



City of Alachua

Planning & Community Development Department Staff Report

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

SUBJECT: A request for a Site Plan for proposed modifications to the subject property, adding ± 1.28 acres of impervious area (consisting of a new pavement area to the north of the existing building and modifications to the routing of stormwater runoff from the existing building) and associated mitigation for the removal and replacement of existing landscaping

**APPLICANT/
PROPERTY OWNER:** Wal-Mart Stores East, LP

AGENT: H. Larry Wray, P.E., CPH Engineers, Inc.

LOCATION: 18815 NW 115th Avenue, Alachua, FL 32615

**PARCEL ID
NUMBER(S):** 03998-000-000

**FLUM
DESIGNATION:** Industrial

ZONING: Industrial General (IG)

OVERLAY: N/A

ACREAGE: Subject Property: ± 231 acres
Project Area: ± 11.72 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the one (1) condition provided in Exhibit "A" of the Staff Report.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the one (1) condition provided in Exhibit "A" of the Staff Report*

SUMMARY

The proposed site plan is a request by Wal-Mart Stores East, LP, applicant and property owner, and H. Larry Wray, P.E., of CPH Engineers, Inc, agent, for proposed modifications to the subject property, adding ± 1.28 acres of impervious area (consisting of a new pavement area to the north of the existing building and modifications to the routing of stormwater runoff from the existing building) and associated mitigation for the removal and replacement of existing landscaping.

The subject property is ± 231 acres in area, however, the project area affected by the site plan is approximately 11.72 acres of the entire subject property. The site plan does not propose to expand existing building or to construct any new buildings and will not increase the intensity of the existing use of the property.

The proposed site modifications would result in the addition of ± 1.28 acres of asphalt pavement along the north of the existing building and 8 foot wide concrete channels to direct stormwater runoff to an existing stormwater basin. The existing stormwater basin was designed to accommodate future development of the site, therefore no modifications to the existing stormwater basin is required.

The proposed site modifications require the removal of 144 live oaks, which were required as part of the approved site plan for the subject property. These trees are less than 10 inches when measured at 4.5 feet above ground level, and therefore are not regulated trees. However, since the trees were required as part of the approved site plan, the applicant must mitigate for their removal. In order to adequately mitigate for the removal of existing trees, the applicant has proposed to plant 144 live oaks immediately north of the existing parking lot. The proposed tree removal and replacement therefore complies with the standards of Section 6.2.1 of the City's Land Development Regulations (LDRs.)

SURROUNDING USES

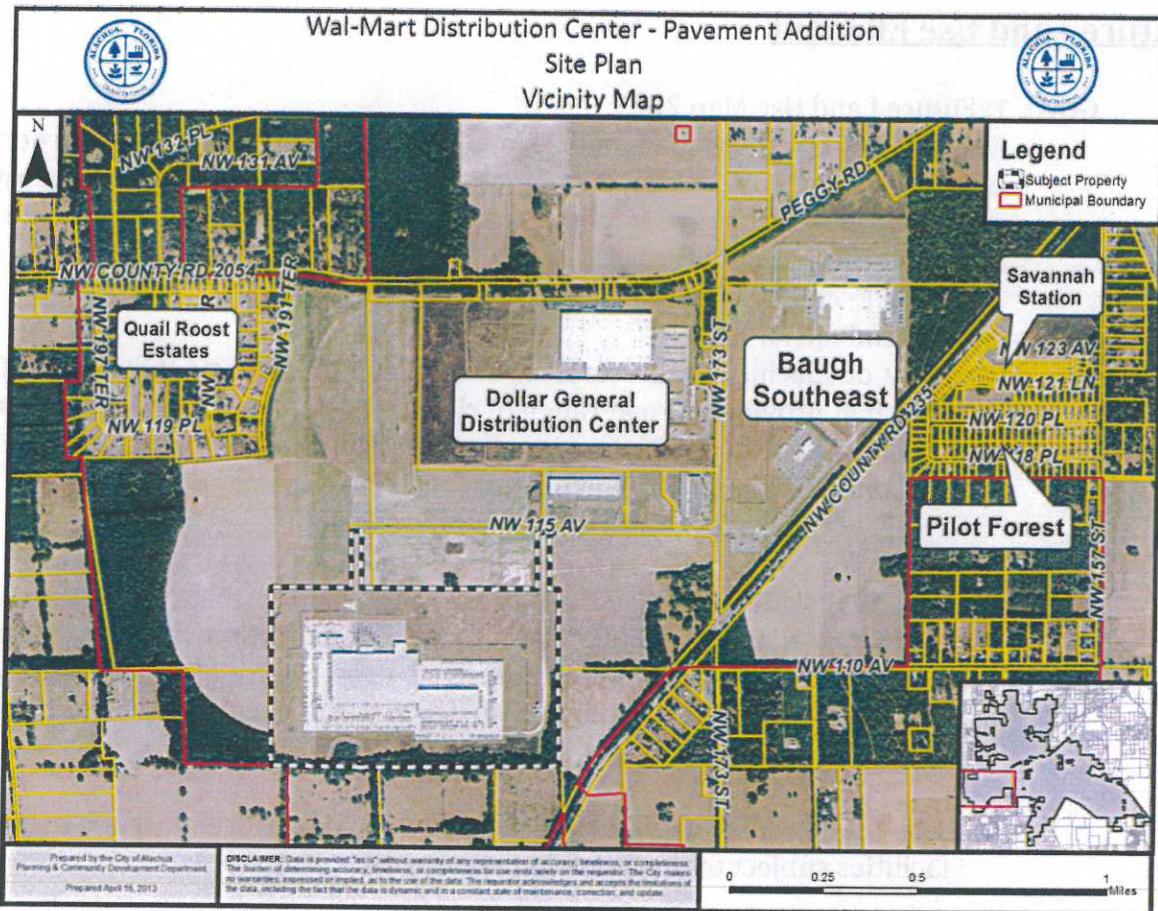
The subject property is located at 18815 NW 115th Avenue, east of County Road 235A, and north of County Road 235. Vacant industrial land is located to the north and east of the subject property, and existing agriculture/residential uses are located to the south and west.

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|-----------|---|---------------------|-------------------------|
| North | Vacant Industrial Land; Dollar General Distribution Center | Industrial | Industrial General (IG) |
| South | Agricultural/Single Family Residential | Agriculture | Agriculture (A) |
| East | Vacant Industrial Land | Industrial | Industrial General (IG) |
| West | Agricultural/Single Family Residential | Agriculture | Agriculture (A) |

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on March 26, 2013 at the Alachua Branch of the Alachua County Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by one (1)

member of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

| Type of warehouse | Size of building | Manufacturing | Building Area Coverage |
|--------------------|---------------------------|----------------|------------------------|
| Regional Warehouse | 100,000 sq.ft maximum | None permitted | 50% maximum |
| Bulk Warehouse | 1.5 million sq.ft maximum | None permitted | 50% maximum |
| Heavy Distribution | 500,000 sq.ft. maximum | None permitted | 40% maximum |

Evaluation and Findings of Consistency with Goal 1, Objective 1.4, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits

warehouse distribution facilities. No change in the use classification is proposed by this site plan, and there will be no increase in building area.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide 143.11 acres (approximately 61.81% of the site) of open space, exceeding the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect the environment.

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service standards of any monitored public facilities.

Traffic Circulation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities has been provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a:

The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Evaluation and Findings of Consistency with Objective 1.1: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities has been provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year |

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities has been provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. **Quantity:** System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities has been provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

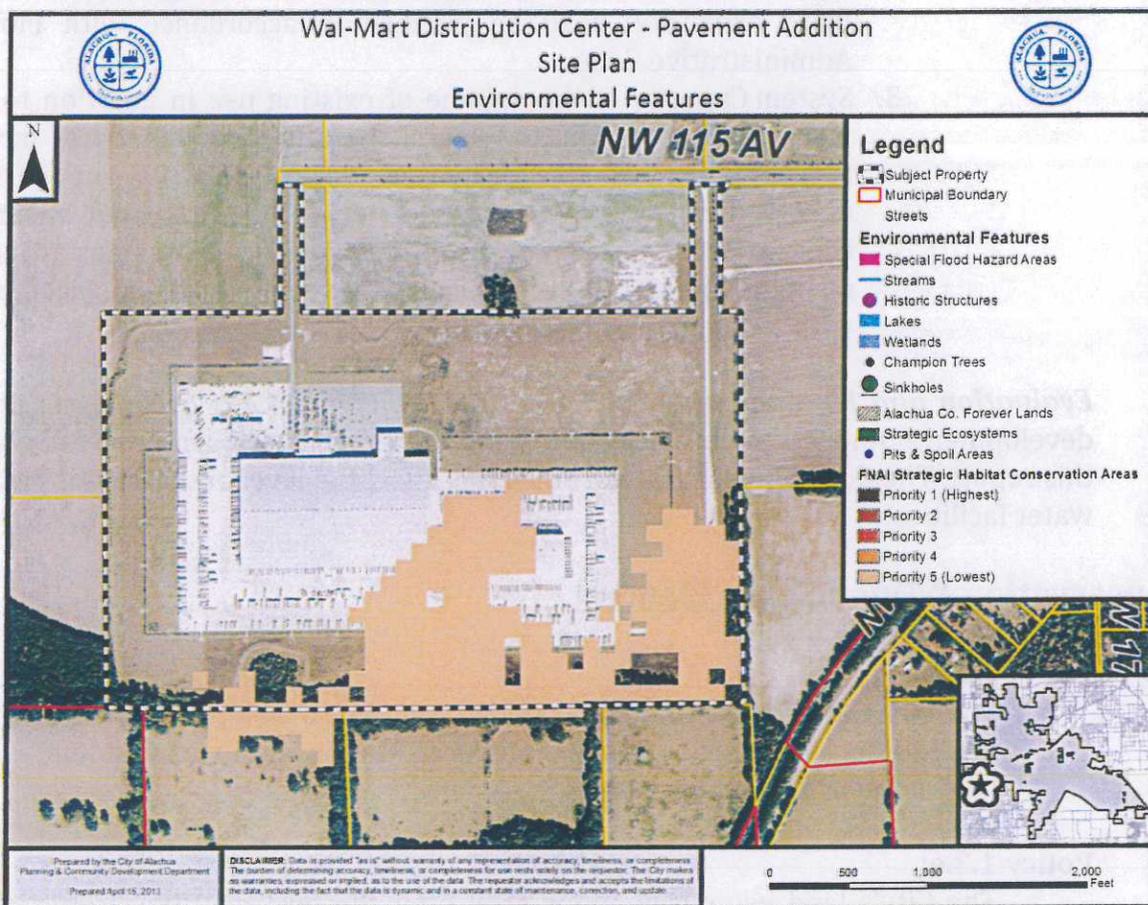
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The subject property contains lands identified as "Priority 5" in the PNA data layer, which is the lowest priority category. While this indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. In addition, the property has been graded and prepared for development subsequent to the creation of this data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are five (5) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Gainesville Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid. Surface runoff is slow. This soil type poses only slight limitations as sites for homes and roads.

Kendrick Sand (2% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Lake Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is excessively drained and permeability is rapid. Surface runoff is slow. This soil type poses only slight limitations as sites for homes, local roads, and small 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 as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.)

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates

that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures and Markers

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) Consistency with Comprehensive Plan

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

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

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

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

Evaluation & Findings: The subject property is zoned Industrial General (IG.) Article 10 of the Land Development Regulations (LDRs) defines a “Distribution Warehouse” as, “a use engaged in distribution of manufactured products, supplies, and equipment” Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that a “Distribution Warehouse” is permitted within the IG zoning district.

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

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

Evaluation & Findings: The Use-Specific Standards which apply to a “Distribution Warehouse” are provided in Section 4.3.4(L)(1) of the City’s LDRs. An evaluation and findings of the application’s compliance with these standards is provided below:

(1) *Parcel services; truck or freight terminal; warehouse (distribution or storage).* Parcel services, truck or freight terminals or warehouses (distribution or storage) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

Evaluation & Findings: There are no schools, day care centers, residential uses, or vacant land in residential districts located within 250 feet of the subject property.

(b) *Displays outside setbacks and buffers.* Not locate storage areas within a required setback or buffer.

Evaluation & Findings: No changes are proposed to outdoor storage areas.

(c) *Landscaping.* Landscape front building setback areas to provide a buffer between the right-of-way and storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way. Landscaping shall be provided in accordance with Section 6.2.2, Landscaping standards.

Evaluation & Findings: The subject property does not front a right-of-way, and no storage areas are located between the building and the roadway (NW 115th Avenue.)

- (d) *Screening.* Screen all outside storage areas that abut a public right-of-way with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.

Evaluation & Findings: No new outside storage areas are proposed by this site plan, therefore, compliance with this standard is not applicable. No existing outside storage areas abut a public right-of-way.

- (e) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Evaluation & Findings: The applicant has not proposed to utilize an outdoor public address system.

- (f) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

Evaluation & Findings: No modifications to the existing on-site circulation pattern are proposed.

- (g) *Access.* Have direct access onto an arterial or major collector road.

Evaluation & Findings: No changes are proposed to existing ingress/egress points to the subject property.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*.

(5) *Subdivision Standards*

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

Evaluation & Findings: The property owner has not proposed to subdivide the subject property.

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

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

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

PUBLIC FACILITIES IMPACT

Article 10 of the City's LDRs defines a "de minimis impact" as, "an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

The proposed development would result in the addition of ±1.28 acres of asphalt pavement along the north of the existing building and 8 foot wide concrete channels to direct stormwater runoff to an existing stormwater basin. The site plan does not propose to expand existing building or to construct any new buildings and will not increase the intensity of the existing use of the property.

