIT CLAIM DEED

This Indenture, made this 19th day of January, 2005 between Jewelle Ann McLelland Freeland, a married person, whose post office address is 1527 Parker Road, Sylvania Georgia 30467, Grantor, and John C. Freeland and Ann Lynn Freeland Tanner, as tenants in common, whose post office address is 12528 NW-Highway 441, Alachua, Florida 32615, Grantees;

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quitclaim unto said Grantees all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

See Exhibit A, attached hereto and made a part hereof

Grantor hereby warrants and represents that the subject property is not her Constitutional Homestead, nor of her spouse, nor is it contiguous thereto

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title, interest and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behalf of said Grantee.

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

Signed, sealed and delivered in our presence:

Witness
Print: Kathy M. Harrison

Jewelle Ann McLelland Freeland
Jewelle Ann McLelland Freeland

Witness
Print: Melissa R. Weaver



STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of January, 2005 by Jewelle Ann McLelland Freeland, who is personally known to me or who has produced _____ as identification.

Notary Public - State of Florida

Sign: Kathy M. Harrison

My Commission Expires: July 27, 2007

Print: Kathy M. Harrison

INSTRUMENT # 2105905
2 PGS

EXHIBIT A

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a 4" diameter iron pipe at the Northwest corner of the aforementioned Section 28, Township 8 South, Range 19 East for the point of reference and run South 88 deg. 11 min. 47 sec. East, along the North line of said Section 28, a distance of 678.10 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 28; thence run South 00 deg. 51 min. 48 sec. East, along the East line of said Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 28, a distance of 66.40 feet to a concrete monument at the intersection of said East line with the Southerly right of way line of County Road NW 126th Avenue (66-foot right of way); thence continue South 00 deg. 51 min. 48 sec. East, along said East line, a distance of 307.61 feet to a concrete monument at the intersection of said East line with the Northerly right of way line of U. S. Highway No. 441 (200-foot right of way); thence run South 72 deg. 52 min. 33 sec. East, along said Northerly right of way line, a distance of 494.14 feet to a steel rod and cap and the Point of Beginning; thence run North 00 deg. 46 min. 21 sec. West, a distance of 192.32 feet to a steel rod and cap; thence run North 89 deg. 13 min. 39 sec. East, a distance of 204.60 feet to a steel rod and cap on the centerline of Oak Street (40-foot right of way) as shown on the map of the "Town of Hague" as recorded in Deed Book "P", pages 424 and 425 of the Public Records of Alachua County, Florida; thence run South 00 deg. 46 min. 21 sec. East, along said centerline of Oak Street, a distance of 258.39 feet to the intersection with the Northerly right of way line of U. S. Highway No. 441; thence run North 72 deg. 52 min. 33 sec. West, along the Northerly right of way line of U. S. Highway No. 441, a distance of 215 feet, more or less, to the Point of Beginning.

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR

2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CD
05900 001 001			1700

FREELAND JOHN C KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

12375 US HIGHWAY 441 NW

HAGUE DB P-425 PORTION OF BK 22 & 27
DESC AS: COM IN
See Additional Legal on Tax Roll

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED		
BOARD OF COUNTY COMMISSIONERS							
CNTY GENERAL	8.5956	24,420	0	24,420		209.90	
BOCC CNTY DEBT LL	0.2500	24,420	0	24,420		6.11	
ALACHUA CNTY LIBRARY DISTRICT							
LIBRARY BONDS	0.1130	24,420	0	24,420		2.76	
LIBRARY GENERAL	1.3638	24,420	0	24,420		33.30	
SCHOOL BOARD OF ALACHUA COUNTY							
SCHL CAP28 PROJECT (S01)	1.5000	43,400	0	43,400		65.10	
SCHL DISCRNRY & CN (S01)	0.7480	43,400	0	43,400		32.46	
SCHL GENERAL	5.3010	43,400	0	43,400		230.06	
SCHOOL VOTED (S01)	1.0000	43,400	0	43,400		43.40	
SUWANNEE RIVER WATER MGT DIST	0.4143	24,420	0	24,420		10.12	
17 CITY OF ALACHUA	5.5000	24,420	0	24,420		134.31	
TOTAL MILLAGE					24.7857	AD-VALOREM TAXES	\$767.52



Please Retain this Portion for your Records.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	UNIT	RATE
		AMOUNT
		\$0.00
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$767.52	PAY ONLY ONE AMOUNT.	<small>See reverse side for important information.</small>
If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013
Please Pay	\$0.00	\$0.00	\$0.00
			Feb 28, 2013
			\$0.00
			Mar 31, 2013
			\$0.00

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR

2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO VON FRASER, TAX COLLECTOR • PO BOX 142530 • GAINESVILLE, FL 32614-2530

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FREELAND JOHN C KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

1026441



ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS ABOVE	MILLAGE CD
05900 001 001			1700

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR

2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
05900 001 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

7105 126TH AVE NW

FREELAND JOHN C KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

HAGUE DB P-425 NWLY PORTION OF BK 22
DESC AS COM AT INT OF
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	58,900	0	58,900	506.28
BOCC CNTY DEBT LL	0.2500	58,900	0	58,900	14.73
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.1130	58,900	0	58,900	6.66
LIBRARY GENERAL	1.3638	58,900	0	58,900	80.33
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP28 PROJECT (S01)	1.5000	58,900	0	58,900	88.35
SCHL DISCRNRY & CN (S01)	0.7480	58,900	0	58,900	44.06
SCHL GENERAL	5.3010	58,900	0	58,900	312.23
SCHOOL VOTED (S01)	1.0000	58,900	0	58,900	58.90
SUWANNEE RIVER WATER MGT DIST	0.4143	58,900	0	58,900	24.40
17 CITY OF ALACHUA	5.5000	58,900	0	58,900	323.95
TOTAL MILLAGE					24.7857
AD-VALOREM TAXES					\$1,459.89



Please Retain this Portion for your Records.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	UNIT	AMOUNT
R710 710 SOLID WASTE MGMT	@ 17.6200	17.62
NON-AD VALOREM ASSESSMENTS		\$17.62

COMBINED TAXES AND ASSESSMENTS \$1,477.51 **PAY ONLY ONE AMOUNT.** See reverse side for important information.

