



City of Gainesville  
Department of Sustainable Development  
Planning Division

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** September 22<sup>nd</sup>, 2022  
**PROJECT NAME AND NUMBER:** LD22-000007 SUP SiVance  
**APPLICATION TYPE:** Special Use Permit/Wellfield Special Use Permit  
**RECOMMENDATION:** Approve with Conditions  
**CITY PROJECT CONTACT:** Forrest Eddleton, Planner

### APPLICATION INFORMATION:

**Applicant:** CHW Professional Consultants  
**Property Owner(s):** SiVance, LLC  
**Related Petition(s):** None  
**Legislative History:** PB-11-00113 (SUP)  
**Neighborhood Workshop:** Yes, held on February 15<sup>th</sup>, 2022

### SITE INFORMATION:

**Address:** 5002 NE 54<sup>th</sup> Place  
**Parcel Number(s):** 07872-005-001, 07872-006-002, and a portion of 08161-000-000  
**Acreage:** 58.2 +/- acres  
**Existing Use(s):** Industrial, manufacturing of silicone-based products and a portion of Airport property  
**Land Use Designation(s):** Industrial (IND)  
**Zoning Designation(s):** I-2 (General Industrial)  
**Overlay District(s):** Wellfield Tertiary Zone, Airport Height Zone  
**Transportation Mobility Program Area (TMPA):** Zone A