Since the site plan does not propose to expand the existing building or to construct any new buildings and will not increase the intensity of the existing use, the development will not result in the generation of any new average daily trips on any roadway segments. The development's impacts to public facilities are therefore de minimis, and the development is exempt from concurrency requirements as provided in Section 2.4.14(C)(3) of the City's LDRs.

EXHIBIT "A"
TO
WAL-MART STORES EAST, LP
SITE PLAN
DISTRIBUTION CENTER PAVEMENT ADDITION
STAFF REPORT

CONDITION:

1. In accordance with Section 6.2.1(D)(4)(i) of the City's Land Development Regulations, the owner of the parcel shall be responsible for the maintenance of all replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the Land Development Regulations Administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a re-inspection report submitted within six months after the replacement replanting.

May 2, 2013

Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32615



500 West Fulton Street
Sanford, Florida 32771

P.O. Box 2808
Sanford, Florida 32772-2808

Phone: 407.322.6841
Fax: 407.330.0639

www.cphcorp.com

RE: Wal-Mart Distribution Center #7035 Site Plan- Pavement Addition Review
Alachua, Florida

Dear Mr. Tabor,

Please find below our response to comments provided by Development Review Team, dated April 18, 2013.

1. The application identifies the property owner as "Wal-Mart Stores, Inc." According to property records, the correct property owner is "Wal-Mart Stores East, LP." The application must be corrected to identify the correct property owner, and the person who signs the application must have legal authority to sign on behalf of WalMart Stores East, LP. Documentation evidencing that such person has legal authority to sign on behalf of Wal-Mart Stores East, LP must be submitted to the City.

We have included a new application indicating Wal-Mart Stores East, LP as the owner. The new form has been executed by Andrea Lazenby. As can be seen on the Sunbiz.org site the managing entity for Wal-Mart Stores East, LP is WSE Management, LLC; and Andrea Lazenby is listed on Sunbiz as one of the managing partners for WSE Management LLC.

2. Section 6.2.1 of the LDRs establishes the standards for tree removal/replacement/mitigation. The Landscape Plans are substantially deficient. In order to demonstrate compliance with Section 6.2.1 of the LDRs, the applicant must provide the following:

- a. Section 6.2.1(G)(2)(a) requires that all regulated trees which shall be retained, relocated, or removed to be identified on the Site Plan. Trees must be identified by both common and scientific names.

We have revised the plans to identify the trees to be removed and replaced as well as to identify the trees in the work area that are to be saved. Please see Sheet L-1 for changes.

- b. To demonstrate compliance with the tree replacement standards provided in Section 6.2.1(D)(4), the applicant must identify the number, location, and species of trees to be removed and the number, location, and species of trees to be retained within the area where site modifications are proposed.

We have noted the number of trees to be removed and replaced as well as their location and species. This information is provided on Sheet L-1.

- c. Section 6.2.1(D)(4) states that when required to replace trees as a condition of approval of site plan approval, site-specific trees from the recommended tree list shall be selected. The aforementioned section further states that when selecting replacement trees from the recommended tree list, replacement trees shall be of a similar species or category as the tree that is being removed. The applicant has proposed to replace existing live oaks with 174 slash pines. This species selection does not meet the criteria of Section 6.2.1(D)(4.) The applicant must revise the Landscape Plans to utilize a species from the recommended tree list that is a similar category (i.e., a canopy tree) and is a similar species to the landscaping proposed for removal.

The landscape plan has been revised to use live oak as a replacement tree instead of slash pine.

- d. Section 6.2.1 (D) (2) establishes standards to ensure that all regulated trees are protected from development or site alteration activities. The applicant has not provided sufficient detail to demonstrate compliance with the aforementioned section. Provide detail on the Landscape Plans to demonstrate compliance with the aforementioned section, including but not limited to:

- i. Detail of Protective Barricades: Section 6.2.1(D)(2)(a) requires the Landscape Plans to provide detail of protective barricades which shall surround all existing regulated trees which are to remain. The aforementioned section also specifies the location, height, and material used for such barricades. The applicant must

provide sufficient detail to demonstrate compliance with the aforementioned section.

We have provided a detail for a tree protective barricade on Sheet L-1 of the plans. This barricade is shown to be placed around all trees within the work area that are to be saved.

ii. Protection of Retained Trees: Section 6.2.1(D)(2)(d) requires the Landscape Plans to provide a note stating that a three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases. Revise the landscape plan accordingly.

The requested note has been added to Sheet L-1 of the plans.

3. The proposed development requires the relocation of an existing electrical transformer. Sheet C-3 notes that the contractor shall coordinate with the power company (which is the Clay Electric Cooperative) prior to construction to locate any existing power lines. The applicant must coordinate the relocation of the electric transformer with Clay Electric Cooperative and reflect the proposed relocation plans on the site plan.

The existing transformer is to remain in place. We have coordinated with Clay Electric Cooperative to make them aware of the work proposed around the existing transformer. As previously noted on the plan the contractor is to coordinate with the utility provide prior to construction to locate existing lines to ensure they are protected during construction. We have added the contact information for Clay Electric Cooperative to the contact information on the cover sheet of the plans.

4. Section 6.7.3 (A) requires the development to provide at least a minimum 10% open space. Provide data to sufficiently demonstrate that the Site Plan complies with the aforementioned section.

A note has been added to Sheet L-1 of the plans indicating that the site maintains 61.7% open space.

5. The applicant must address the comments provided by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., in a letter dated April 15, 2013.

As noted in comment 3 above the electrical transformer is to remain in place. Contact information for Clay Electric Cooperative has been added to the plans.

Sincerely,



H. Larry Wray, P.E.
Project Manager
CPH, Inc.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 18, 2013

Mr. Cliff Mathis
Senior Manager, Project Design & Management
Wal-Mart Stores, Inc.
2001 SE South Street
Bentonville, AR 72716

RE: Development Review Team (DRT) Summary: Site Plan Application for Proposed Site Modifications at the Wal-Mart Distribution Center at 18815 NW 115th Avenue

Dear Mr. Mathis:

The application referenced above was reviewed with Larry Wray, P.E., of CPH Engineers, Inc., at our April 18, 2013 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, May 6, 2013**. A total of three (3) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

As discussed at the DRT Meeting, please address the following insufficiencies:

1. The application identifies the property owner as "Wal-Mart Stores, Inc." According to property records, the correct property owner is "Wal-Mart Stores East, LP." The application must be corrected to identify the correct property owner, and the person who signs the application must have legal authority to sign on behalf of Wal-Mart Stores East, LP. Documentation evidencing that such person has legal authority to sign on behalf of Wal-Mart Stores East, LP must be submitted to the City.
2. Section 6.2.1 of the LDRs establishes the standards for tree removal/replacement/mitigation. The Landscape Plans are substantially deficient.

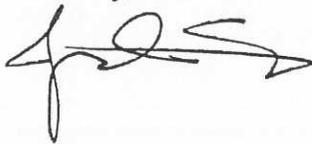
In order to demonstrate compliance with Section 6.2.1 of the LDRs, the applicant must provide the following:

- a. Section 6.2.1(G)(2)(a) requires that all regulated trees which shall be retained, relocated, or removed to be identified on the Site Plan. Trees must be identified by both common and scientific names.
 - b. To demonstrate compliance with the tree replacement standards provided in Section 6.2.1(D)(4), the applicant must identify the number, location, and species of trees to be removed and the number, location, and species of trees to be retained within the area where site modifications are proposed.
 - c. Section 6.2.1(D)(4) states that when required to replace trees as a condition of approval of site plan approval, site-specific trees from the recommended tree list shall be selected. The aforementioned section further states that when selecting replacement trees from the recommended tree list, replacement trees shall be of a similar species or category as the tree that is being removed. The applicant has proposed to replace existing live oaks with 174 slash pines. This species selection does not meet the criteria of Section 6.2.1(D)(4.) The applicant must revise the Landscape Plans to utilize a species from the recommended tree list that is a similar category (i.e., a canopy tree) and is a similar species to the landscaping proposed for removal.
 - d. Section 6.2.1(D)(2) establishes standards to ensure that all regulated trees are protected from development or site alteration activities. The applicant has not provided sufficient detail to demonstrate compliance with the aforementioned section. Provide detail on the Landscape Plans to demonstrate compliance with the aforementioned section, including but not limited to:
 - i. Detail of Protective Barricades: Section 6.2.1(D)(2)(a) requires the Landscape Plans to provide detail of protective barricades which shall surround all existing regulated trees which are to remain. The aforementioned section also specifies the location, height, and material used for such barricades. The applicant must provide sufficient detail to demonstrate compliance with the aforementioned section.
 - ii. Protection of Retained Trees: Section 6.2.1(D)(2)(d) requires the Landscape Plans to provide a note stating that a three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases. Revise the landscape plan accordingly.
3. The proposed development requires the relocation of an existing electrical transformer. Sheet C-3 notes that the contractor shall coordinate with the power company (which is the Clay Electric Cooperative) prior to construction to locate any existing power lines. The applicant must coordinate the relocation of the electric transformer with Clay Electric Cooperative and reflect the proposed relocation plans on the site plan.

4. Section 6.7.3(A) requires the development to provide at least a minimum 10% open space. Provide data to sufficiently demonstrate that the Site Plan complies with the aforementioned section.
5. The applicant must address the comments provided by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., in a letter dated April 15, 2013.

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

Attachment:

Letter from Robert Walpole, P.E., LEED AP, Causseaux, Hewett, & Walpole, Inc., dated April 15, 2013

CC (without Attachment):

Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Larry Wray, CPH Engineers, Inc.
Project File



*Focused on Excellence
Delivered with Integrity*

April 15, 2013

Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Wal-Mart Distribution Site Plan – Pavement Addition Review
Alachua, Florida

Dear Justin:

We have completed an engineering review of the above referenced plans as requested by your office. We find the plans approvable subject to the following conditions and comments before construction commences:

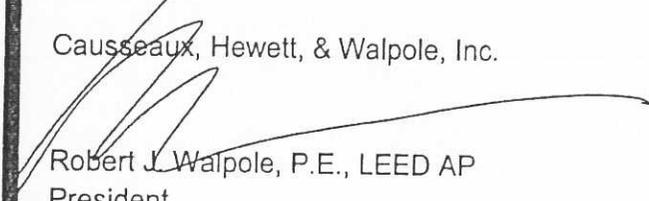
Comments:

1. Coordinate and illustrate the proposed electrical transformer and primary electric re-routing on a plan sheet.

We appreciate the opportunity to provide you with professional engineering review. Please call me with any questions or concerns.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.


Robert J. Walpole, P.E., LEED AP
President

G:\JOBS\2013\113-0180\City_County\130410_Review\LTR_130410_Walmart_Review_CofA.docx

132 NW 76th Drive
Gainesville, Florida 32607

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Wal-Mart Distribution Center – Pavement Addition

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Wal-Mart Stores East, LP

AGENT: Larry Wray, P.E., CPH Engineers, Inc.

DRT MEETING DATE: April 18, 2013

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Industrial General (IG)

OVERLAY: N/A

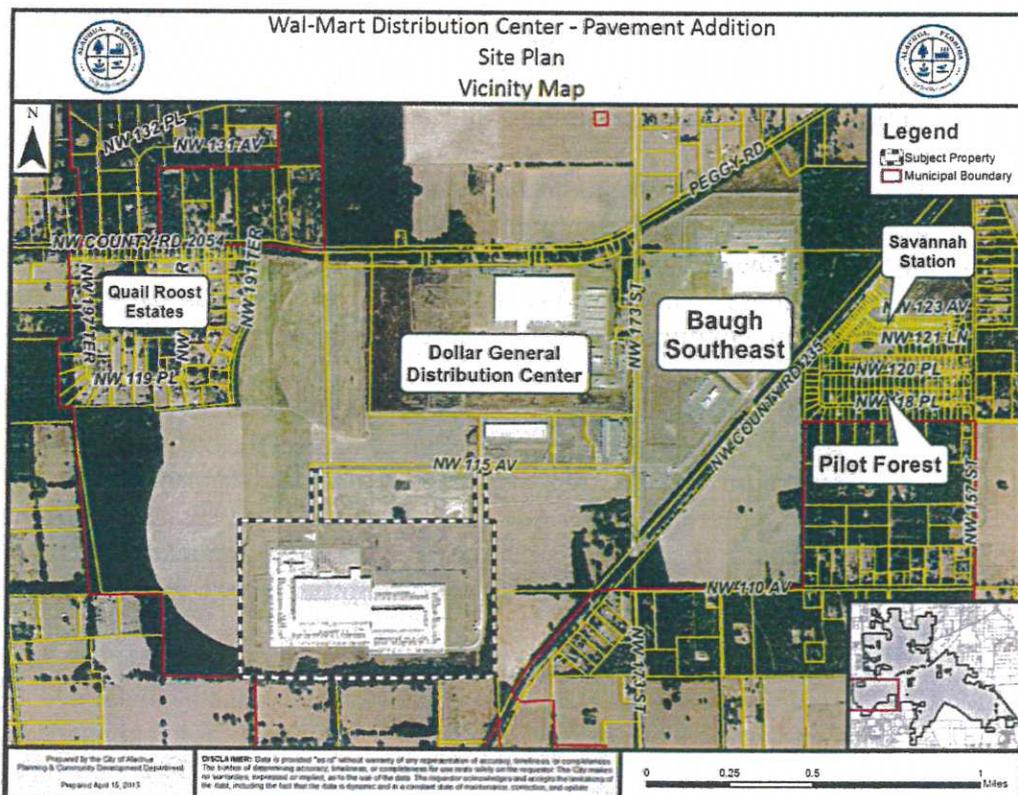
ACREAGE: ±231 acres

PARCEL: 03998-000-000

PROPERTY ADDRESS: 18815 NW 115th Avenue

PROJECT SUMMARY: A request for a Site Plan for proposed modifications to the subject property, adding ±1.28 acres of impervious area (consisting of a new pavement area to the north of the existing building and modifications to the routing of stormwater runoff from the existing building) and associated mitigation for the removal and replacement of existing landscaping

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on Monday, May 6, 2013



Deficiencies to be Addressed

1. The application identifies the property owner as "Wal-Mart Stores, Inc." According to property records, the correct property owner is "Wal-Mart Stores East, LP." The application must be corrected to identify the correct property owner, and the person who signs the application must have legal authority to sign on behalf of Wal-Mart Stores East, LP. Documentation evidencing that such person has legal authority to sign on behalf of Wal-Mart Stores East, LP must be submitted to the City.
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*Focused on Excellence
Delivered with Integrity*

April 15, 2013

Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Wal-Mart Distribution Site Plan – Pavement Addition Review
Alachua, Florida

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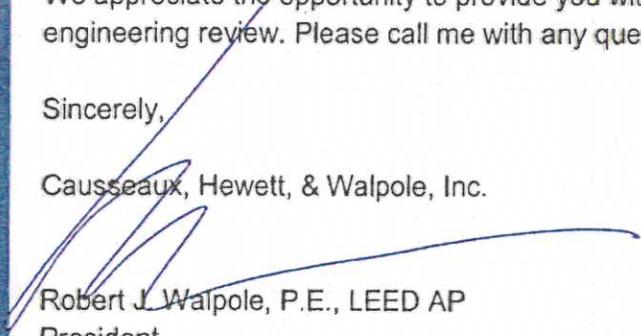
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Causseaux, Hewett, & Walpole, Inc.