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$1,418.41	\$1,433.18	\$0.00	\$0.00	\$0.00

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR

2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO VON FRASER, TAX COLLECTOR • PO BOX 142530 • GAINESVILLE, FL 32614-2530

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$1,418.41	\$1,433.18	\$0.00	\$0.00	\$0.00

FREELAND JOHN C KELLY S
12528 NW HIGHWAY 441
ALACHUA, FL 32615

1026440



* 1 + 0 5 9 0 0 0 0 1 0 0 0 + 2 0 1 2 *

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
05900 001 000		1700

APPLICABLE VALUES AND EXEMPTIONS ABOVE

Receipt # 12-0077337

\$1,447.96

Paid 01/24/2013

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR

2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
05895 001 000		1700

UNKNOWN

FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

COM NW COR OF SEC RUN E ALONG N/L OF
SEC 678.10 FT TO THE NE COR OF
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	10,600	0	10,600	91.11
BOCC CNTY DEBT LL	0.2500	10,600	0	10,600	2.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.1130	10,600	0	10,600	1.20
LIBRARY GENERAL	1.3638	10,600	0	10,600	14.46
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP28 PROJECT (S01)	1.5000	10,600	0	10,600	15.90
SCHL DISCRNRY & CN (S01)	0.7480	10,600	0	10,600	7.93
SCHL GENERAL	5.3010	10,600	0	10,600	56.19
SCHOOL VOTED (S01)	1.0000	10,600	0	10,600	10.60
SUWANNEE RIVER WATER MGT DIST	0.4143	10,600	0	10,600	4.39
17 CITY OF ALACHUA	5.5000	10,600	0	10,600	58.30
TOTAL MILLAGE					24.7857
AD-VALOREM TAXES					\$262.73



NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	UNIT	RATE
		AMOUNT
		\$0.00
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS \$262.73 **PAY ONLY ONE AMOUNT.** See reverse side for important information.

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

VON FRASER, CFC
ALACHUA COUNTY TAX COLLECTOR
2012 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO VON FRASER, TAX COLLECTOR • PO BOX 142530 • GAINESVILLE, FL 32614-2530

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

1026423



* 1 + 0 5 8 9 5 0 0 1 0 0 0 + 2 0 1 2 *

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
05895 001 000		1700

Please Retain this Portion for your Records.

ATTACHMENT K
ACCESS MANAGEMENT PERMIT

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		Date:	3/27/2013
Project:	13-0023 Commercial Retail Store	Engineer:	Daniel H. Young, P.E.
	CR 237 (Alachua)		Andrew Roberts, P.E.
Location:	Alachua, FL	Checked By:	

Subject Building

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

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

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

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

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

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

Type of Occupancy: **Occupancy Factor (O_i) (p. 11):**

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <input type="text"/>	Length of exposure wall: <input type="text"/>
Number of stories of exposure wall: <input type="text"/>	Length x number of stories: <input type="text" value="0"/>
Opening Protection in exposure wall: <input type="text"/>	
Factor for exposure (X _i) from Table 330.A (p. 17): <input type="text" value="0"/>	

Back: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <input type="text"/>	Length of exposure wall: <input type="text"/>
Number of stories of exposure wall: <input type="text"/>	Length x number of stories: <input type="text" value="0"/>
Opening Protection in exposure wall: <input type="text"/>	
Factor for exposure (X _i) from Table 330.A (p. 17): <input type="text" value="0"/>	

Left: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <input type="text"/>	Length of exposure wall: <input type="text"/>
Number of stories of exposure wall: <input type="text"/>	Length x number of stories: <input type="text" value="0"/>
Opening Protection in exposure wall: <input type="text"/>	
Factor for exposure (X _i) from Table 330.A (p. 17): <input type="text" value="0"/>	

Right: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: <input type="text"/>	Length of exposure wall: <input type="text"/>
Number of stories of exposure wall: <input type="text" value="0"/>	Length x number of stories: <input type="text" value="0"/>
Opening Protection in exposure wall: <input type="text"/>	
Factor for exposure (X _i) from Table 330.A (p. 17): <input type="text" value="0"/>	

Communications (p. 18)

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 1250 x 1 x [1 + (0 + 0)

NFF= 1250 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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



Causseaux, Hewett, & Walpole, Inc.
 132 NW 76th Drive
 Gainesville, FL 32607
 CA-0005075

Gina Goodyear

From: Mike New [mnew@cityofalachua.org]
Sent: Monday, March 25, 2013 5:52 PM
To: Gina Goodyear
Cc: Jessie Meetoo; Scott Roane; B.J. Gourley; Roland Davis (rdavis@cityofalachua.com)
Subject: Re: Commercial Retail Store - 441 and CR 237 / Request for Fire Flow

Gina,

We completed the test. The fire hydrant we tested is located on CR 237 @ US Highway 441.

It flowed 1,087 gpm with a residual pressure of 53 psi. By extrapolation, we calculate the fire hydrant will flow 2,786 gpm at 20 psi.

Please advise if you have questions or comments. Thank you.

Mike New, PE

Public Services Director

From: "Mike New" <mnew@cityofalachua.org>
To: "Gina Goodyear" <GinaG@chw-inc.com>
Cc: "Jessie Meetoo" <jmeetoo@cityofalachua.org>
Sent: Monday, March 25, 2013 5:46:40 PM
Subject: Re: Commercial Retail Store - 441 and CR 237 / Request for Fire Flow

Gina,

We have issued a work order. Not sure when it will be complete. I will check on it. Thanks.

Mike New, PE

Public Services Director

From: "Gina Goodyear" <GinaG@chw-inc.com>
To: "Mike New" <mnew@cityofalachua.org>
Cc: "Jessie Meetoo" <jmeetoo@cityofalachua.org>
Sent: Monday, March 25, 2013 8:21:24 AM
Subject: RE: Commercial Retail Store - 441 and CR 237 / Request for Fire Flow

Good Morning –

I just wanted to follow up on with you in regards to the fire flow test. I also wanted to know if you could send me a potable water map?

Thanks for your help!

Sincerely,

Gina Goodyear

Project Coordinator

ginag@chw-inc.com



CAUSSEAU, HEWETT, & WALPOLE, INC.

Focused on Excellence • Delivered with Integrity

132 NW 76th Drive
Gainesville, FL 32607
www.chw-inc.com

office: (352) 331-1976
direct: (352) 519-5915
fax: (352) 331-2476

Integrity • Excellence • Responsibility • Stewardship • Dedication

From: Mike New [<mailto:mnew@cityofalachua.org>]
Sent: Tuesday, March 19, 2013 2:57 PM
To: Gina Goodyear
Cc: Jessie Meetoo; Daniel Young
Subject: Re: Commercial Retail Store - 441 and CR 237 / Request for Fire Flow

Gina,

You made the request properly. We'll take care of it. Thanks.