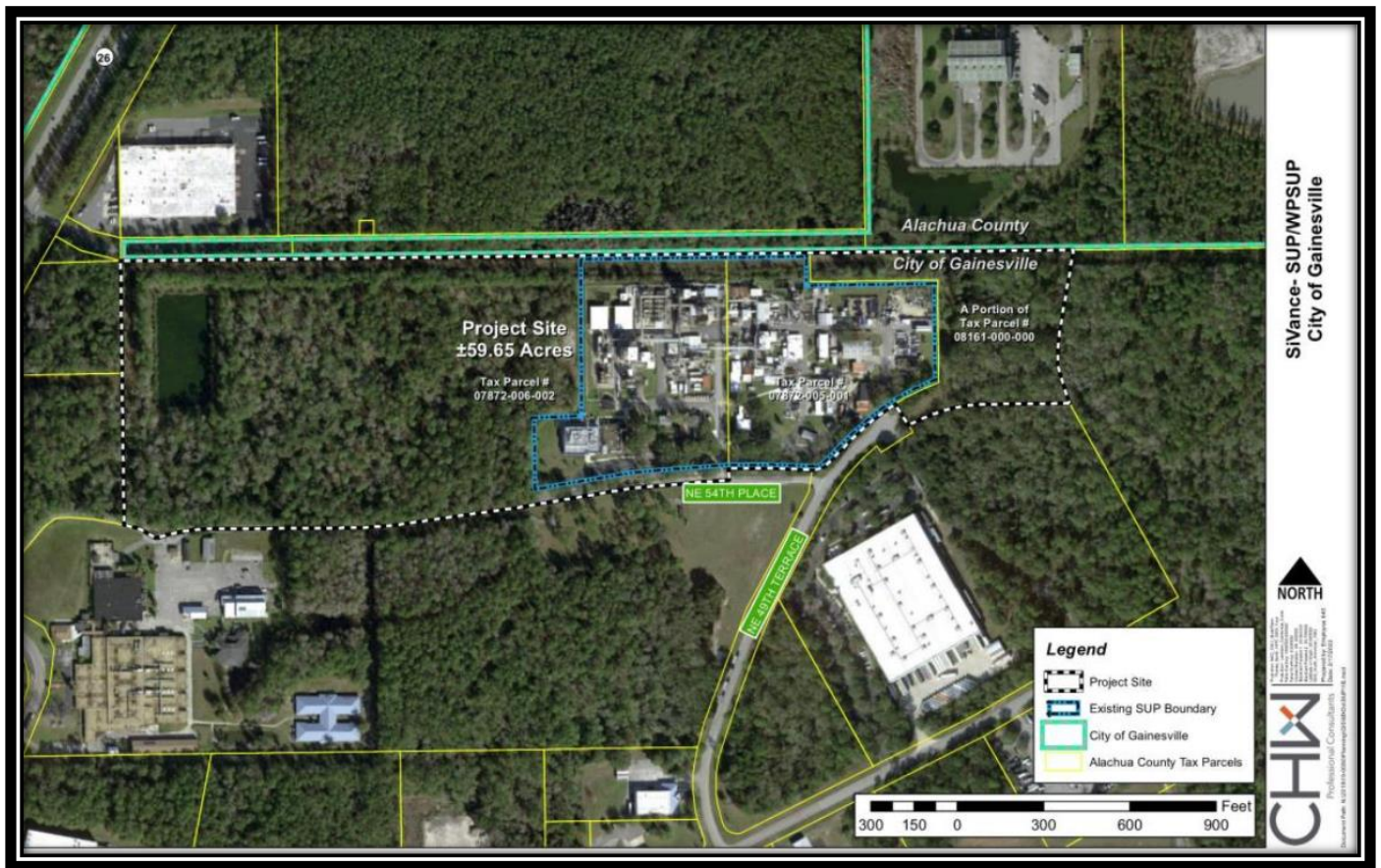


Figure 1: Location Map

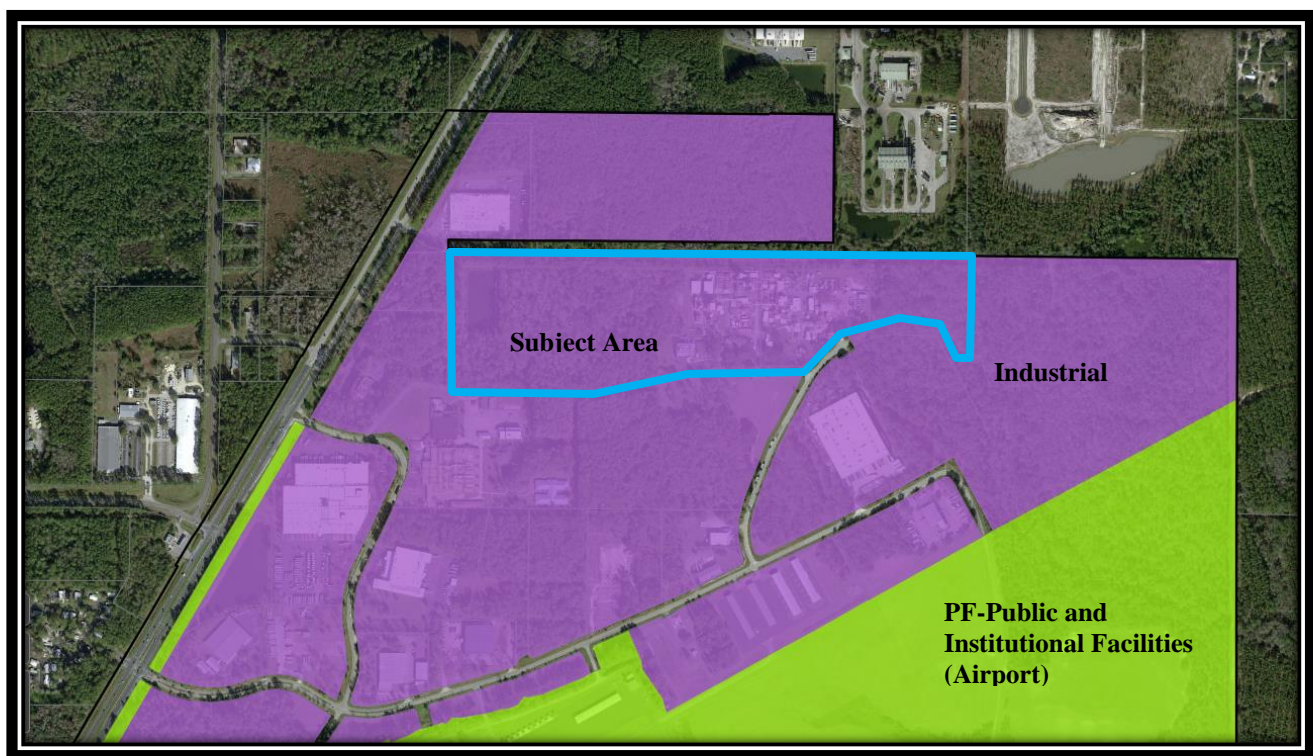
**ADJACENT PROPERTY CHARACTERISTICS:**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
<b>North</b>	Warehouse/Distribution, Vacant Industrial, Heavy Industrial (Leveda Brown Environmental Park)	Industrial (IND), Heavy Industrial (Alachua County)	I-1 (Limited Industrial), Manufacturing and Processing (MP-Alachua County), Planned Development (PD-Alachua County)
<b>South</b>	Industrial, Vacant Industrial	Industrial (IND)	I-2 (General Industrial)
<b>East</b>	Vacant Industrial (Northern Airport Property)	Industrial (IND)	I-2 (General Industrial)
<b>West</b>	Vacant Industrial, Industrial	Industrial (IND)	I-2 (General Industrial)