Robert J. Walpole, P.E., LEED AP
President

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132 NW 76th Drive
Gainesville, Florida 32607

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Wal-Mart Distribution Center – Pavement Addition

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Wal-Mart Stores East, LP

AGENT: Larry Wray, P.E., CPH Engineers, Inc.

DRT MEETING DATE: April 16, 2013

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Industrial General (IG)

OVERLAY: N/A

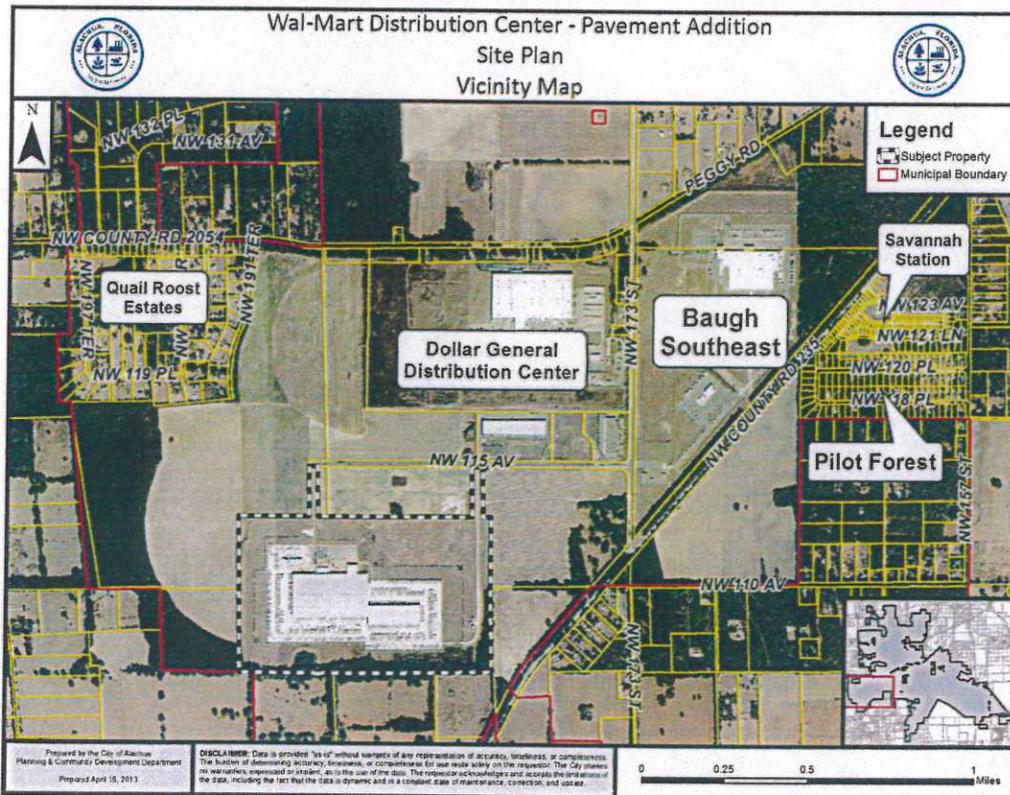
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retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases. Revise the landscape plan accordingly.

3. The proposed development requires the relocation of an existing electrical transformer. Sheet C-3 notes that the contractor shall coordinate with the power company (which is the City of Alachua) prior to construction to locate any existing power lines. The Site Plan must identify the location of all existing electrical utility infrastructure and illustrate the proposed modifications to the system.
4. Section 6.7.3(A) requires the development to provide at least a minimum 10% open space. Provide data to sufficiently demonstrate that the Site Plan complies with the aforementioned section.



*Focused on Excellence
Delivered with Integrity*

April 15, 2013

Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Wal-Mart Distribution Site Plan – Pavement Addition Review
Alachua, Florida

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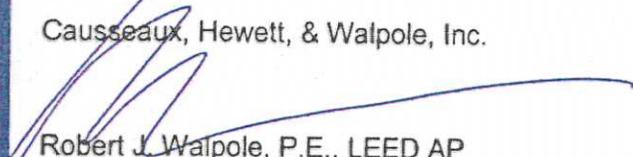
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We appreciate the opportunity to provide you with professional engineering review. Please call me with any questions or concerns.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.


Robert J. Walpole, P.E., LEED AP
President

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132 NW 76th Drive
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www.chw-inc.com



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April 15, 2013

Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Wal-Mart Distribution Site Plan – Pavement Addition Review
Alachua, Florida

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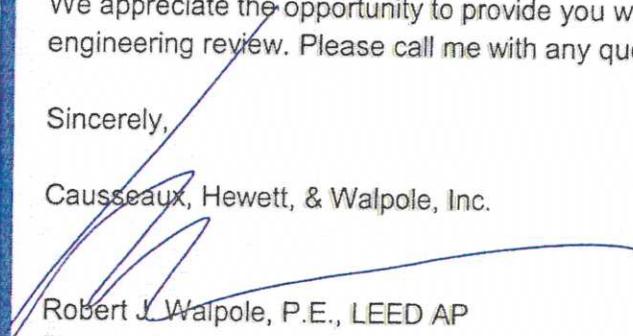
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Causseaux, Hewett, & Walpole, Inc.


Robert J. Walpole, P.E., LEED AP
President

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Phone: (352) 331-1976
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500 West Fulton Street
Sanford, Florida 32771

P.O. Box 2808
Sanford, Florida 32772-2808

Phone: 407.322.6841
www.cphcorp.com

April 10, 2013

Mr. Justin Tabor, AICP
City of Alachua
Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, Florida 32615

RE: Response to Completeness Review of Site Plan Application Comments for Proposed Site Modifications at the Wal-Mart Distribution Center located at 18815 NW 115th Avenue, Alachua, Florida

Dear Mr. Tabour,

The following is in response to the City of Alachua request for additional information dated April 8, 2013 concerning the Alachua Distribution Center project. For clarity, we've repeated the City's comments below.

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is Cliff Mathis, Senior Manager of Project Design and Management, Wal-Mart Stores, Inc. The applicant must provide authorization for each agent, which the applicant authorizes to act on its behalf for purposes of this application.

Response: As discussed, a letter from Walmart authorizing CPH to represent Walmart for this submittal is enclosed.

Attachment #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).

Response: As discussed a set of labels that include the additional Property owners requested has been enclosed.

Attachment #8: Proof of ownership.

Response: Special Warranty Deed is included as Proof of Ownership.

Sincerely,

H. Larry Wray, P.E.
Project Manager
CPH, Inc.

Cc: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner



Distribution Center Design

Cliff Mathis, Senior Manager, Project Design & Management

2001 SE 10th St.
Bentonville, AR 72716
Phone 479.204.2767
Fax 479.273.1964
www.walmart.com

April 8, 2013

Mr. Justin Tabor, AICP
City of Alachua
Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, Florida 32615

RE: Alachua Distribution Center #7035- Property Owner Affidavit/Agent Authorization

Dear Mr. Tabor,

Wal-Mart Stores, Inc. is the owner of the existing Distribution Center #7035 located at 18815 NW 115th Avenue, Alachua, FL. and is proposing to make site improvements to this site. On behalf of Wal-Mart Stores, Inc. I hereby authorize CPH, Inc. to correspond on behalf Wal-Mart for the purpose of obtaining permits and approvals related to the proposed site improvements.

If you need any information or have any questions regarding this authorization, please do not hesitate to contact me.

Sincerely,

Cliff Mathis
Senior Manager, Project Design & Management
Clifton.Mathis@wal-mart.com

Prepared by:
John T. Sefton
FL Bar No. 184055
Foley & Lardner LLP
Suite 1300, One Independent Drive
Jacksonville, FL 32202
F&L File No. 083387.0113

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2102940 4 PGS
2005 JAN 20 02:12 PM BK 3058 PG 464
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#220633
Doc Stamp-Deed: 37,754.50



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 18
day of January, 2005, between **Waco Properties, Inc.**, a
Florida corporation, formerly known as **Waco of Alabama, Inc.**, whose address is c/o
569 Edgewood Avenue, Jacksonville, FL 32205 ("Grantor"), and **Wal-Mart Stores East, L.P.**,
a Delaware limited partnership, whose address is 2001 Southeast 10th Street, Bentonville,
Arkansas 72712-6489 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged,
has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever, the following
described land located in Alachua County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto Grantee in fee simple.

Subject to taxes for 2005 and subsequent years.

And Grantor does hereby covenant with Grantee that, except as noted above, at the time
of the delivery of this deed the lands were free from all encumbrances made by Grantor, and that
Grantor will warrant and defend the lands against the lawful claims and demands of all persons
claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered
In the presence of:

Sue A. Butler
Typed or printed name: SUE A. BUTLER

John T. Sefton
Typed or printed name: JOHN T. SEFTON

Waco Properties, Inc.

By: Jack Dyer
Jack Dyer, its president

{Corp. Seal}

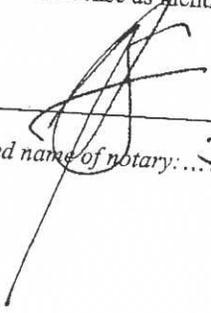
("Grantor")

INSTRUMENT # 2102940
4 PGS

State of Florida; County of Duval

The foregoing instrument was acknowledged before me this 18 day of January 2005, by Jack Dyer, the President of **Waco Properties, Inc.**, a Florida corporation formerly known as Waco of Alabama, Inc., on behalf of said corporation. Jack Dyer produced a current Florida driver's license as identification.

{Notary Seal must be affixed}


printed name of notary: JOHN T. SEFTON

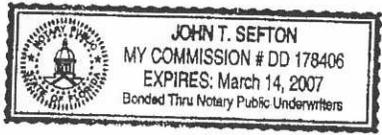


Exhibit "A"

to

Special Warranty Deed from Waco Properties, Inc. to
Wal-Mart Stores East, L.P.

WAL-MART DISTRIBUTION CENTER (PROPOSED)
ALACHUA COUNTY, FLORIDA

A TRACT OF LAND SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N89°27'14" W, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235A (100 FOOT RIGHT OF WAY) AND TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGES 1821-1826 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 9 COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LAND LINE, S00°42'43"W, A DISTANCE OF 700.64 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF QUAIL ROOST UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 29 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N89°17'17"W, A DISTANCE OF 220.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE RUN S00°42'43"W, A DISTANCE OF 168.11 FEET; THENCE RUN S87°21'49"E, A DISTANCE OF 220.12 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S00°42'43"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 321.93 FEET TO A CONCRETE MONUMENT; THENCE RUN S88°22'07"W, A DISTANCE OF 291.00 FEET; THENCE RUN S00°42'43"W, A DISTANCE OF 150.00 FEET; THENCE RUN N88°22'07"E, A DISTANCE OF 291.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S00°42'43"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2875.76 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND EASTERLY LAND LINE, RUN N89°17'17"W, A DISTANCE OF 2170.68 FEET (2163.09 FEET AS ACTUALLY MEASURED) TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 4, SECTION 29, T8S, R18E, BEING THE **POINT OF BEGINNING**; THENCE RUN S00°40'37"W ALONG THE WEST LINE OF GOVERNMENT LOT 4, SECTION 29, T8S, R18E, A DISTANCE OF 1097.42 FEET TO THE NW CORNER OF GOVERNMENT LOT 1, SECTION 32, T8S, R18E; THENCE RUN S00°18'30" E, A DISTANCE OF 1322.63 FEET, THENCE RUN S89°44'27"W , A DISTANCE OF 1695.25 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN N89°48'00"W ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 821.02 FEET; THENCE RUN S89°54'37"W, A DISTANCE OF 246.13 FEET; THENCE RUN N88°30'14"W, A DISTANCE OF 1242.20 FEET, THENCE RUN N00°03'12"W, A DISTANCE OF 2442.07 FEET; THENCE S89°17'42"E, A DISTANCE OF 1112.26 FEET; THENCE RUN N00°00'00"W, A DISTANCE 793.07 FEET (793.03 FEET AS MEASURED) TO A POINT ON THE SOUTH LINE OF THE ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF ALACHUA AT O.R. BOOK 3054, PAGE 419, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA (SUCH RIGHT-OF-WAY ALSO BEING THE LANDS DESCRIBED IN EXHIBIT "C")

INSTRUMENT # 2102940

4 PGS

TO THE "DEVELOPMENT AGREEMENT" RECORDED AT O.R. BOOK 2970, PAGE 787, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA, AND BEING REFERRED TO HEREIN AS THE "RIGHT-OF-WAY"); THENCE RUN S89°17'17"E, ALONG THE SOUTHERLY LINE OF THE RIGHT-OF-WAY A DISTANCE OF 140.01 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 793.01 FEET; THENCE RUN S89°17'36"E, A DISTANCE OF 2450.78 FEET, THENCE RUN N00°00'00"E, A DISTANCE OF 792.79 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY; THENCE RUN S89°17'17"E ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY A DISTANCE OF 237.86 FEET; THENCE RUN S50°26'05"W, A DISTANCE OF 75.03 FEET; THENCE RUN S00°00'00"W, A DISTANCE OF 743.64 FEET; THENCE RUN S89°03'06"E, A DISTANCE OF 129.52 FEET TO THE **POINT OF BEGINNING**.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2013

VIA HAND DELIVERY

Monique M. Heathcock, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Wal-Mart Distribution Site Plan – Pavement Addition

The City of Alachua Planning & Community Development Department requests your firm conduct an engineering review of the attached Site Plan, which proposes a modification at the Wal-Mart Distribution Center located at 18815 NW 115th Avenue. The modifications include the addition of a new pavement area to the north of the existing building and a modification to the routing of stormwater runoff from the existing building.