Mike New, PE

Public Services Director

From: "Gina Goodyear" <GinaG@chw-inc.com>
To: "Mike New" <mnew@cityofalachua.org>
Cc: "Jessie Meetoo" <jmeetoo@cityofalachua.org>, "Daniel Young" <DanielY@chw-inc.com>
Sent: Tuesday, March 19, 2013 2:53:02 PM
Subject: Commercial Retail Store - 441 and CR 237 / Request for Fire Flow

Hi Mike,

I need to request fire flow tests for the project we are designing located on the corner of 441 and CR 237. I have never had to request flow test from the City so I am unsure of the procedures.

Can you please let me know what I need to provide you in order to do the test? We are submitting on 3/28 so we need the information at your earliest convenience.

Thank You.

Sincerely,
Gina Goodyear
Project Coordinator
ginag@chw-inc.com



CAUSSEAU, HEWETT, & WALPOLE, INC.

Focused on Excellence • Delivered with Integrity

132 NW 76th Drive
Gainesville, FL 32607
www.chw-inc.com

office: (352) 331-1976
direct: (352) 519-5915
fax: (352) 331-2476

Integrity • Excellence • Responsibility • Stewardship • Dedication

Grinder Station Calculations

Commercial Retail Store - CR237 (Alachua)

Alachua, Florida

Submitted to:

City of Alachua

Prepared for:

Concept Development, LLC.

Prepared by:

Causseaux, Hewett, & Walpole, Inc.

C.A. No. 00005075

132 NW 76th Drive

Gainesville, Florida 32607

(352) 331-1976

March 27, 2013

13-0023





Flow Generation

Establishment	Sewage Flows (gpd)	Quantity	Total Flow (gpd)
Stores per Bathrooms	200	x 2	= 400

*Note: Calculations based on DOH Chapter 64E-6 FAC
 **Note: Store Operation period is 14 hours

Average Daily In-Flow = 400 gpd
 = 0.5 gpm
 Peak Hour Factor = 4.0
 Design In-Flow = 1.9 gpm

Wetwell Design

Desired Cycle Time = 680.0 min
 Design In-Flow = 1.9 gpm
 Average Daily Flow = 0.5 gpm
 Minimum Storage Volume = 242.86 gallons
 = 32.5 ft³
 Wetwell Diameter = 3.0 ft
 Minimum Storage Depth = 4.59 ft
 Actual Storage Depth = 6.00 ft
 Actual Storage Volume = 317.26 gallons
 Rim Elevation = 162.25 ft
 Invert Elevation = 159.55 ft
 High Water Alarm Elevation = 159.05 ft
 Lag Pump on Elevation = 158.55 ft
 Lead Pump on Elevation = 158.22 ft
 Pumps off Elevation = 152.22 ft
 Bottom of Wetwell Elevation = 151.39 ft
 Highest Point Along Force Main = 159.00 ft

$$Min_Volume = \frac{T}{\frac{1}{DF - ADF} + \frac{1}{ADF}}$$

Force Main Hydraulics

Inside Wet Well Pipe Diameter = 2.0 in
 Outside Wet Well Pipe Diameter = 2.0 in
 Hazen-Williams C = 150
 Tie-in Pressure = 0.0 psi
 = 0.0 ft
 Static Head = 6.8 ft

$$H_L = L \frac{10.5}{D^{4.87}} \left(\frac{Q}{C} \right)^{1.852}$$

Equivalent Length of Straight Pipe for Fittings

Fitting Type	Equivalent Length (ft)	x	Quantity	=	Subtotal (ft)
Inside Pump Station					
90° Bend	3.1	x	2	=	6.2
Plug Valve	2.6	x	1	=	2.6
Tee Branch Flow	6.6	x	1	=	6.6
Outside Forcemain					
90° Bend	3.1	x	2	=	6.2
22.5° Bend	1.7	x	2	=	3.4
Plug Valve	2.6	x	2	=	5.2
Check Valve	17.0	x	1	=	17.0
Equivalent Length of Total =					47.2

Force Main Length = 825 ft
 Effective Force Main Length = 872 ft

Out-Flow Design

Pump Run Time = 16.0 min (No less than 2 minutes, no greater than cycle time)
 Design Out-Flow = 20 gpm
 Design Out-Flow Velocity = 2.03 ft/s (No less than 2 ft/s)

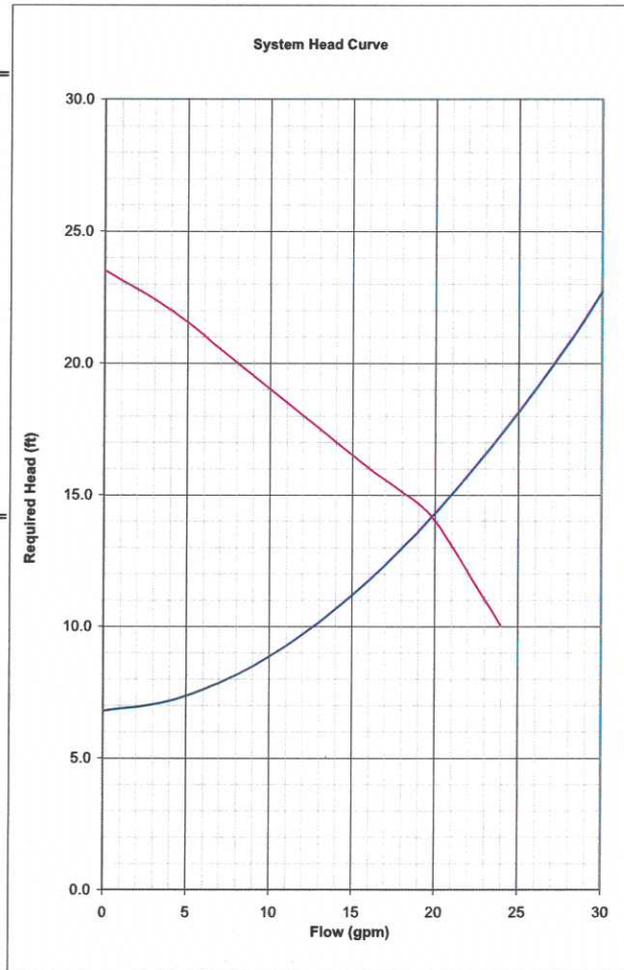


System Head Curve

Flow (gpm)	Head (ft)
0	6.8
4	7.2
8	8.2
12	9.7
16	11.7
20	14.3
24	17.3
28	20.8
32	24.7

Pump Curve

Flow (gpm)	Head (ft)
0	23.5
4	22.0
8	20.0
12	18.0
16	16.0
18	15.1
20	14.0
24	10.0