**PURPOSE AND DESCRIPTION:**

This petition is privately initiated by Sivance LLC, the property owner. Sivance currently operates an industrial facility that manufactures silicone-based products using industrial inorganic and organic chemicals. The existing facility and use are governed by the current Special Use Permit (SUP) and Wellfield Protection Special Use Permit (WPSUP) adopted in 2011. Sivance's intent is to update the current SUP/WPSUP to include an expanded area in order to facilitate future expansion and redevelopment of their facilities.



*Figure 2: Land Use*

The subject area includes the existing Sivance facility and proposed potential expansion areas to the east and west. The site is located in the Airport Industrial Park area, directly to the north of Gainesville Regional Airport and is roughly 58.2 acres. Sivance develops and manufactures silicone technologies and products that modify silicone and non-silicone materials. Sivance makes 100-200 products annually that are used in a range of industries, including adhesives, semiconductors, optics, cosmetics, and automotive. The existing facility has remained in continuous operation since 1959 and is a flexible, multi-purpose network of buildings and structures that are able to manufacture products at small and multi-ton scales. In 1999 the City adopted the WPSUP regulatory language and in 2001 the requirement

for specially regulated industrial uses to obtain an SUP. In 2011 the current SUP/WPSUP for the site was adopted which enabled Sivance to update office and laboratory buildings while providing some flexibility in the redevelopment of facilities over time.



*Figure 3: Zoning*

Sivance is requesting a new SUP that would apply to a larger area and would allow the expansion of the existing use to other locations throughout the project area. The proposed Master Plan (see Fig. 4) identifies a total boundary, wetlands or surface waters, and potential ingress/egress points. Sivance is also requesting an update to the WPSUP that will allow flexibility for further expansion and redevelopment while also meeting the WPSUP requirements and intent found in Section 30-3.28 of the Land Development Code.

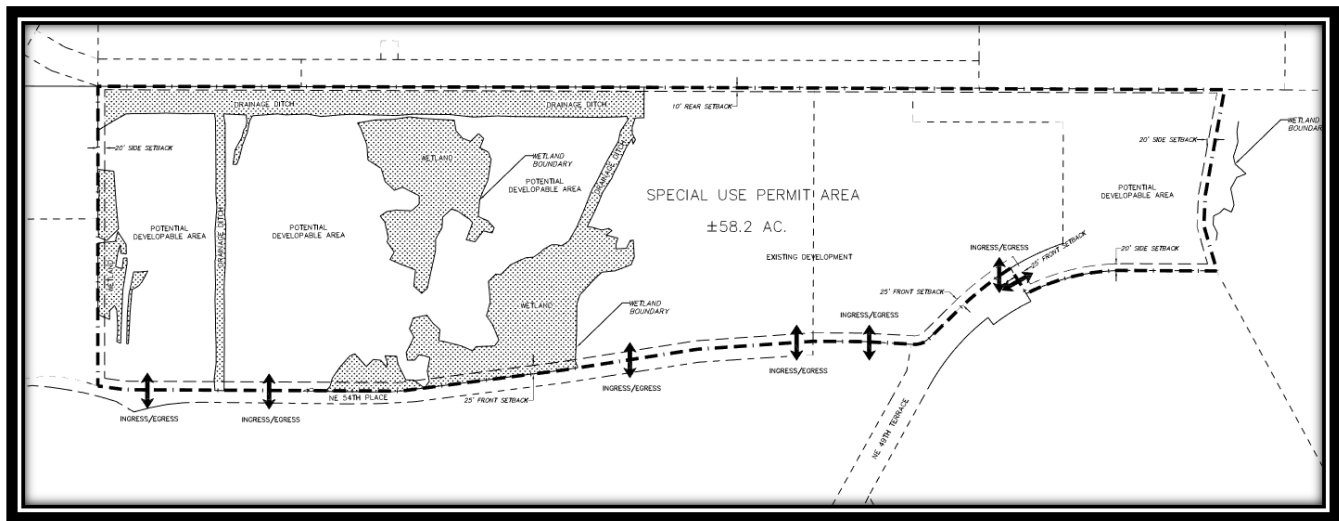


Figure 4: Proposed Master Plan (shaded areas are surface waters or wetlands)

#### STAFF ANALYSIS:

The staff analysis of the proposed SUP/WPSUP is largely based on the criteria for Industrial Uses in Section 30-5.15, the requirements related to Special Use Permits outlined in Division 5, and the requirements related to Wellfield Protection Special Use Permits outlined in Division 6 of the Land Development Code.