Please provide comments by **9:00 AM on April 16, 2013**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 8, 2013

Mr. Cliff Mathis
Senior Manager, Project Design & Management
Wal-Mart Stores, Inc.
2001 SE South Street
Bentonville, AR 72716

RE: Completeness Review of Site Plan Application for Proposed Site Modifications at the Wal-Mart Distribution Center located at 18815 NW 115th Avenue, Alachua, Florida

Dear Mr. Mathis:

On March 28, 2013, the City of Alachua received your Site Plan Application for proposed modification at the Wal-Mart Distribution Center located at 18815 NW 115th Avenue, Alachua, FL. The Site Plan proposes a new pavement area to the north of the existing building and modification to the routing of stormwater runoff from the existing building.

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 Cliff Mathis, Senior Manager of Project Design and Management, Wal-Mart Stores, Inc. 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: 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 #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).

Action Needed to Address Deficiency: The applicant must provide mailing labels for all organizations and persons registered with the City to receive notice of all applications by written notice. This list is available on the City's website at http://cityofalachua.com/images/stories/Public_Notice_Mailing_List.xls.

Attachment #8: Proof of ownership.

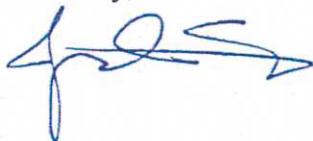
Action Needed to Address Deficiency: The applicant must provide proof of ownership, such as a deed, which shows that the applicant holds title to the property.

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
Larry Wray, CPH Engineers, Inc.
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 *JE*
Principal Planner

RE: Completeness Review for Wal-Mart Distribution Center Site Plan Application
(New Pavement Area)

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 Cliff Mathis, Senior Manager of Project Design and Management, Wal-Mart Stores, Inc. 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: 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](http://cityofalachua.com/images/stories/documents/pz_documents/Property%20Owner%20Affidavit.pdf).

Attachment #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).

Action Needed to Address Deficiency: The applicant must provide mailing labels for all organizations and persons registered with the City to receive notice of all applications by

written notice. This list is available on the City's website at <http://cityofalachua.com/images/stories/Public Notice Mailing List.xls>.

Attachment #8

Proof of ownership.

Action Needed to Address Deficiency: The applicant must provide proof of ownership, such as a deed, which shows that the applicant holds title to the property.

Additional Comments:

1. The proposed development will not increase the square footage of the existing building, nor will it increase the intensity of the existing use. It has therefore been determined that the proposed site modifications will not result in any additional impacts to public facilities, and the proposed development's impacts to public facilities are de minimis as defined in Section 2.4.14 of the City's LDRs. A Concurrency Impact Analysis has therefore not been provided as part of this application.
2. 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

2013 FOREIGN LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# B01000000392

Entity Name: WAL-MART STORES EAST, LP

Current Principal Place of Business:

702 SW 8TH STREET
BENTONVILLE, AR 72716

Current Mailing Address:

702 SW 8TH STREET
BENTONVILLE, AR 72716 US

FEI Number: 71-0862119

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

General Partner Detail Detail :

Document # M02000000296

Name WSE MANAGEMENT, LLC

Address 702 SW 8TH STREET

City-State-Zip: BENTONVILLE AR 72716

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WSE MANAGEMENT, LLC

GENERAL PARTNER

04/12/2013

Electronic Signature of Signing General Partner Detail

Date

2013 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M02000000296

Entity Name: WSE MANAGEMENT, LLC

Current Principal Place of Business:

702 SW 8TH STREET
BENTONVILLE, AR 72716

Current Mailing Address:

702 SW 8TH STREET
BENTONVILLE, AR 72716 US

FEI Number: 71-0862403

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Manager/Member Detail Detail :

Title MGR
Name MOORE, MIKE
Address 702 SW 8TH STREET
City-State-Zip: BENTONVILLE AR 72716

Title MGR
Name HARRIS, PHYLLIS
Address 702 SW 8TH STREER
City-State-Zip: BENTONVILLE AR 72716

Title MGR
Name SIKORSKI, BRAD
Address 702 SW 8TH STREET
City-State-Zip: BENTONVILLE AR 72716

Title MGR
Name COTTRELL, LORI
Address 702 SW 8TH STREET
City-State-Zip: BENTONVILLE AR 72716

Title MGR
Name THRASHER, AMY
Address 702 SW 8TH STREET
City-State-Zip: BENTONVILLE AR 72716

Title MGR
Name LAZENBY, ANDREA
Address 702 SW 8TH STREET
City-State-Zip: BENTONVILLE AR 72716

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANDREA LAZENBY

MANAGER

04/16/2013

Electronic Signature of Signing Manager/Member Detail

Date

to be in a position at the city, could be in charge of the spray field sod project.

The Grand Strand Water and Sewer Authority (GSWSA) in Myrtle Beach, S.C. is the group Booth was referencing. According to information on the Grand Strand website, Myrtle Beach grows Bermuda and Centipede sod through their High Tech Turf Farms project. Agricultural Superintendent Wendell Blanton oversees the project.

GSWSA boasts quality turf by the pallet or piece to homeowners and businesses alike and offers delivery and volume discounts for

purchases of more than 25,000 sq. ft.

Myrtle Beach has a much larger spray field area to farm than the City of High Springs, but based on the information on their site, they enjoy a good amount of sales and benefit the City as well as others in their region. Especially in larger cities, the use of spray fields as water sources for non-edible crop growth could become a revenue generating wave of the future.

#

Email cwalker@alachuatoday.com

15634 NW US HWY 441
386-462-2000
Serving Alachua/High Springs

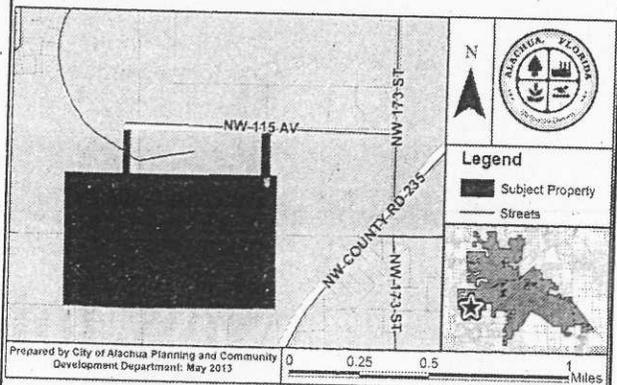
14300 W Newberry Rd
352-333-3333
Serving Newberry/Jonesville



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 June 11, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by H. Larry Wray, P.E. of CPH Engineers, Inc., agent for Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan for proposed modifications to the subject property, adding ±1.28 acres of impervious area (consisting of a new pavement area to the north of the existing building and modifications to the routing of stormwater runoff from the existing building) and associated mitigation for the removal and replacement of existing landscaping on a ±231 acre subject property and within a ±11.72 acre project area, located at 11815 NW 115th Avenue (Tax Parcel # 03998-000-000); Future Land Use Map (FLUM) Designation: Industrial; Zoning: Industrial General (IG).



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

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

UE ORGANIZING

tbball Conference

Teams from

& Marion Counties

Inlimited Weight

Tuesday, or Thursday on
ool Fields

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ation Contact:

6-462-1610

anners

at Digital Sign Printing

• Vinyl

obile • Construction

AFFIDAVIT FOR POSTED LAND USE SIGN

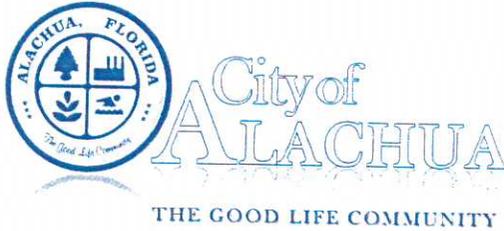
I BRET TURNER, POSTED THE LAND USE
(name)
SIGN ON 5/23/13 FOR THE WAL-MART DISTRIBUTION CENTER SITE PLAN
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Bret J.
(signature)

TWO (2)
(number of signs)

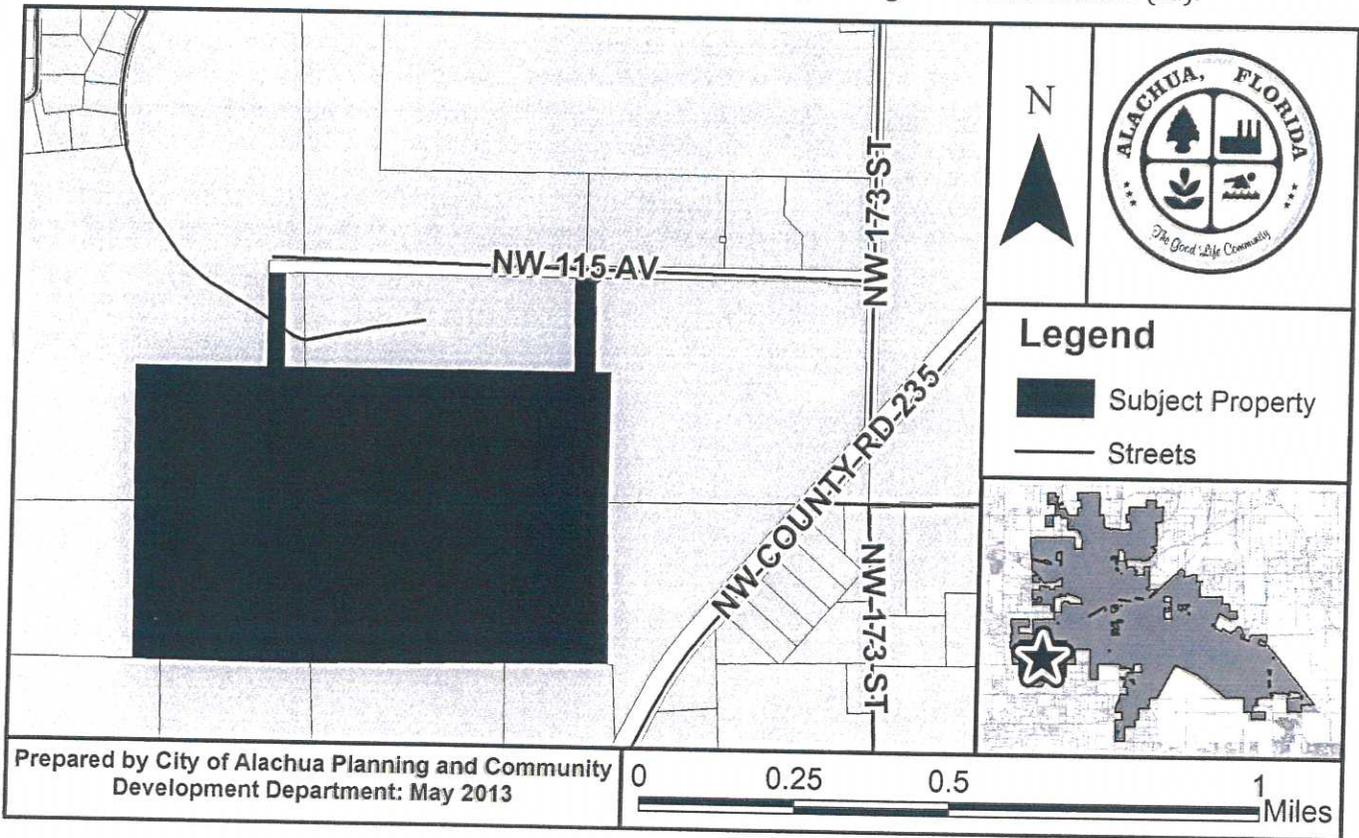


5/23/13

MH

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

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



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 32615

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





Criag Parentue
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Traci L. Cain
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616



Walmart Stores East LP
PO Box 8050
Bentonville, Ar 72716-8050

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Elda Smith
19722 NW 94th Ave
Alachua, FL 32615-6004

Tillman Little Farm, LLC
PO Box 1829
High Springs , FL 32655

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Floyd E. Tillman, Jr.
PO Box 1829
High Springs , FL 32655

Tillman Little Farm, LLC
PO Box 1829
High Springs , FL 32655





City of ALACHUA

THE GOOD LIFE COMMUNITY

| | |
|-----------------------|-------|
| FOR PLANNING USE ONLY | |
| Case #: | _____ |
| Application Fee: \$ | _____ |
| Filing Date: | _____ |
| Acceptance Date: | _____ |
| Review Type: | P&Z |

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

- Project Name: Alachua Walmart Distribution Center
- Address of Subject Property: 18815 NW 115th Avenue Alachua Florida
- Parcel ID Number(s): 03998-000-000
- Existing Use of Property: Distribution Center
- Future Land Use Map Designation: Industrial
- Zoning Designation: Industrial General
- Acreage: 231

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): Wal-Mart Stores East, LP
 Mailing address: 2001 S.E. South Street
 City: Bentonville State: Arkansas ZIP: 72716
 Telephone: (479) 273-4100 FAX: (479) 273-4107 e-mail: cliff.mathis@wal-mart.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

- Site Plan including but not limited to:
 - Name, location, owner, and designer of the proposed development.
 - Zoning of the subject property.
 - Vicinity map - indicating general location of the site and all abutting streets and properties.
 - Complete legal description.
 - Statement of Proposed Uses.
 - 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.
 - Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - Area and dimensions of site.
 - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - Location and dimensions of all existing and proposed parking areas and loading areas.
 - 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

Revised 4/1/2012

- 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.