Myers WG20-23 - Submersible Sewage Grinder Pump, 0.5HP, 2085 RPM, Dia. 4.25" Impeller

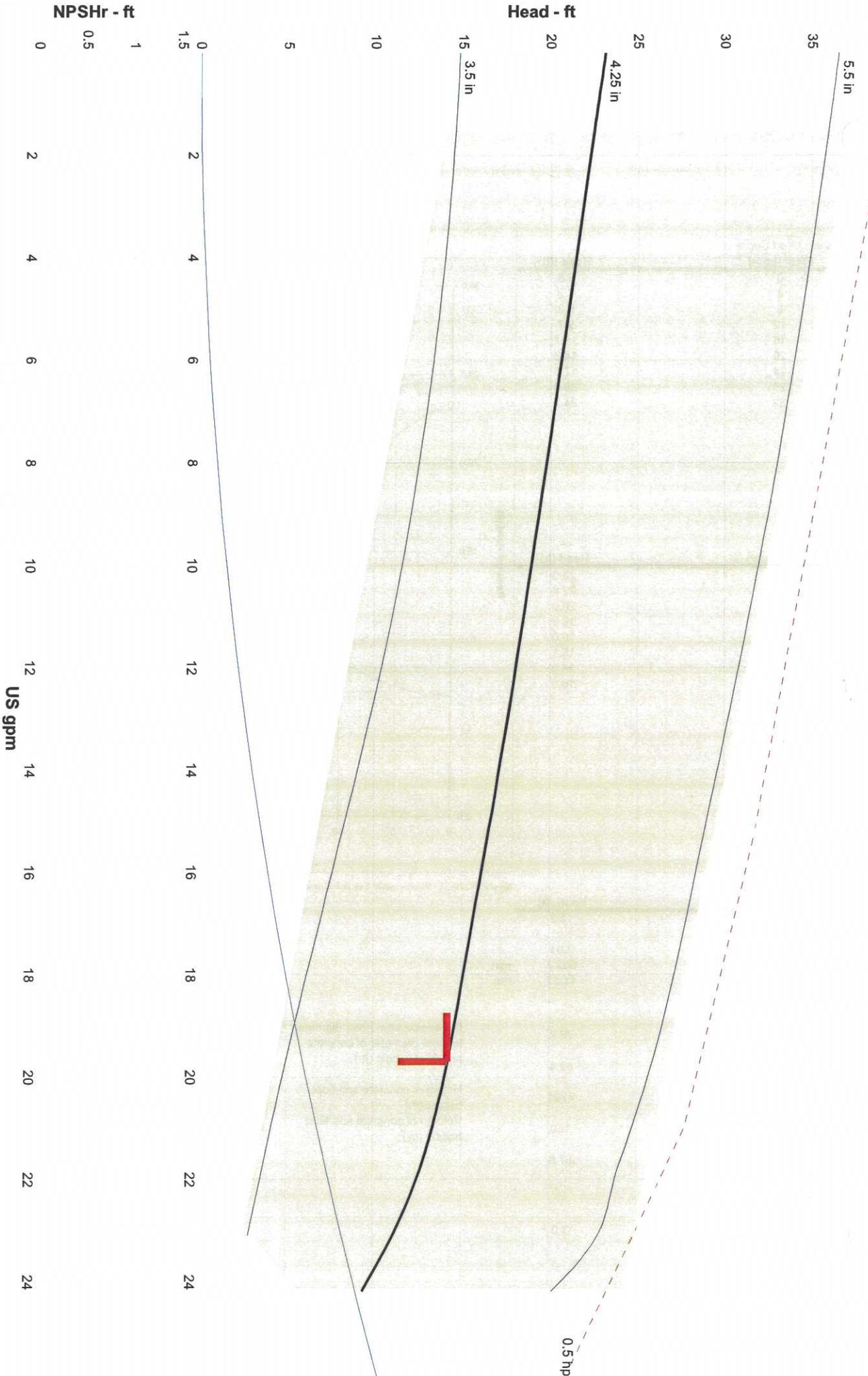
Operating Point

Flow (gpm)	Head (ft)
19.7	14.2

Velocity (fps)	2.01	
Cycle Time (min)	682.2	min.
	11.37	hrs.

Wetwell Bouyancy

Displaced Volume (ft ³)	76.8	Dimension from outer diameter to inner diameter of concrete anti-float ballast (ft.)	2.25
Unit Weight of Water (pcf)	62.4	Height of concrete anti-float ballast (ft.)	2.25
Weight of Displaced Water (lb)	4791	Volume of concrete anti-float ballast (cy)	3.09
Unit Weight of Concrete (pcf)	150		
Byouant Unit Weight of Concrete (pcf)	87.6		
Factor of Safety Against Floating	1.5		
Volume of Concrete Required to Anchor Wetwell (cy)	3.0		



Company: CHW
 Name: CRS - CR 237 (Alachua)
 3/27/2013

Myers
 Catalog: Myers 60, Vers 09-11
 Grinder - 3600
 Design Point: 19.7 US gpm, 14.2 ft

Size: WG20, WGL20, MG200
 Speed: 2085 rpm
 Dia: 4.25 in



MYERS®



MYERS®

MODELS WG20 AND WGX20

**STANDARD AND HAZARDOUS LOCATION
2 HP SUBMERSIBLE GRINDER PUMPS**

WG20



WGX20



MYERS® MODELS WG20 AND WGX20 Submersible Grinder Pumps

Designed for Residential, Light Commercial
and Industrial Applications

The Myers wg/wp20 Series are rugged 2 horsepower submersible centrifugal grinder pumps designed for residential, light commercial or industrial applications. It is especially suited for use in pressure sewer applications or in systems with long discharge runs or high static heads. The Wg/WGX20 Series features a patented cutter mechanism and recessed impeller design to efficiently grind typical domestic sewage solids into a fine slurry. These pumps are available in standard construction and construction for use in Class I, Group D hazardous locations.

The Wg/WGX20 Series can be installed in a variety of packaged systems. Factory-assembled simplex or duplex packages with guide rail systems or suspended systems are available. Individual rail components are also available for installation in on-site concrete systems. Myers offers a complete line of submersible sump, sewage, effluent, grinder, solids handling wastewater pumps, controls, basins, and accessories. For additional information, please contact your local Myers representative or the Myers Ashland, Ohio sales office at 419-289-1144.