In addition to the standard requirements for all industrial development that limit manufacturing uses, restrict activity and uses to enclosed buildings, and restrict hours of operation, the Sivance facility is regulated as a use involving class D hazardous materials:

#### Industrial uses. Sec. 30-5.15.

- B. *Hazardous materials.* Uses involving class D hazardous materials, as classified by Alachua County, shall be considered specially regulated industries and shall require special use permit approval. The following apply to uses designated as subject to specially regulated industry provisions:
  - 1. Reports. The applicant for a special use permit shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes, including time-of-day levels, odor levels, glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local,



regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the specially regulated industry.

SiVance is a Class D facility (Alachua County Environmental Protection Department #H1137) and requires an SUP as well as an associated report. The applicant has provided responses addressing the requirements for a "report" in the associated Justification Report, submitted with the application (Attachment C) and included below:

#### Air Emissions

The emissions unit is a batch chemical manufacturer with facility wide Federally Enforceable State Operating Permit (FESOP). The SiVance site has multiple emission points served by a single emissions unit with wet scrubber high efficiency (95.0-99.9%), ammonia scrubbing, and other miscellaneous control devices. The unit operates on a 24 hour per day, 7 days a week schedule. All emissions comply with local, regional, State, and Federal requirements. All surrounding properties are zoned industrial and are compatible with the limited emissions from the site.

#### Surface and Groundwater Emissions

SiVance does not discharge wastewater to surface or ground water; SiVance has an industrial wastewater permit from GRU through which it discharges all wastewater to GRU's water treatment plant. SiVance also has an active Florida Department of Environmental Protection (FDEP) Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity (MSGP). This permit requires SiVance to comply with practices designed to prevent contamination of stormwater runoff and requires monitoring of stormwater discharges to ensure that those practices are sufficient. SiVance also had a groundwater recovery system on site, which is no longer in service. The wells are being monitored annually for natural attenuation of the contaminants.

#### Noise Levels

SiVance will not create noise that will unreasonably disturb the adjoining industrial lands or exceed the sound level standards identified in Gainesville Code of Ordinances, Chapter 15. See additional description of adjacent lands below.

#### Truck Traffic Volumes

The SiVance site currently has approximately 24 truck trips per day. Future plans anticipate 48 trucks per day. The traffic impact will not exceed the City of Gainesville's accepted Level of Service (LOS) volumes. NE Waldo Road/State Road 24 will still have adequate roadway capacity.

#### Odor Levels

The SiVance facility does not produce odors that would unreasonably disturb the adjoining lands or lands within 2,000 feet of the SUP boundary, which are all industrial or vacant property with industrial zoning. Specific Condition #5 of the active Air FESOP regulates "objectionable odor." This condition states, "no person shall cause, suffer, allow or permit the discharge of air pollutants, which cause or contribute to an objectionable odor. An objectionable odor is any odor present in the outdoor atmosphere, which by itself or in combination with other odors, is or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance."

#### Glare Impacts

The SiVance facility does contain glare reducing architecture or building elements. SiVance structures do not pose glare impacts on adjacent property owners.

#### Adjacent Lands Summary

The emissions described above are compatible with adjacent lands and uses within 2,000 feet of the project site. Current uses located within 2,000 feet of the SUP perimeter include the Alachua County Transfer Station and SP Recycling to the north, the Nordstrom's Distribution Center and the Ryder Truck Rental facility to the south, and industrial uses within the Airport Industrial Park located along NE 49th Avenue to the southwest. The closest residential neighborhood is located approximately 2,600 feet from the proposed SUP boundary.

The applicant has also proposed a condition of the SUP that would require "professionally documented evidence of compliance" with the requirements of Sec. 30-5.15(B)(1) listed above at the time of development plan review.

### **Special Use Permits – Division 5**

The purpose of the SUP process is to “permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated.” The City Plan Board may approve an SUP upon finding that certain review criteria have been addressed. The review criteria are outlined with staff responses below:

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code (see Attachment B).