Andrea Jazyn
Signature of Applicant

Signature of Co-applicant

Andrea Lazenby
Typed or printed name and title of applicant

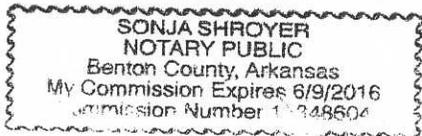
Typed or printed name of co-applicant

State of Arkansas County of Bentonville

The foregoing application is acknowledged before me this 22 day of April, 2013 by Andrea

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

NOTARY SEAL



Sonja Shroyer
Signature of Notary Public, State of Arkansas

Please find below information addressing the City of Alachua Site Plan application requirements in support of the proposed improvements at the Walmart Distribution Center #7035-502 development located at 18815 NW 115th Avenue, Alachua, FL.

CITY OF ALACHUA SITE PLAN APPLICATION – ATTACHMENT INFORMATION

1. Site Plan including but not limited to:

- a. Name, location, owner and designer of proposed development
Name: Walmart Distribution Center 7035-502
Location: 18815 NW 115th Avenue
Owner: Wal-Mart Stores, Inc.
Engineer: CPH, Inc.

This information is also shown on the submitted plans on Sheet C-1.

- b. Zoning of subject property
The present zoning for the subject site is Industrial General and is shown on the submitted plans on Sheet C-3.
- c. Vicinity Map
A vicinity map is included in the submitted plans.
- d. Compete Legal Description
A Legal description of the site is attached as Attachment A and is shown on Sheet C-3 of the submitted plans.
- e. Statement of Proposed Uses
The proposed project is a modification of the existing Walmart Distribution Center. No additional building area or utilities are proposed nor is there any proposed change in intensity or type of use. Due to past sinkhole activity in the pond a new pavement area is proposed at the northeast corner of the existing building. This new pavement area would route roof runoff that presently sheet flows across a grassed area into a channel system and into the existing pond at a location further away from the building. The intended purpose is to reduce groundwater infiltration in the area immediately adjacent to the building. Existing trees in the area to be paved will be removed and replaced with new trees north of the existing employee parking area. The original site design for this project contemplated future buildout of the project to include a total of up to 110 acres of impervious area. The site presently contains 87.11 acres of impervious area with the proposed improvements increasing this to a total 88.39 acres.
- f. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screenings or buffers along adjacent properties.
The location of the site in relation to surrounding properties and means of ingress and egress is illustrated on the Sheet C-1 of the submitted plans. The surrounding properties to the north, east, and

west are zoned Industrial general with the properties to the south zoned agricultural. These surrounding properties are currently used for agricultural purposes. An aerial photo identifying this project in relation to the surrounding properties is included in Attachment E.

All access to the property is from the existing driveway connections to NW 115th Avenue with no proposed changes to these driveway connections. There are no changes proposed to the buffers of the property nor is there any proposed activity within these buffers.

- g. Date, north arrow, and graphic scale not less than one (1) inch equal to fifty (50) feet.
The date, north arrow, and graphic scale have been shown on each drawing. A scale of one (1) inch equals thirty (30) feet has been used on drawings.
- h. Area and dimensions of site.
The area of the site and dimensions of the proposed improvements have been shown on the Sheet C-3 of the submitted plans.
- i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs and gutters.
Due to the limited nature of the proposed improvements a full survey of the site was not prepared. The location of all existing property lines is shown based on previously permitted plans as is the northern ROW line of NW 115th Avenue. As there are no changes to existing driveways nor any impact to offsite roadways the Right-of-way approaches, sidewalks, curbs, and gutters are not shown on the drawings.
- j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
The proposed improvements will not add any building area or increase utility demand. There are no new utility connections proposed. As a result there is no utility information to show as part of this submittal.
- k. Location and dimensions of all existing and proposed parking areas and loading areas.
The proposed improvements will not impact the existing driveways or parking facilities. As there are no changes to the existing facilities this information was not included. While the existing parking and driveways will not be impacted, the existing stabilized emergency vehicle access drive will be paved as part of these improvements. Dimensions are included for all proposed improvements.
- l. Location, size and design of proposed landscaped areas (including existing trees and required landscape buffer areas) with detail illustrating compliance with Section 6.2 of the Land Development Regulations.
With the exception of the proposed new pavement area there are no changes proposed to the existing buffer areas or existing landscaped

areas of the site. Within the proposed pavement area, an existing planted tree mitigation area consisting of trees planted at the time of the original project construction are to be removed and replaced to the north of the existing employee parking area. The new tree planting area is in a portion of the site originally intended as a future parking lot expansion that is no longer intended to be used for future parking.

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
No lakes, canals, or other waters or waterways currently exist on-site. The existing stormwater pond serving the site is shown on the plans.
- n. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
Due to the limited scope of work for this project a full site survey was not obtained. There are no proposed changes to existing buildings, structures, or parking facilities. Based on the original permit plans the percentage of property covered by structures is 11%.
- o. Location of waste receptacles and detail of waste receptacle screening.
There is no proposed change to the function of the existing waste receptacles on this site.
- p. For development consisting of one or more of the following: multi family residential, hotel, or mobile home park:
N/A

2. Stormwater management plan – including the following:

- a. Existing contours at one (1) foot intervals based on the U.S. Coastal and Geodetic Datum.
Existing contours at one (1) foot intervals have been shown on the plans.
- b. Proposed finished elevation of each building site and first floor level.
The existing finished floor elevation is shown on Sheet C-4 of the submitted plans.
- c. Existing and proposed stormwater management facilities with size and grades.
The existing stormwater management facilities have been shown on the plans. As indicated in the enclosed letter (Attachment B) from the Suwannee River Water Management District (SRWMD), the site was originally approved for an impervious area of 110.0 acres. The proposed improvements will increase the impervious area of the site from 87.11 acres to 88.39 acres. Therefore, no revisions to the stormwater system are required.
- d. Proposed orderly disposal of surface water runoff.

The original site was developed with no stormwater discharge for the 100 year 240 hour design storm. All runoff is contained within the pond and infiltrated or evaporated.

e. Centerline elevations along adjacent streets.
There are no proposed changes to the existing stormwater system nor to any of the access driveways serving the site. The stormwater system is not located adjacent to any public streets. In addition the stormwater system was originally designed to treat runoff from 110 acres of impervious area. The proposed plan will increase impervious area from 87.11 to 88.39 and is well below the ultimate design condition for the pond.

f. Water Management District surface water management Statement of proposed uses on the site plan.
A copy of a letter from the SRWMD indicating this proposed improvement is within the permitted limits of the original permit is included with this submittal as Attachment B.

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, Land Development Code.
At the time of original site approval the project would have been required to perform a concurrency analysis. The proposed project will not add any building area to the originally approved development nor are there any changes to the current intensity of type of use of the property. As such there would be no changes to concurrency. With this understanding and considering the proposed improvements; the site should be considered vested and thus exempt from concurrency impact analysis.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan.
See Attachment C

For industrial project Applications:

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;

The proposed project will not alter the existing traffic circulation nor will it increase the volume of traffic. There are no new driveway cuts proposed.

2. Buffering from adjacent existing/potential uses;
The buffers required at the time of the original approval are not proposed to be changed. The intensity of use has not been increased. The area of the project where the proposed improvements are proposed is adjacent to other industrial zoned lands and would therefore be consistent with this use.
2. Open space provisions and balance of proportion between gross floor area and site size;
The proposed development will contain 61.7% open space with a gross floor area of 11%. The project was initially developed with the intent to expand the project with up to 110 acres of impervious area or an open space of 52.4%.
3. Adequacy of pervious surface area in terms of drainage requirements;
As seen in the attached letter from the SRWMD, the project is below the permitted capacity of the drainage system.
5. Placement of signage;
There are no proposed changes to site signage
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
There are no proposed changes to site lighting.
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
There are no proposed changes to vehicle circulation.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
This is a modification of an existing approved site plan. No significant changes to the landscaping are proposed. An area of tree mitigation will be relocated to an area just north of the employee parking area. No other changes to the site landscaping are proposed.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
This is a modification of an existing site with the proposed improvements within an existing disturbed area. There are no impacts to unique features or resources.
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

This is a modification of an existing site with minimal revisions to the approved site plan.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
The proposed development will not increase the existing floor area ratio of 11%

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).
We have included a set of labels for all property owners within 400 feet of the project.

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
We have included the published notice of the neighborhood meeting in Attachment D.

 - 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
We have included a copy of the letter announcing the neighborhood meeting as well as the list of owners within 400 feet in Attachment D.

 - 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.
We have included a written summary of the neighborhood meeting in Attachment D

7. Legal description with tax parcel number.
A legal description of the property with tax parcel number is included in Attachment A.

8. Proof of ownership.
As seen in the attached print from the Alachua County Property Appraiser, Walmart is the current property owner of the site. See Attachment E.

9. Proof of payment of taxes.
A print from the Alachua County Tax collector is included in Attachment F showing payment of taxes

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

A letter from the SRWMD indicating that the proposed improvements are within the existing permitted conditions of the project is included in Attachment B.

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).

There are no proposed changes to access, to building area, or to use of the project. No County permit is necessary.

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).

There are no proposed changes to access, to building area, or to use of the project. No FDOT permit is required.

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.
The \$2,300.00 permit application fee is included in this submittal

The following material is also included with this submittal:

Attachment G: LDR Compliance Analysis

Attachment A
Legal Description

Legal Description

Address: 18815 NW 115th Avenue, Alachua, FL 32615

Parcel Number: 03998-000-000

Legal Description: SECTIONS 29 30 31 & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11 FT E 220.12 FT S 321.93 FT W 291 FT S 150 FT E 291 FT S 2875.76 FT W 2170.68 FT POB S 00 DEG 40 MIN 37 SEC W 1097.42 FT S 00 FRG 18 MIN 30 SEC E 1322.63 FTS 89 DEG 44 MIN 27 SEC W 1695.25 FT N 89 DEG 48 MIN 00 SEC W 821.02 FT S 89 DEG 54 MIN 37 SEC W 246.13 FT N 88 DEG 30 MIN 14 SEC W 1242.20 FT N 00 DEG 03 MIN 12 SEC W 2442.07 FT S 89 DEG 17 MIN 42 SEC E 1112.26 FT N 793.07 FT S 89 DEG 17 MIN 17 SEC E 140.01 FT S 793.01 FT S 89 DEG 17 MIN 36 SEC E 2450.78 FT N 792.79 FT S 89 DEG 17 MIN 17 SEC E 237.86 FT S 50 DEG 26 MIN 05 SEC W 75.03 FT S 743.64 FT S 89 DEG 03 MIN 06 SEC E 129.52 FT POB OR 3058/0464

Attachment B

SRWMD Permit Determination Letter



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

March 13, 2013

Howard L. Wray, P.E.
CPH Engineering INC.
500 West Fulton Street
Sanford, Florida 32771

DON QUINCEY, JR.
Chairman
Chiefland, Florida

ALPHONAS ALEXANDER
Vice Chairman
Madison, Florida

RAY CURTIS
Secretary / Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GEORGE COLE
Monticello, Florida

VIRGINIA H. JOHNS
Alachua, Florida

GARY F. JONES
Old Town, Florida

CARL E. MEECE
O'Brien, Florida

GUY N. WILLIAMS
Lake City, Florida

ANN B. SHORTELE, Ph.D.
Executive Director
Gainesville, Florida

Subject: ERP03-0069, Wal-Mart Distribution Center, Alachua County

Dear Mr. Wray:

Suwannee River Water Management District (District) staff has reviewed your request received on March 12, 2013, and determined that your existing permit will not require modification.

The existing permit authorized 110.0 acres of impervious surface. According to the current as-built certification, only 87.11 impervious acres have been constructed. Your requested changes will bring the total impervious area to 88.39 acres or 21.61 acres less than allowed in the permit.

The proposed plans will be added to the permit file for use with any future site inspections. If any adverse impacts result from this addition, remediation may be required.

This determination does not release you from obtaining any necessary permits from other state, county or local agencies. If any further improvements, beyond the scope described in your plans, are proposed please contact the District for further evaluation before the work is undertaken.

If you have any questions, please contact me at 386.362.1001 or 1.800.226.1066 or via email at JPB@srwmd.org.