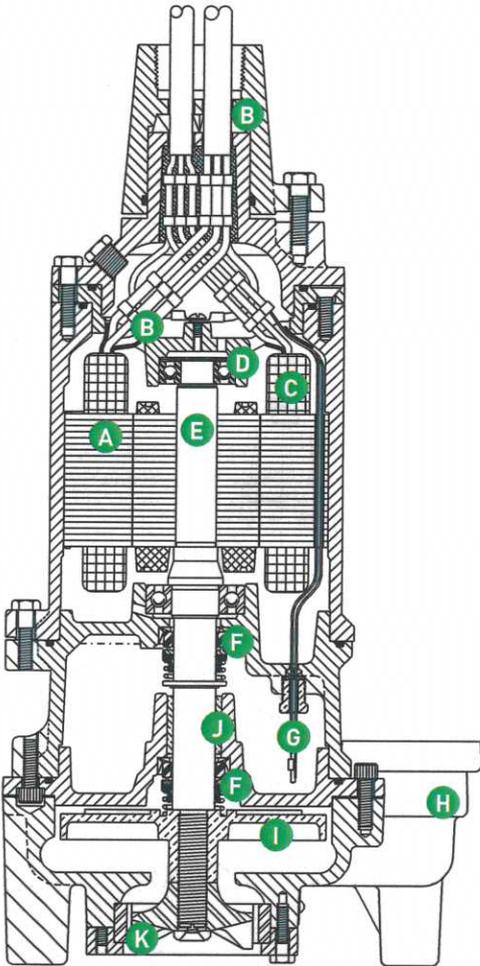
Product Capabilities

Capacities To	70 gpm	260 lpm
Heads To	130 ft.	39.6 m
Liquids Handling	domestic raw sewage	
Intermittent Liquid Temp.	up to 140°F	up to 60°C
Winding Insulation Temp. (Class F)	311°F	155°C
Motor Electrical Data <small>(Single phase motors are capacitor start and capacitor run type. Myers control panels or capacitor kits are required for proper operation and warranty.)</small>	2 HP, 3450 RPM 1 ph – capacitor start/run, 208 or 230 volts; 60 Hz 3 ph – induction run 200, 230, 460, 575 volts, 60 Hz	
Third Party Approvals	WG – UL, CSA WGX – CSA, FM	
Acceptable pH Range	6 – 9	
Specific Gravity	.9 – 1.1	
Viscosity	28 – 35 SSU	
Discharge, NPT	1-1/4 in.	31.75 mm
Min. Sump Diameter		
Simplex	24 in.	61.0 cm
Duplex	36 in.	91.4 c

Construction Materials

Motor Housing, Seal Housing, Cord Cap and Volute Case	cast iron, Class 30, ASTM A48
Impeller	recessed, bronze
Power Cord	S00W
Control Cord	S00W
Mechanical Seals:	
Standard	double tandem carbon and ceramic
Optional	lower tungsten carbide
Pump, Motor Shaft	416 SST
Fasteners	300 Series SST
Shredding Ring, Grinding Impeller	440 SST, 58-60 Rockwell

Pump Features and Applications



A. Stator – 2 HP

2 hp, 3450 RPM, 1 and 3 phase. Press fit for perfect alignment and best heat transfer. Oil-filled motor conducts heat and lubricates bearings.

B. Cable Entry System

Provides double seal protection. Cable jacket sealed by compression fitting. Individual wires sealed by epoxy potting.

C. Heat Sensor

Protects motor from burnout due to excessive heat from any overload condition. Automatically resets when motor has cooled.

D. Ball Bearings

Upper and lower ball bearings support shaft and rotor and take axial and radial loads.

E. Heavy 416 Sst Shaft

Corrosion resistant. Reduces shaft deflection due to grinding loads.

F. Shaft Seals

Double tandem mechanical shaft seals protect motor. Oil-filled seal chamber provides continuous lubrication.

G. Seal Leak Probe

Detects water in seal housing, activates warning light in control panel.

H. Volute Case

Cast iron 1 1/4" NPT vertical discharge.

I. Impeller

Bronze recessed impeller handles ground slurry without clogging or binding. Provides unobstructed flow passage. Reduces radial loads. Pump-out vanes help keep trash from seal, reduces pressure at seal faces.

J. Sleeve Bearing

Takes radial load; provides flame path.

K. Grinder Assembly

Grinder impeller and shredding ring are replaceable without dismantling pump. Constructed of 440 SST hardened to 56-60 Rockwell.

Ideal for use in pressure sewer systems.

- Choice of standard, high flow or high head designs.
- Recessed impeller provides steep non-overloading operating curve.

Durable motor will deliver many years of reliable service.

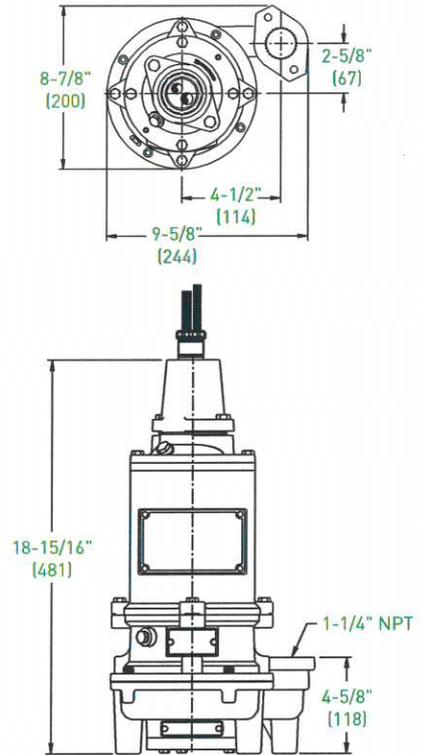
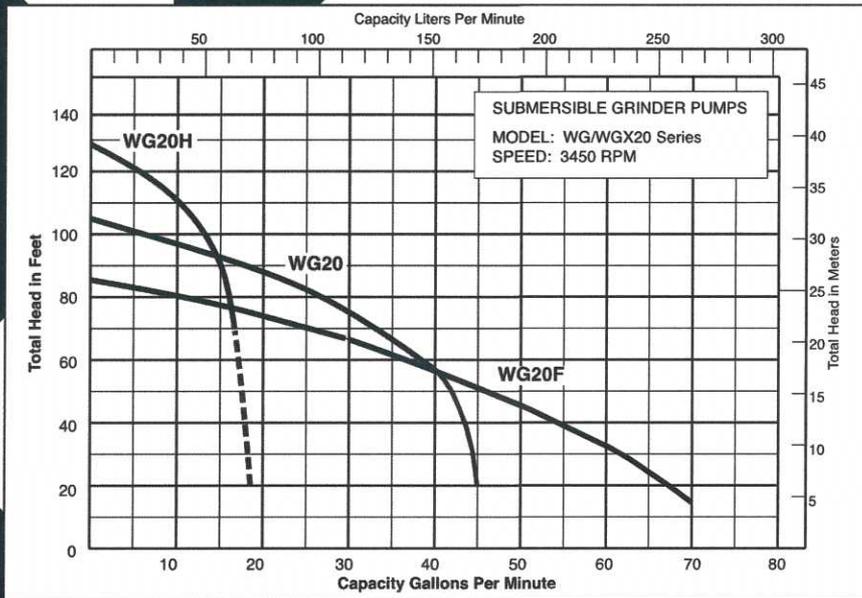
- Oil-filled motor for maximum heat dissipation and constant bearing lubrication.
- Recessed impeller reduces radial bearing loads, increases bearing life.
- High torque capacitor start/run single phase or three phase motors for assured starting under heavy load.
- Seal leak probes and on-winding heat sensors warn of seal leak condition and stop motor if motor overheats. Helps prevent costly motor damage.