**The proposed use is consistent with Policy 4.1.1 of the Future Land Use Element which states, “The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses.” Sivance has been in operation since 1959 and has been classified as an industrial use since at least 2011.**

**The proposed use is also consistent with Goal 3 of the Future Land Use Element; achieve the highest long-term quality of life for all Gainesville residents consistent with sound social, economic and environmental principles through land development practices that minimize detrimental impacts to the land, natural resources and urban infrastructure. The proposed SUP will facilitate the development and expansion of a long-standing industrial use and a more efficient use of land within the Airport Industrial Park, while avoiding impacts to wetlands. Due to the limited increase in truck traffic and proximity to existing utilities, impacts on infrastructure are limited as well.**

**The proposed SUP is also consistent with Goal 2 of the Conservation, Open Space, and Groundwater Recharge Element; mitigate the effects of growth and development on environmental resources. The proposed use identifies wetlands and wetland buffer areas that are set aside from the proposed development area as shown on the Master Plan. Policy 2.3.2 is also addressed by allowing land uses that are in compliance with the Murphree Wellfield Protection Code. Compliance with the Wellfield Protection Code is outlined in more detail below.**

**Compliance with the Land Development Code is shown through adherence to the underlying I-2 zoning requirements found in Sec. 30-4.20 on both the Master Plan and within the applicant’s Justification Report. The proposal also identifies that the property is subject to Sec. 30-4.26(E)(1)(a)(i) and height restrictions associated with the**



**Airport Zoning Overlay. Standard requirements for setbacks, buffers, landscaping, etc. will be required at the time of development review.**

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

**The proposed industrial use is consistent with the land use designation. The proposed intensity, design, and character of activity is consistent with surrounding industrial uses including the Airport Industrial Park and the Leveda Brown Environmental Park.**

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

**The proposed use will not adversely affect the health, safety, and welfare of the public in any manner inconsistent with other industrial uses. In addition, the proposed SUP requires reports assessing potential health and environmental impacts of any new development.**

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

**The Master Plan proposes a maximum of seven access points. Primary access point is on the site's southern boundary on NE 54th Place. Secondary entrances are on NE 54th Place to the east and west, as well as two (2) access points located at the cul-de-sac on NE 49th Terrace. Off-street parking is predominately located along property boundaries on NE 54th Place and NE 49th Terrace.**

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

**There are no adjacent properties zoned for single-family residential use.**

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.  
**The applicant's report, detailed above, addresses the proposal's impacts on negative noise, glare, lighting, and odor effects.**

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

**Existing facilities have adequate refuse and service/loading areas that meet access, screening, and safety requirements. No new facilities are associated with this application. New development will be required to provide facilities that are compliant with the Land Development Code.**

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

**Gainesville Regional Utilities (GRU) currently serves SiVance's existing facilities with potable water and sanitary sewer. No new facilities are proposed with this application. Existing utilities in the area have adequate capacity to meet SiVance's existing and future potable water and sanitary sewer requirements. As development plans are submitted, the utility needs will be reevaluated as required by City regulations.**

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

**No landscape buffer is required when industrial uses are adjacent per Sec. 30-8.5.**

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

**Hours of operation will not have undue adverse impacts to adjacent properties and the closest residential use is more than 2500 feet from the SUP boundary.**

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

**Responses to criteria for a WPSUP are below. The applicant has also provided an Environmental Resource Assessment along with wetland delineations as a part of the application package. A phase 1 environmental assessment on the eastern portion of the subject area was also provided. Staff is recommending that a condition be placed on the SUP that requires a phase 1 environmental report be provided for the western portion of the SUP at the time of new development.**

#### **Wellfield Protection Special Use Permit – Division 6**

The WPSUP is intended to create a process by which “developments that require special care in the control of their location, design, and methods of operation in order to ensure conformance with the city's Comprehensive Plan and Alachua County Murphree Wellfield Management Code.” Sec. 30-3.28 sets out that “all new development and existing development within the primary, secondary, and tertiary wellfield protection (management) zones of Alachua County that will intensify, expand, or modify a use directly associated with the *storage of hazardous materials* (as defined in the Alachua County Hazardous Materials Management Code) shall first obtain a Wellfield Protection Special Use Permit (WPSUP). Sivance is located within the Tertiary Wellfield Protection Zone, which requires staff and City Plan Board review of mandatory criteria (Sec. 30-3.30):