Sincerely,

Jerry Bowden, PE,
Senior Professional Engineer

JB/rl

RECEIVED

MAR 15 2013

Water for Nature, Water for People

Attachment C

**Analysis of Consistency with the City of Alachua
Comprehensive Plan**

ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

This Memorandum addresses the proposed Walmart Distribution Centers compliance with the requirements of the City's Comprehensive Plan. The applicable Goal, Objective, or Policy is set forth, followed by an explanation in italics regarding how the proposed Walmart Distribution Center complies with such Goal, Objective, or Policy.

The Site is currently zoned IG (Industrial General) with a Future Land Use of Industrial. There are no proposed changes to zoning or future land use as part of this submittal. In General the proposed improvements do not increase building area nor do they increase the intensity or type of use from the previously approved site plan.

Future Land Use Element

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. City of Alachua Comprehensive Plan Future Land Use Element Adopted by the Alachua City Commission 10 September 13, 2004
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.

Response: These criteria are addressed in the Site Plan Application Submittal letter.

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

Response: The site plan exceeds the 10% open space requirement.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The site does not contain any steep or seepage slopes.

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

Response: The site does not contain any FEMA flood zone areas.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Response: The site does not contain known habitat for listed species.

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

Response: The proposed site is currently served by the available facilities and services necessary. The proposed plan will not increase dependency on these facilities.

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

Response: The proposed development does not increase the building area not change the intensity or type of use and therefore will not increase demand on roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation.

Policy 7.2.1: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Response: The site is not located within 500 feet of a city-owned potable water well.

Policy 7.2.2: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

Response: The site is not located within the secondary zone.

Policy 9.1: Any new development within Commercial and Industrial Land Uses within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Response: The existing development is connected to the City's potable water and wastewater system. There are no proposed changes to the water or sewer service.

Traffic Circulation Element

The proposed site improvements do not increase building area nor do they change the intensity or type of use for the project. No changes are proposed to the existing roadway network, traffic circulation, or parking facilities.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

Response: Development of the site will utilize best management practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil.

Policy 5.1.e: The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Response: The existing stormwater system was permitted by the SRWMD. The proposed site revisions have also been reviewed and approved by the district.

Policy 5.2.b: The City shall require demonstration from engineering results that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Response: The existing stormwater system was been permitted to have no discharge for the 100 year 240 hour storm event. The proposed site improvements are allowable within the original SRWMD permitted conditions for the site

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space

3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Response: The site was originally designed to have shallow, landscaped retention basins (technique 1), and provides significantly more open space than required (technique 2). In addition a stormwater pollution prevention plan will be developed prior to the start of construction (technique 3).

Conservation and Open Space Element

Policy 1.2.i: The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

Response: The landscaping plan does not propose to plant any Pest Plant Species.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect existing listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Response: The site does not contain any listed species or their habitat.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Response: The site does not contain any known habitat for listed species.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The site does not contain any steep or seepage slopes.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal residential development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following densities and performance standards.

Response: The site does not contain any wetlands.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must prove the following steps have been taken in order: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation as compensation for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Response: The site does not contain any wetlands.

Policy 1.10.d: The City shall require all wetland mitigation and monitoring proposals to be reviewed by the County, Suwannee River Water Management District and any other applicable agencies.

Response: The site does not contain any wetlands.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Response: The site does not contain any wetlands.

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Response: The site does not contain any wetlands.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Response: The site does not contain any surface water bodies.

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Response: The site is not located within the 100-year flood hazard zone established by the FEMA.

Attachment D

Neighborhood Meeting Materials

WELCOME CENTER:
Continued from page A1

Construction expected to be complete in May 2013

hanging, recreation and nature-based attractions in the area.

The estimated cost of renovations to the building is \$79,976. Twenty-five thousand dollars in tax increment funds, a \$25,000 grant from the City of Ocala and \$25,000 from the City of Alachua Downtown Redevelopment Trust Fund will be used to cover costs.

Construction is expected to be completed in early May, according to Alachua Chamber of Commerce President David Papa.

The decision to approve funding was unanimously approved by the Alachua City Commission on Monday, March 11. Final estimates are scheduled for Tuesday.

WASTE:
Continued from page A1

City of Hawthorne currently using same process

process. Reducing the amount of waste to dispose of to a solid cake would lead to reduced waste handling costs, which would also have a side benefit of making the waste product more readily usable in fertilizer companies.

The financial investment would cover the cost of a 30-yard steel screen filtration system, an UltraMax Bio-Solids Mixing System, delivery, set up and operation and training for City employees. The system, which is designed to operate with a minimum of employee interaction, would not require additional staff to operate, said Anthony.

Anthony (citing the City's limited budget this year) Anthony also offered to offset the upfront capital outlay of \$52,000 with a lease/purchase program.

The City's wastewater engineer, Mitzner & Associates, suggested the UltraMax Bio-Solids Process to High Springs City Manager Ed Booth as means to help the City save money on their current wastewater system operations. Booth, the City public works director and operator of the High Springs wastewater treatment plant recently visited Hawthorne, where the system has already been installed

and is in operation. "We met with their city manager and sewer plant operators. From what we saw, it is a system that would make our sewer plant more efficient," said Booth. "I am looking for years in pay for the initial investment," he added.

If the system is installed in High Springs, Anthony predicts the proposed cost per gallon of sludge disposal to be \$ 0.92. Currently, the per gallon cost of sludge disposal is \$ 0.94.

Final estimates@alachtoday.com

Newberry holds public meeting about fire department costs

By CHELSEA GRINSTEAD
Staff Reporter

NEWBERRY - The City of Newberry is taking a closer look at its fire department and the future anticipated costs. The City conducted a workshop Feb. 11 to provide information about the status of the fire department and costs projected out as far as 10 years.

People attending the workshop were provided information packets with final data. However, participants and County versus City operation cost

comparison. The meeting was held to gauge residents' views about taking on additional costs in the future for department operations. A critical cost factor was that future operational costs of the fire department could mean having to increase fees or millage rates.

The fire services fee per residence is currently \$199, but the City estimates that the City Commission to raise the fee to \$124 without having to conduct a study and analysis.

"Several town fire departments can do what other departments can't," City Manager Keith

Asbury said. "The fire fighters will come over and take your pulse and vitals. I had it happen personally with my dad and his life was saved because of that."

Asbury's update of the meeting is that the community appreciates its department and does not wish to change how it operates.

But Asbury cautioned, "If you love our fire department, and it cost you as a million in the next 10 years, this could potentially increase your millage rate."

Final estimates@alachtoday.com

Movie night in Newberry

By CHELSEA GRINSTEAD
Staff Reporter

NEWBERRY - In a little village on the big main island of Hawaii everyone gathers every Friday night to eat ice cream, drink sodas and watch a movie prepared on a tall wall mounted white screen.

Newberry City Manager Keith Asbury was inspired when he happened to see one of these community gatherings during a visit. He thought, "Why not put an outdoor movie in the spring and fall in Newberry?"

The Newberry City Commission accepted his idea. And now Triangle Park may be transformed into a free outdoor theater for residents. Spectators can

enjoy a picnic on the grass while the movie is projected on a screen under the pavilion.

Triangle Village in Newberry also shows outside movies, which further encouraged Asbury.

"In the overall with the positive attitude we've had in Newberry over the last two years," he said, "Things are looking like we have good public dialogue and we're great city."

The cinema equipment has been rented and a tent will be set up to make sure the movie is not bothered. If all goes well, the City will buy the equipment, which would cost \$7,000 to \$10,000.

Final estimates@alachtoday.com

PUBLIC NOTICE

A neighborhood meeting will be held to discuss the master plan application for the existing Walmart Distribution Center on 231 across road (Volunteer General and located at 18815 NW 115th Avenue in the City of Alachua. 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 on Tuesday, March 26, 2013, at 9:00 PM at Alachua County Library meeting room. A formal at 14913 NW 149 Street Alachua, Florida 32015.

Contact person: Larry Wynn at 407-322-6881

(Published: Alachua County Today - March 14, 2013)

BACK PAY:
Continued from page A1

Back pay amount is non-negotiable

in receiving pay because of their salary level and the number of people they were supervising. However, he found that the city clerk and the former administrative assistant were entitled to overtime pay.

Walker explained the hearing was a two-step process, the first of which was Velozquez's staff investigation and report detailing the law regarding exempt and non-exempt status. The second step pursuant to Florida law is to determine what compensation is due the two employees and what the statute of limitations is regarding how far back the process must start. Once an individual is determined to be due reimbursement under the act, the amount is non-negotiable according to Walker.

"At that point, we should have the matter settled," he said.

The City Commission unanimously approved payment of \$6,503.50 for the second and third invoices submitted by Ford/Burns for the report. Previously, the City paid an invoice of

\$1,703, bringing the total to \$5,296.50.

High Springs City Manager Ed Booth said the City has received the formula required to determine how to calculate the overtime payments, but has not arrived at the final figure. It is expected that the figure will be available in the coming weeks.

Final estimates@alachtoday.com

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Alachua Dental Center

Marc V. Cauchon, DMD, PA
386-418-3636
www.AlachuaDentalCenter.com

PUBLIC NOTICE

A neighborhood meeting will be held to discuss the site plan application for the existing Walmart Distribution Center, on 231 acres zoned Industrial General, and located at 18815 NW 115th Avenue in the City of Alachua. 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 on Tuesday March 26, 2013, at 5:00 PM at Alachua County Library meeting room "A" located at 14913 NW 140 Street Alachua, Florida 32615

Contact person: Larry Wray at 407-322-6841

Walmart Stores East LP
PO Box 8050
Bentonville, Ar 72716-8050

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Elda Smith
19722 NW 94th Ave
Alachua, FL 32615-6004

Tillman Little Farm, LLC
PO Box 1829
High Springs, FL 32655

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Floyd E. Tillman, Jr.
PO Box 1829
High Springs, FL 32655

Tillman Little Farm, LLC
PO Box 1829
High Springs, FL 32655

Criag Parentue
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Traci L. Cain
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

Antoinette Endelicato
5562 NW 93rd. Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creeek
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32615

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

Neighborhood Meeting Summary
Walmart Distribution Center #7035-502
3/26/2013 - 5:00 PM
Alachua County Library District – Meeting Room A

Please see the attached Sign-In Sheet for a list of citizens in attendance.

The Applicant's representatives at the meeting were:
Larry Wray, CPH, Inc.

Only one member of the public attended the meeting. The attendee had questions regarding the purpose of the project and if any expansion of the center was proposed. After explaining the nature of the project the attendee had no further questions regarding the project and did not express any objections to the proposed improvements.

MEETING SIGN-IN SHEET

Project: Alachua Distribution Center #7035

Meeting Date: March 26, 2013

Alachua County Library Room "A"
14913 NW 140 Street Alachua, Florida 32615

Facilitator: CPH, Inc.

| Name | Address | Phone | E-Mail |
|-------------------|------------------------|--------------|-----------------------|
| Jeanette Hinsdale | PO Box 1156 Alachua | 352/256-1204 | jayahari108@yahoo.com |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Attachment E
Proof of Ownership

Search Date: 3/25/2013 at 5:59:31 PM - Data updated: 03/25/13 Parcel: 03998-000-000

| | |
|--|--|
| Taxpayer: WAL-MART STORES EAST LP | Legal: SECTIONS 29 30 31 & 32: COM NE COR SEC 29 W 50 FT S 700.64 FT W 220 FT S 168.11 FT E 220.12 FT S 321.93 FT W 291 FT S150 FT E 291 FT S 2875.76 FT W 2170.68 FT POB S 00 DEG 40 MIN 37 SEC W 1097.42 FT S 00 FRG 18 MIN 30 SEC E 1322.63 FTS 89 DEG 44 MIN 27 SEC W 1695.25 FT N 89DEG 48 MIN 00 SEC W 821.02 FT S 89 DEG 54 MIN 37 SEC W 246.13 FT N 88 DEG 30MIN 14 SEC W 1242.20 FT N 00 DEG 03 MIN 12 SEC W 2442.07 FT S 89 DEG 17 MIN 42 SEC E 1112.26 FT N 793.07 FT S 89 DEG 17MIN 17 SEC E 140.01 FT S 793.01 FT S 89 DEG 17 MIN 36 SEC E 2450.78 FT N 792.79 FT S 89 DEG 17 MIN 17 SEC E 237.86 FT S50 DEG 26 MIN 05 SEC W 75.03 FT S 743.64FT S 89 DEG 03 MIN 06 SEC E 129.52 FT POB OR 3058/0464 |
| Mailing: PO BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050 | |
| Location: 18201 NW 115TH AVE Alachua | |
| Sec-Twn-Rng: 32-8-18 | |
| Use: WAREH/DIST TERM | |
| Tax Jurisdiction: Alachua | |
| Area: WACO AREA | |
| Subdivision: | |