The WG/WGX20 Series is designed for easy maintenance.

- Shredding ring and grinder impeller are replaceable without dismantling pump or motor.

Performance Data and Dimensions

3450 RPM



Available Models			Motor Electrical Data									
Standard	Hazardous Location	HP	Volts	Phase	Hertz	Start Amps	Run Amps	Run KW	Start KVA	Run KVA	NEC Code Letter	Service Factor
WG20-01	WX20-01	2	200	1	60	50.0	15.0	2.8	10.0	3.0	F	1.25
WG20-21	WX20-21	2	230	1	60	44.0	12.5	2.8	10.1	2.8	F	1.25
WG20-03	WX20-03	2	200	3	60	30.0	9.5	2.9	10.4	3.3	F	1.25
WG20-23	WX20-23	2	230	3	60	27.5	8.4	2.9	11.0	3.3	F	1.25
WG20-43	WX20-43	2	460	3	60	13.8	4.2	2.9	11.0	3.3	F	1.25
WG20-53	WX20-53	2	575	3	60	11.0	3.4	2.9	11.0	3.3	F	1.25
WG20F-01	WX20F-01	2	200	1	60	50.0	15.0	2.8	10.0	3.0	F	1.25
WG20F-21	WX20F-21	2	230	1	60	44.0	12.5	2.8	10.1	2.8	F	1.25
WG20F-03	WX20F-03	2	200	3	60	30.0	9.5	2.9	10.4	3.3	F	1.25
WG20F-23	WX20F-23	2	230	3	60	27.5	8.4	2.9	11.0	3.3	F	1.25
WG20F-43	WX20F-43	2	460	3	60	13.8	4.2	2.9	11.0	3.3	F	1.25
WG20F-53	WX20F-53	2	575	3	60	11.0	3.4	2.9	11.0	3.3	F	1.25
WG20H-21	WX20H-21	2	230	1	60	44.0	12.0	2.8	10.1	2.8	F	1.25



740 EAST 9TH STREET, KITCHENER, ONTARIO, CANADA N2G 4W5
 ASHLAND, OHIO, USA
 WWW.FEMYERS.COM

Because we are constantly improving our products and services, Pentair reserves the right to change specifications without prior notice.
 01/31/13 © Pentair Limited. All Rights Reserved.

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone.

Strut: Aluminum tension rod provided as an architectural element. Not designed as a weight supporting device. Fixture mounts 13.89" lower on the pole.

Finish: Standard finish is dark bronze polyester powder finish. Additional architectural colors are available.

OPTICS — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested. All ballasts are mounted on a removable power tray and have positive locking disconnect plugs.

Socket: Porcelain, horizontally-mounted, mogul-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available. Additional backing plate and receiver used to mount tension rod.

LISTINGS — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated.

WARRANTY — 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Catalog Number
Notes
Type



AERIS™
Architectural Area & Roadway Luminaires

AST2

METAL HALIDE: 175W-400W
HIGH PRESSURE SODIUM: 200W-400W
10' to 35' Mounting

Specifications

EPA: 1.2 ft²

Length: 28-1/2 (72.4)

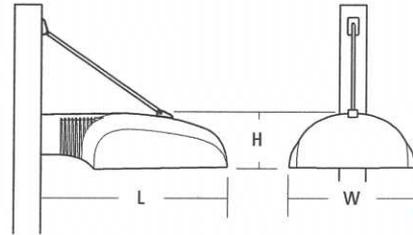
Width: 17 (43.2)

Height: 8-3/8 (21.0)

*Weight: 40 lbs (18.2 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: AST2 400M SR3 TB SCWA SPA LPI

Series	Wattage ¹	Distribution	Voltage	Ballast	Mounting	Options	Finish ¹⁴	Lamp ¹⁵
AST2	Metal halide	SR2 Segmented type II roadway	120	(blank) Magnetic ballast	SPA Square pole mounting	Shipped installed in fixture SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) PER NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrike system ¹⁰ EC Emergency circuit ¹⁰ HS Houseside shield (SR2, SR3, SR4W) ^{11,12} CSA Listed and labeled to Canadian safety standards NOM NOM certified ⁹ INTL Available for MH probe start shipping outside the U.S. REGC1 California Title 20 effective 1/1/2010 Shipped separately ¹¹ PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap VG Vandal guard ¹³	(blank) Dark bronze	LPI Lamp included
	175M ²		208 ⁷	CWI Constant wattage isolated				
	200M ³	240 ⁷	Pulse Start E	WBA Wall bracket	DGC Charcoal gray			
	250M ⁴	277					SCWA Super CWA pulse start ballast	DMB Medium bronze
	320M ³	347	Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	DNA Natural aluminum				
	350M ^{2,3,5}	480 ⁷			TB ⁸		DWH White	
	400M ^{4,5}	23050HZ ²	SR4W Segmented type IV wide, forward throw	Super Durable Finishes				
	High pressure sodium ⁶	SR5S Segmented type V symmetric square			200S		DDBXD Dark bronze	
	250S		SR4C Segmented type IV forward throw, sharp cutoff	DNAXD Natural aluminum				
	400S	SR4W Segmented type IV wide, forward throw			DWHXD White			
	SR5S Segmented type V symmetric square		250S	DDBTXD Textured dark bronze				
		SR5S Segmented type V symmetric square			400S	DBLBXD Textured black		
	SR5S Segmented type V symmetric square		400S	DNATXD Textured natural aluminum				
		SR5S Segmented type V symmetric square			400S	DWHGXD Textured white		

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.