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

| Year | Use | Land | MktLand | Building | Misc | Total | SOH Deferred | Assessed | Exempt** | Taxable** | Taxes |
|------|-------------------|---------|---------|----------|---------|----------|--------------|----------|----------|-----------|------------|
| 2012 | WAREH/DIST TERM | 4149000 | 4149000 | 34519200 | 6214700 | 44882900 | 0 | 44882900 | 0 | 44882900 | 1115422.05 |
| 2011 | WAREH/DIST TERM | 4149000 | 4149000 | 34874400 | 6542800 | 45566200 | 0 | 45566200 | 0 | 45566200 | 1158568.78 |
| 2010 | WAREH/DIST TERM | 4149000 | 4149000 | 35234000 | 6871300 | 46254300 | 0 | 46254300 | 0 | 46254300 | 1166816 |
| 2009 | WAREH/DIST TERM | 4149000 | 4149000 | 35593500 | 7199300 | 46941800 | 0 | 46941800 | 0 | 46941800 | 1178762.88 |
| 2008 | WAREH/DIST TERM | 4149000 | 4149000 | 35593500 | 7199300 | 46941800 | 0 | 46941800 | 0 | 46941800 | 1067234.88 |
| 2007 | VACANT INDUSTRIAL | 4149000 | 4149000 | 0 | 0 | 4149000 | 0 | 4149000 | 0 | 4149000 | 94330.42 |
| 2006 | VACANT INDUSTRIAL | 4149000 | 4149000 | 0 | 0 | 4149000 | 0 | 4149000 | 0 | 4149000 | 104814.54 |
| 2005 | TMBR NOT CLSSFD | 8800 | 144000 | 0 | 0 | 8800 | 0 | 8800 | 0 | 8800 | 229.29 |
| 2004 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 189.44 |
| 2003 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 193.87 |
| 2002 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 196.63 |
| 2001 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 196.61 |
| 2000 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 200.59 |
| 1999 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 198.84 |
| 1998 | TMBR NOT CLSSFD | 7200 | 144000 | 0 | 0 | 7200 | 0 | 7200 | 0 | 7200 | 204.44 |
| 1997 | TMBR SI 80-89 | 14000 | 144000 | 0 | 0 | 14000 | 0 | 14000 | 0 | 14000 | 406.12 |
| 1996 | TMBR SI 80-89 | 14000 | 144000 | 0 | 0 | 14000 | 0 | 14000 | 0 | 14000 | 410.05 |
| 1995 | TMBR SI 76-79 | 10000 | 144000 | 0 | 0 | 10000 | 0 | 10000 | 0 | 10000 | 292.9 |

Land

| Use | Zoning | Acres |
|---|--------|-------|
| WAREHOUSE | IG | 230.5 |
| 2012 Certified Land Value: 4149000 | | |

Building

| | |
|---|--|
| Actual Year Built 2007 Effective Year Built 2007 Use: WRHSE DISTRIB MEGA Bedrooms: 0 Baths: 0 Stories: 1 Exterior Wall: PREFINISHED MTL AC: NONE Heating: FORCED/NO DUCT | Area Type BASE AREA (BAS) 1082116 CANOPY (CAN) 14732 UNFINISHED STORAGE (UST) 54443 Heated Area: 1082116 Total Area: 1151291 |
| Actual Year Built 2007 Effective Year Built 2007 Use: OFFICE LOW RISE Bedrooms: 0 Baths: 23 | Area Type BASE AREA (BAS) 19859 Heated Area: 19859 Total Area: 19859 |

| | | | | | | | | | |
|--|---|------------------|-----------------------|-----------------|-------|---|------|---|--|
| Stories: 1 Exterior Wall: PREFINISHED MTL AC: CENTRAL AIR Heating: FORCED AIR DUCT | | | | | | | | | |
| Actual Year Built 2007 Effective Year Built 2007 Use: OFFICE LOW RISE Bedrooms: 0 Baths: 13 Stories: 1 Exterior Wall: PREFINISHED MTL AC: ROOF TOP AIR Heating: FORCED AIR DUCT | <table border="0"> <tr> <td>Area Type</td> <td style="text-align: right;">Square Footage</td> </tr> <tr> <td>BASE AREA (BAS)</td> <td style="text-align: right;">6290</td> </tr> <tr> <td>UNFINISHED STORAGE (UST)</td> <td style="text-align: right;">512</td> </tr> <tr> <td colspan="2" style="text-align: right;">Heated Area: 6290 Total Area: 6802</td> </tr> </table> | Area Type | Square Footage | BASE AREA (BAS) | 6290 | UNFINISHED STORAGE (UST) | 512 | Heated Area: 6290 Total Area: 6802 | |
| Area Type | Square Footage | | | | | | | | |
| BASE AREA (BAS) | 6290 | | | | | | | | |
| UNFINISHED STORAGE (UST) | 512 | | | | | | | | |
| Heated Area: 6290 Total Area: 6802 | | | | | | | | | |
| Actual Year Built 2007 Effective Year Built 2007 Use: SERVICE SHOP Bedrooms: 0 Baths: 0 Stories: 1 Exterior Wall: PREFINISHED MTL AC: NONE Heating: FORCED/NO DUCT | <table border="0"> <tr> <td>Area Type</td> <td style="text-align: right;">Square Footage</td> </tr> <tr> <td>BASE AREA (BAS)</td> <td style="text-align: right;">14760</td> </tr> <tr> <td>1.5 WITH ATTIC (OHA)</td> <td style="text-align: right;">1200</td> </tr> <tr> <td colspan="2" style="text-align: right;">Heated Area: 16560 Total Area: 15960</td> </tr> </table> | Area Type | Square Footage | BASE AREA (BAS) | 14760 | 1.5 WITH ATTIC (OHA) | 1200 | Heated Area: 16560 Total Area: 15960 | |
| Area Type | Square Footage | | | | | | | | |
| BASE AREA (BAS) | 14760 | | | | | | | | |
| 1.5 WITH ATTIC (OHA) | 1200 | | | | | | | | |
| Heated Area: 16560 Total Area: 15960 | | | | | | | | | |
| Actual Year Built 2007 Effective Year Built 2007 Use: SERVICE SHOP Bedrooms: 0 Baths: 0 Stories: 1 Exterior Wall: PREFINISHED MTL AC: NONE Heating: FORCED/NO DUCT | <table border="0"> <tr> <td>Area Type</td> <td style="text-align: right;">Square Footage</td> </tr> <tr> <td>BASE AREA (BAS)</td> <td style="text-align: right;">1360</td> </tr> <tr> <td colspan="2" style="text-align: right;">Heated Area: 1360 Total Area: 1360</td> </tr> </table> | Area Type | Square Footage | BASE AREA (BAS) | 1360 | Heated Area: 1360 Total Area: 1360 | | | |
| Area Type | Square Footage | | | | | | | | |
| BASE AREA (BAS) | 1360 | | | | | | | | |
| Heated Area: 1360 Total Area: 1360 | | | | | | | | | |
| 2012 Certified Building Value: 34519200 | | | | | | | | | |

Miscellaneous

| Description | Units |
|-------------|-------|
| DRIVE/WALK | 7013 |
| PAVING 1 | 29017 |
| LIGHTS | 12 |
| LIGHTS | 16 |
| LIGHTS | 4 |
| LIGHTS | 450 |
| SHED 1 | 220 |
| SHED 1 | 420 |
| SHED 1 | 380 |
| SHED 1 | 240 |
| SHED 1 | 1936 |
| CP 2 | 900 |
| CP 2 | 1764 |
| SPILL CTRL | 784 |
| SPILL CTRL | 1656 |
| CANOPY 1 | 492 |
| RAMP | 750 |
| RAMP | 65924 |
| FENCE CL | 4528 |
| GUTTER | 400 |
| GAZEBO | |

Property Search Results

| | |
|---|-------|
| FENCE CB | 806 |
| SPR SYSTEM | 1 |
| GUARD HSE | 420 |
| FIRE PRO/COMM-INTERIOR | 92685 |
| PUMP HSE | 1600 |
| CANOPY 1 | 120 |
| CANOPY 1 | 120 |
| 2012 Certified Miscellaneous Value: 6214700 | |

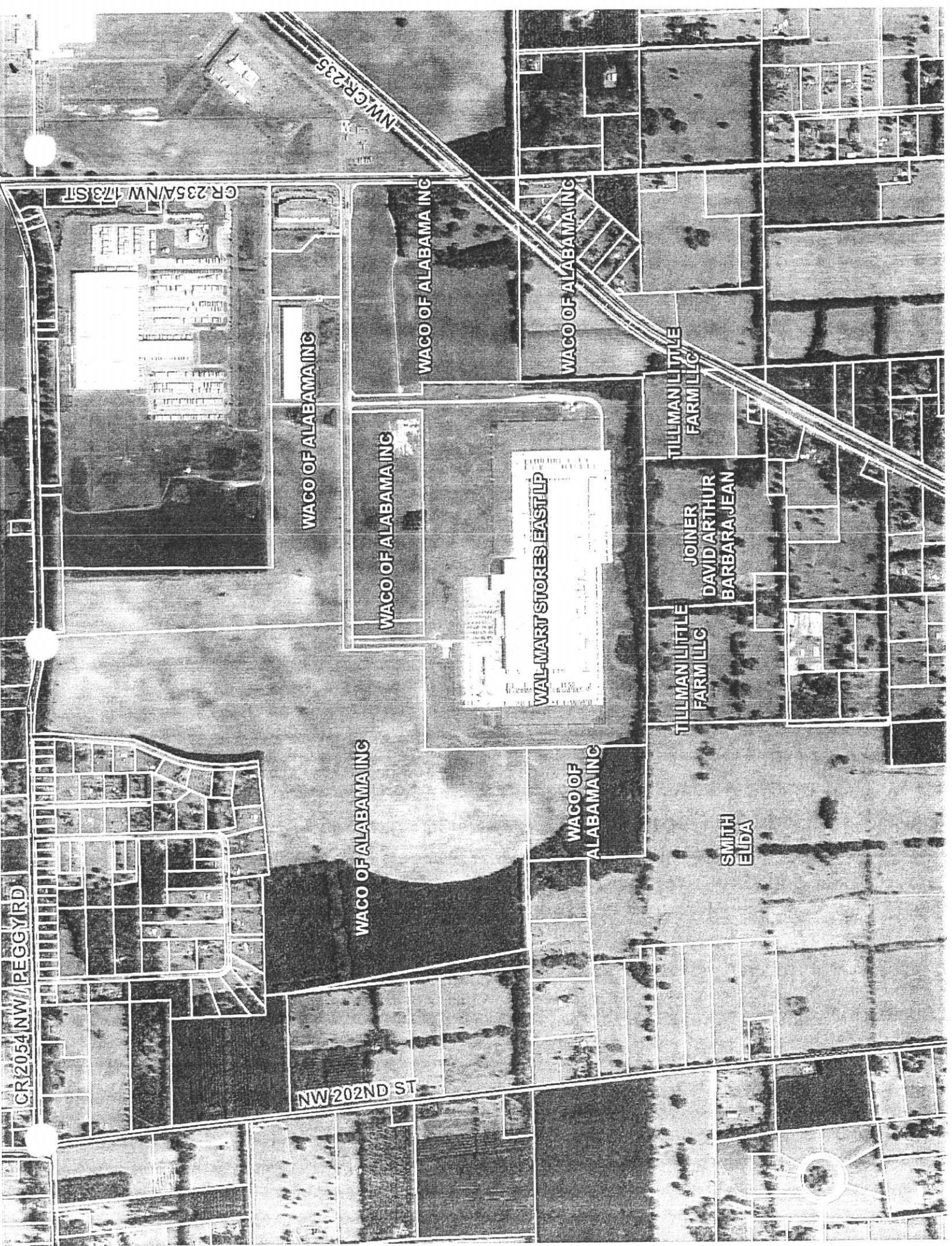
Sale

| Date | Price | Vacant | Qualified | OR Book | OR Page | Instrument |
|------------|---------|--------|-----------|---------|---------|-----------------------|
| 01/18/2005 | 5393500 | Yes | Yes | 3058 | 0464 | Special Warranty Deed |
| 11/18/1997 | 1912400 | No | No | 2140 | 1821 | Mult Sale |

Permit

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

| Permit Number | Permit Type | Issue Date | Final Date | Appraisal Date | Comment |
|---------------|-----------------------|------------|------------|----------------|------------------------|
| 12-11-2413 | COMM REMODEL PERMIT | 01/17/2012 | 00/00/0000 | 01/11/2013 | R/L-3 OFFICES ENCLOSED |
| A5-11-2175 | FIRE SPR. SYS. | 05/12/2011 | 00/00/0000 | 01/19/2012 | 4 FIRE SPR |
| 08-11489 | SERVICE UPGRADE | 06/03/2008 | 12/25/2008 | 12/25/2008 | INSTALL POWER/ELECT |
| 08-11466 | FIRE SPR. SYS. | 05/14/2008 | 00/00/0000 | 01/29/2010 | FIRE SUPPR SYS-WALMART |
| 07-11052 | RES. CARPT/GAR. ADDN. | 06/08/2007 | 10/07/2007 | 02/21/2008 | CARPORT |
| 07-11053 | RES. CARPT/GAR. ADDN. | 06/08/2007 | 10/10/2007 | 02/21/2008 | CARPORT |
| 07-10931 | FIRE SPR. SYS. | 03/01/2007 | 00/00/0000 | 02/21/2008 | FIRE SPR SYS |
| 07-10902 | RES. CARPT/GAR. ADDN. | 02/07/2007 | 04/05/2007 | 02/21/2008 | 3 CARPORTS |
| 06-10789 | FIRE SPR. SYS. | 11/15/2006 | 00/00/0000 | 02/21/2008 | FIRE SUPPRESSION |
| 05-09807 | COMM BUILDING PERMIT | 03/10/2005 | 01/23/2007 | 02/21/2008 | DIST WRHS C-2008 |



CR 2054 NW PEGGY RD

NW 202ND ST

WACO OF ALABAMA INC

WAL-MART STORES EAST LP

TILLMAN LITTLE FARM LLC

TILLMAN LITTLE FARM LLC

JOINER DAVID ARTHUR BARBARA JEAN

SMITH ELIDA

GR 235A/NW 1731 ST

NW GR 235

Attachment F

Proof of Payment of Taxes



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

2012 Roll Details — Real Estate Account At 18201 115TH AVE NW, ALACHUA

Real Estate Account #03998 000 000

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

Paid Paid Paid Paid Paid

[Get Bills by Email](#)

Owner: WAL-MART STORES EAST LP
 PO BOX 8050
 MS 0555
 BENTONVILLE, AR 72712-8050
 Situs: 18201 115TH AVE NW
 ALACHUA

Account number: **03998 000 000**
 Alternate Key: 1014894
 Millage code: 1700
 Millage rate: 24.7857

Assessed value: 44,882,900
 School assessed value: 44,882,900

Location is not guaranteed to be accurate.