Example: SSA 20 4C DM19AST2 DDB

Aeris Drilling Pattern

DM19AST2	1 at 90 degrees
DM28AST2	2 at 180 degrees
DM29AST2	2 at 90 degrees
DM39AST2	3 at 90 degrees
DM49AST2	4 at 90 degrees
DM32AST2	3 at 120 degrees (round poles only)

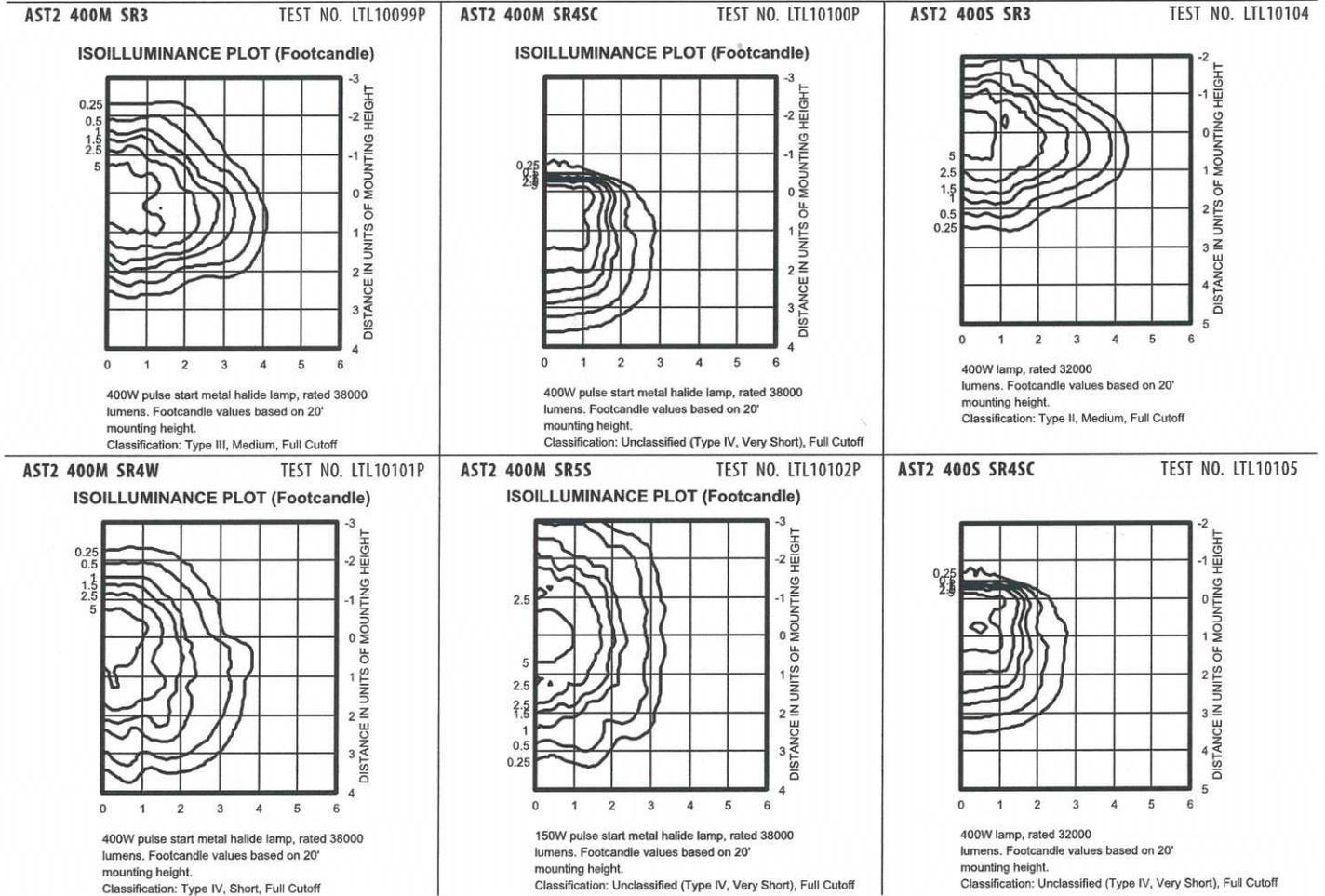
Notes

- Lower wattages available. Consult factory.
- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
- Must use reduced jacket lamp.
- Not available with SCWA.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
- Consult factory for available wattage.
- Maximum allowance wattage lamp included.
- May be ordered as an accessory.
- Order AS2SR2/3HS U or AS2SR4WHS U as an accessory.
- Order AS2VG U as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified.

AST2 Metal Halide, High Pressure Sodium Area Lighting

Coefficient of Utilization

Initial Footcandles



Notes

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).
- 2 For electrical characteristics consult Outdoor technical data specification sheets on www.lithonia.com.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

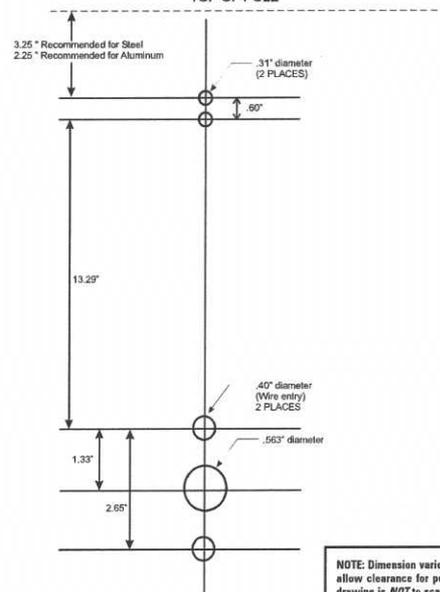
- 10 ft. = 4
- 15 ft. = 1.78
- 30 ft. = .44
- 40ft. = .25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

DRILLING TEMPLATE # 13

AST2 (AERIS™ Suspend)

AERIS™
TOP OF POLE



NOTE: Dimension varies by pole type to allow clearance for pole cap. This drawing is NOT to scale and should be used for dimensional purposes only.

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact-resistant, tempered, glass lens. Doorframe is fully sealed with one-piece closed silicone gasket.

Finish: Standard finish is textured dark bronze (**DBT**) polyester powder finish, with other architectural colors available.

OPTICS — High-performance segmented reflectors provide superior uniformity and control. Specialty anodized aluminum spot and grazer optics are also available. Reflectors are interchangeable and have field degree aiming capability up to 10° without tools. Reflectors allow for tool-less access to electrical components. All optics meet IESNA full cutoff criteria in lens down orientation.

ELECTRICAL — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested. Quick-disconnect plugs easily disconnect reflector from ballast.

Socket: Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy one person installation.

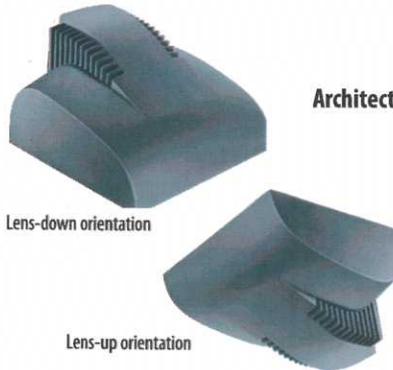
LISTINGS — UL listed suitable for wet locations in up or down orientation. UL Listed to US and Canadian safety standards (see Options). NOM Certified (see Options). **IP65 rated**. US Patent No. D500,569. Canadian Patent No. 107561.

WARRANTY — 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type



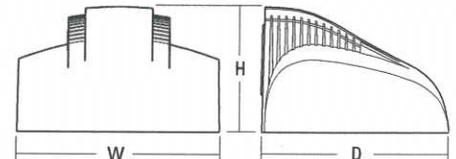
AERIS™
Architectural Area & Roadway Luminaires

ASW2

METAL HALIDE
HIGH PRESSURE SODIUM

Specifications

- Length: 20-1/4 (51.4)
- Depth: 18-3/4 (47.6)
- Overall Height: 12- 1/2 (31.8)
- *Max. Weight: 49lbs (22.23kg)



All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.

ORDERING INFORMATION

For shortest lead times, configure products using **standard options (shown in bold)**.

Example: ASW2 400M SR3 120 SCWA LPI

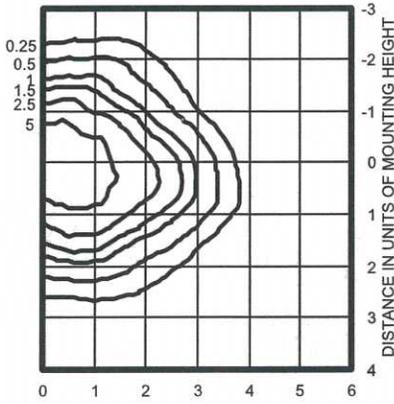
ASW2	Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish ¹⁶	Lamp ¹⁷					
ASW2	Metal halide 175M ¹ 200M ² 250M ¹ 320M ² 350M ^{1,2} 400M ^{3,4} High pressure sodium ⁵ 200S 250S 400S	SR2	Segmented type II, roadway	120 208 ⁸ 240 ⁸	(blank) Magnetic ballast CWI Constant wattage isolated	Shipped installed (blank) Surface mount Shipped separately ^{11,12}	Shipped installed in fixture SF Single fuse (120, 277, 347V n/a TB) DF Double fuse (208, 240, 480V n/a TB) EC Emergency circuit ^{6,13} QRS Quartz restrike system ^{6,13} QRSTD QRS time delay ^{6,13} PE Photoelectric cell-button type (n/a TB or 480V) ¹⁴ HS Houseside shield ¹⁵ CSA CSA certified NOM NOM certified ¹⁰ INTL Available for MH probe start shipping outside the U.S. REGC1 California Title 20 effective 1/1/2020 Shipped separately ¹¹ WG Wire guard ¹² VG Vandal guard	(blank) Dark bronze, textured DSST Sandstone, textured DNAT Natural aluminum, textured DWHG White, textured DBLB Black, textured CRT Non-stick protective coating (black only) Super Durable Finishes DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	LPI Lamp included L/LP Less lamp					
										SR3	Segmented type III, asymmetric	277 347 480 ⁸	Pulse Start SCWA Super CWA pulse start ballast	BBW Surface mount back box
		SR4W	Segmented type IV, forward throw, sharp cutoff											
				GZ	Wall grazing									
		SP	Tight spot ^{6,7}											

NOTES:

- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- Requires ED28 reduced jacket lamp.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance.
- Not available with SCWA.
- QRS, QRSTD, EC or SP optic cannot be ordered together.
- Not available with HPS.
- Must specify CWI ballast for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada: 120, 277, 347V; ships as 120/347.
- Consult factory for available wattages.
- May be ordered as an accessory. Prefix with ASW2.
- Must specify finish when ordered as an accessory.
- Maximum allowable wattage lamp included.
- Must be ordered with fixture; cannot be field installed.
- Available only with SR2, SR3 and SR4W distributions.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified.

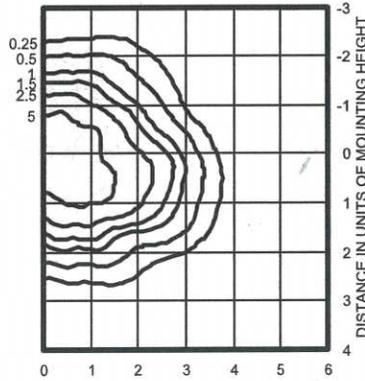
ASW2 Metal Halide, High Pressure Sodium Wall Mounted

TEST NO. LTL 13852P ASW2 400M SR2
ISOILLUMINANCE PLOT (Footcandle)



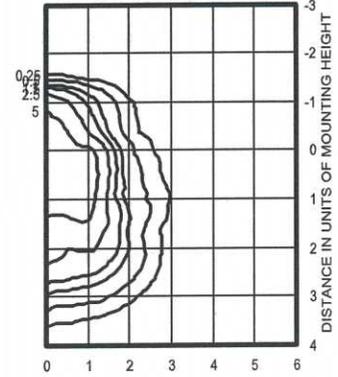
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

TEST NO: LTL13854P ASW2 400M SR3
ISOILLUMINANCE PLOT (Footcandle)



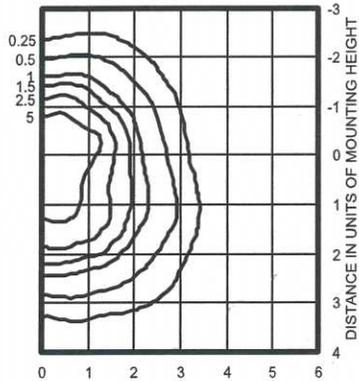
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

TEST NO: LTL13856P ASW2 400M SR4SC
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

TEST NO: LTL13858P ASW2 400M SR4W
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

10 ft.	=	4
15 ft.	=	1.78
30 ft.	=	.44
40 ft.	=	.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

Notes

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).
- 2 For electrical characteristics consult outdoor technical data specification sheets on www.lithonia.com.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.