Property Appraiser- GIS

| 2012 annual bill | View | Legal description | Location |
|--------------------------------|----------------|----------------------------------|----------------------|
| Ad valorem: | \$1,112,454.11 | SECTIONS 29 30 31 & 32: COM NE | Book, page, item: -- |
| Non-ad valorem: | \$2,967.94 | COR SEC 29 W 50 FT S 700.64 FT W | Geo number: 230233 |
| Total tax: | | 220 FT S 168.11 FT E 220.12 FT S | Range: 18 |
| | | 321.93 FT W 291 FT S 150 FT E | Township: 08 |
| | | 291 FT S 2875.76 FT W 2170.68 FT | Section: 32 |
| | | POB S 00 DEG 40 MIN 37 SEC W | |
| | | 1097.42 FT S 00 FRG 18 MIN 30 | |
| | | SEC E 1322.63 FT S 89 DEG 44 MIN | |
| Paid 2012-12-04 \$1,070,805.15 | | | |
| Effective 2012-11-30 | | | |
| Receipt #12-0046829 | | | |

Attachment G

LDR Compliance Analysis

LDR COMPLIANCE ANALYSIS

As required by Section 2.4.9(E) of the City of Alachua's Land Development Regulations ("LDRs"), an applicant must demonstrate that the following standards have been satisfied prior to site plan approval:

- (1) **Consistency with Comprehensive Plan:** The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.
- (2) **Use Allowed in Zone District:** The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.
- (3) **Zone District Use-Specific Standards:** The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.
- (4) **Development and Design Standards:** The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.
- (5) **Subdivision Standards:** In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.
- (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.

The following analysis details how the proposed project meets each of the above-stated standards:

- (1) **Consistency with Comprehensive Plan:** A separate report detailing how the development is consistent with the City's Comprehensive Plan has been submitted with this site plan application.
- (2) **Use Allowed in Zone District:** The property is presently zoned Industrial General (IG) in the City of Alachua and is developed as a Walmart Distribution Center. Warehouse (distribution) is a permitted use in IG zoning. The proposed project will not change the current use of the site and is therefore allowed in the zone district.
- (3) **Zone District Use-Specific Standards:** Based on the proposed use of the property, this development will be required to meet the Warehouse and Freight Movement Standards of Section 4.3.4(L)(1) of the LDRs. These standards require that large-scale retail establishments comply with the following standards:

(a) Minimum separation. Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

Response: There are no schools, day care centers, residential uses, or vacant residentially zoned land within 250 feet of this site.

(b) Displays outside setbacks and buffers. Not locate storage areas within a required setback or buffer.

Response: There are no proposed changes to the existing setbacks, buffers or storage areas.

(c) Landscaping. Landscape front building setback areas to provide a buffer between the right-of-way and storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way. Landscaping shall be provided in accordance with Section 6.2.2, Landscaping standards.

Response: The project does not abut public right of way. The proposed improvements do not substantially change the approved landscape design. An area of planted tree mitigation will be relocated from an area between the building and the pond to an area between a parking lot and a pond.

(d) Screening. Screen all outside storage areas that abut a public right-of-way with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.

Response: No outside storage areas abut public ROW.

(e) Public address systems. Have no outdoor speaker or public address system which is audible from single-family lands.

Response: There are no outdoor public address systems proposed.

(f) On-site circulation. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

Response: The proposed improvements will not impact existing onsite circulation.

(g) Access. Have direct access onto an arterial or major collector road.

Response: The proposed improvements do not increase building area nor do they change intensity of use. The existing access to the site will remain unchanged.

(4) **Development Design Standards:** The proposed project does not increase building area or intensity of use for the project and is limited to construction of new impervious area. As such, the only development standards that would be impacted are open space requirements and stormwater requirements. City code requires a minimum of 10% open space. The proposed improvement will reduce the site to 61.7% open space, well above the design standards. The existing stormwater pond was designed for a total site impervious area of 110 acres. The proposed improvements will increase the site impervious area to 88.39 acres, well within the design limits of the pond. In addition an area of planted trees will be relocated to accommodate for the new impervious area, resulting in no net loss of trees on the site.

(5) **Subdivision Standards**

The applicant is not proposing to subdivide the land. Therefore, these standards are not applicable to the proposed project.

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

The proposed Site Plan and submittals comply with all other relevant laws and ordinances not specifically addressed in this report.



500 West Fulton Street
Sanford, Florida 32771

P.O. Box 2808
Sanford, Florida 32772-2808

Phone: 407.322.6841
www.cphcorp.com

April 10, 2013

Mr. Justin Tabor, AICP
City of Alachua
Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, Florida 32615

RE: Response to Completeness Review of Site Plan Application Comments for Proposed Site Modifications at the Wal-Mart Distribution Center located at 18815 NW 115th Avenue, Alachua, Florida

Dear Mr. Tabour,

The following is in response to the City of Alachua request for additional information dated April 8, 2013 concerning the Alachua Distribution Center project. For clarity, we've repeated the City's comments below.

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is Cliff Mathis, Senior Manager of Project Design and Management, Wal-Mart Stores, Inc. The applicant must provide authorization for each agent, which the applicant authorizes to act on its behalf for purposes of this application.

Response: As discussed, a letter from Walmart authorizing CPH to represent Walmart for this submittal is enclosed.

Attachment #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).

Response: As discussed a set of labels that include the additional Property owners requested has been enclosed.

Attachment #8: Proof of ownership.

Response: Special Warranty Deed is included as Proof of Ownership.

Sincerely,


H. Larry Wray, P.E.
Project Manager
CPH, Inc.

Cc: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner



Distribution Center Design

Cliff Mathis, Senior Manager, Project Design & Management

2001 SE 10th St.
Bentonville, AR 72716
Phone 479.204.2767
Fax 479.273.1964
www.walmart.com

April 8, 2013

Mr. Justin Tabor, AICP
City of Alachua
Planning & Community Development Director
15100 NW 142nd Terrace
Alachua, Florida 32615

RE: Alachua Distribution Center #7035- Property Owner Affidavit/Agent Authorization

Dear Mr. Tabor,

Wal-Mart Stores, Inc. is the owner of the existing Distribution Center #7035 located at 18815 NW 115th Avenue, Alachua, FL. and is proposing to make site improvements to this site. On behalf of Wal-Mart Stores, Inc. I hereby authorize CPH, Inc. to correspond on behalf Wal-Mart for the purpose of obtaining permits and approvals related to the proposed site improvements.

If you need any information or have any questions regarding this authorization, please do not hesitate to contact me.

Sincerely,

Cliff Mathis
Senior Manager, Project Design & Management
Clifton.Mathis@wal-mart.com

Prepared by:
John T. Sefton
FL Bar No. 184055
Foley & Lardner LLP
Suite 1300, One Independent Drive
Jacksonville, FL 32202
F&L File No. 083387.0113

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2102940 4 PGS
2005 JAN 20 02:12 PM BK 305B PG 464
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#220633
Doc Stamp-Deed: 37,754.50



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 18
day of January, 2005, between **Waco Properties, Inc.**, a
Florida corporation, formerly known as **Waco of Alabama, Inc.**, whose address is c/o
569 Edgewood Avenue, Jacksonville, FL 32205 ("Grantor"), and **Wal-Mart Stores East, L.P.**,
a Delaware limited partnership, whose address is 2001 Southeast 10th Street, Bentonville,
Arkansas 72712-6489 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged,
has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever, the following
described land located in Alachua County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto Grantee in fee simple.

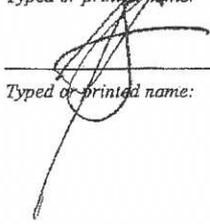
Subject to taxes for 2005 and subsequent years.

And Grantor does hereby covenant with Grantee that, except as noted above, at the time
of the delivery of this deed the lands were free from all encumbrances made by Grantor, and that
Grantor will warrant and defend the lands against the lawful claims and demands of all persons
claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered
In the presence of:


Typed or printed name: SUE A. BUTLER


Typed or printed name: JOHN T. SEFTON

Waco Properties, Inc.

By: 
Jack Dyer, its president

{Corp. Seal}

("Grantor")

INSTRUMENT # 2102940

4 PGS

Exhibit "A"

to

Special Warranty Deed from Waco Properties, Inc. to
Wal-Mart Stores East, L.P.

WAL-MART DISTRIBUTION CENTER (PROPOSED)
ALACHUA COUNTY, FLORIDA

A TRACT OF LAND SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 29,
TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN
N89°27'14" W, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00
FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT OF
WAY LINE OF COUNTY ROAD NO. 235A (100 FOOT RIGHT OF WAY) AND TO A POINT ON
THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGES
1821-1826 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN
THE FOLLOWING 9 COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-
WAY LINE AND SAID EASTERLY LAND LINE, S00°42'43"W, A DISTANCE OF 700.64 FEET
TO THE SOUTHEAST CORNER OF LOT 50 OF QUAIL ROOST UNIT 1, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK "J", PAGE 29 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA; THENCE RUN N89°17'17"W, A DISTANCE OF 220.00 FEET
TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE RUN S00°42'43"W, A
DISTANCE OF 168.11 FEET; THENCE RUN S87°21'49"E, A DISTANCE OF 220.12 FEET TO
THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A;
THENCE RUN S00°42'43"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 321.93
FEET TO A CONCRETE MONUMENT; THENCE RUN S88°22'07"W, A DISTANCE OF 291.00
FEET; THENCE RUN S00°42'43"W, A DISTANCE OF 150.00 FEET; THENCE RUN
N88°22'07"E, A DISTANCE OF 291.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF
COUNTY ROAD 235A; THENCE RUN S00°42'43"W ALONG SAID WESTERLY RIGHT OF
WAY LINE, A DISTANCE OF 2875.76 FEET; THENCE DEPARTING SAID WESTERLY RIGHT
OF WAY LINE AND EASTERLY LAND LINE, RUN N89°17'17"W, A DISTANCE OF 2170.68
FEET (2163.09 FEET AS ACTUALLY MEASURED) TO A POINT ON THE WEST LINE OF
GOVERNMENT LOT 4, SECTION 29, T8S, R18E, BEING THE **POINT OF BEGINNING**;
THENCE RUN S00°40'37"W ALONG THE WEST LINE OF GOVERNMENT LOT 4,
SECTION 29, T8S, R18E, A DISTANCE OF 1097.42 FEET TO THE NW CORNER OF
GOVERNMENT LOT 1, SECTION 32, T8S, R18E; THENCE RUN S00°18'30" E, A DISTANCE
OF 1322.63 FEET, THENCE RUN S89°44'27"W, A DISTANCE OF 1695.25 FEET TO THE
SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION
32; THENCE RUN N89°48'00"W ALONG SAID SOUTH LINE TO THE SOUTHWEST
CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32,
A DISTANCE OF 821.02 FEET; THENCE RUN S89°54'37"W, A DISTANCE OF 246.13 FEET;
THENCE RUN N88°30'14"W, A DISTANCE OF 1242.20 FEET, THENCE RUN N00°03'12"W, A
DISTANCE OF 2442.07 FEET; THENCE S89°17'42"E, A DISTANCE OF 1112.26 FEET;
THENCE RUN N00°00'00"W, A DISTANCE 793.07 FEET (793.03 FEET AS MEASURED) TO
A POINT ON THE SOUTH LINE OF THE ROAD RIGHT-OF-WAY CONVEYED TO THE CITY
OF ALACHUA AT O.R. BOOK 3054, PAGE 419, PUBLIC RECORDS, ALACHUA COUNTY,
FLORIDA (SUCH RIGHT-OF-WAY ALSO BEING THE LANDS DESCRIBED IN EXHIBIT "C")

INSTRUMENT # 2102940

4 PGS

TO THE "DEVELOPMENT AGREEMENT" RECORDED AT O.R. BOOK 2970, PAGE 787, PUBLIC RECORDS, ALACHUA COUNTY, FLORIDA, AND BEING REFERRED TO HEREIN AS THE "RIGHT-OF-WAY"); THENCE RUN S89°17'17"E, ALONG THE SOUTHERLY LINE OF THE RIGHT-OF-WAY A DISTANCE OF 140.01 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 793.01 FEET; THENCE RUN S89°17'36"E, A DISTANCE OF 2450.78 FEET, THENCE RUN N00°00'00"E, A DISTANCE OF 792.79 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY; THENCE RUN S89°17'17"E ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY A DISTANCE OF 237.86 FEET; THENCE RUN S50°26'05"W, A DISTANCE OF 75.03 FEET; THENCE RUN S00°00'00"W, A DISTANCE OF 743.64 FEET; THENCE RUN S89°03'06"E, A DISTANCE OF 129.52 FEET TO THE **POINT OF BEGINNING.**

Walmart Stores East LP
PO Box 8050
Bentonville, Ar 72716-8050

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

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PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Elda Smith
19722 NW 94th Ave
Alachua, FL 32615-6004

Tillman Little Farm, LLC
PO Box 1829
High Springs , FL 32655

WACO of Alabama, Inc.
PO Box 6937
Jacksonville, FL 32236-6937

Floyd E. Tillman, Jr.
PO Box 1829
High Springs , FL 32655

Tillman Little Farm, LLC
PO Box 1829
High Springs , FL 32655

Antoinette Endelicato
5562 NW 93rd. Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creeek
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32615

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



Criag Parentue
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Traci L. Cain
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616