1. The criteria for special use permits provided in section 30-3.24 have been met.

**See responses to criteria above.**

2. The proposed use or development will not endanger the city's potable water supply.



**Staff from City General Government and GRU have reviewed and approved the request for a WPSUP. Alachua County Environmental Protection staff have provided input on the review of this application as well. In addition, the applicant has provided the following response: “Compliance with Federal, State, and local regulations ensures that proposed use(s) will not endanger the city’s potable water supply. SiVance complies with the Alachua County Hazardous Materials Code to ensure that all hazardous materials are properly stored on site. SiVance has a GRU Industrial Wastewater Discharge Permit that requires wastewater be treated onsite before being discharged into GRU’s wastewater treatment system. In accordance with its wastewater permit, SiVance performs regular monitoring of wastewater according to the schedule set forth in its wastewater permit to verify that treatment standards are being met before discharge. In addition, SiVance has an FDEP Multi-Sector Generic Permit (MSGP) for Stormwater Discharge Associated with Industrial Activity, which requires SiVance to comply with practices designed to prevent contamination of stormwater runoff and requires monitoring of stormwater discharges to ensure that those practices are sufficient. SiVance also had a groundwater recovery system on site, which is no longer in service. The wells are being monitored annually for natural attenuation of the contaminants.”**

3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.

**The site is adequately served by GRU’s public utilities. This SUP application does not request specific facility modifications or new facilities that would demand potable water and wastewater capacities.**

4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

**There is an irrigation well on the west addition as well as two water wells on the existing site for industrial uses. Both have been properly abandoned as part of ongoing construction. Proper abandonment and a Phase 1 Environmental Assessment will be verified prior to approval of a development plan in this area.**

5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by the GRU General Manager or designee.

**There is no underground storage of petroleum products or hazardous materials on site.**

6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

**The existing facilities are in compliance with the Alachua County Hazardous Materials Management Code and are required to comply with all applicable State and Federal regulations. Appropriate documentation will be required to be submitted to appropriate review agencies during development plan review. Documentation may include USDOT Hazardous Materials Certificate of Registration, the FDEP Storage Tank Registration, and the Alachua County Environmental Protection Department Hazardous Materials Storage Facility Registration.**

**Sivance also has a 24-hour Emergency Response Team (ERT) that is scheduled on 12-hour shifts from 7:00 am to 7:00 pm and from 7:00 pm to 7:00 am. The day shift typically consists of 23 primary ERT members on-**

**site and 22 members on-call. The night shift is typically comprised of eight (8) ERT members on-site and 37 ERT members on-call. As required by OSHA 29 CFR 1910.120, the ERT receives industrial fire brigade training.**

7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

**The application and request for the SUP and WPSUP do not include specific development plans or specific modifications to existing facilities at this time. However, an Environmental Resource Assessment that included a soils assessment and wetland delineation have been provided and were used to inform the wetland buffers and boundaries shown on the SUP Master Plan. In establishing a “developable area” the SUP identifies and establishes wetland delineations that run with the land and guide any future development.**

<b>RECOMMENDATION:</b>
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Staff recommends approval of LD22-000007 SUP/WPSUP, with conditions:

1. The maximum storage capacity of the materials defined by the Alachua County Hazardous Materials Management Code, Section 353.26, for the proposed area designated by the SUP boundary, in compliance with County, State and Federal regulations is 8,100 metric tons.
2. Future development and activities that remain below the maximum storage capacity of 8,100 metric tons will not require amending the Wellfield Protection SUP nor the SUP.
3. The owner or their agent shall submit a Phase 1 Environmental Site Assessment for the western portion of the subject area at the time of development plan application.
4. During development plan review, the applicant shall be required to demonstrate compliance with the requirements of LDC Sec. 30-5.15(B)(1) by providing professionally documented evidence of compliance with each of the requirements contained therein.



5. Development standards shall be as designated on Sheet 2 of Exhibit B (the Special Use Permit Area Plan). Buildings currently encroaching into the I-2 setbacks shall remain as non-conforming buildings and must comply with the requirements of the LDC for nonconforming structures.
6. In addition to the uses allowed by right in the I-2 zoning district, materials stored on site may include any materials regulated by Alachua County Hazardous Materials Management Code, Section 353.26.
7. During development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the Special Use Permit Area.
8. A maximum of seven (7) access points as shown on Sheet #2 of Attachment A (the Special Use Permit Master Plan) shall be allowed.
9. Compatibility buffers and setbacks shall be as shown on Sheet #2 of Attachment A (the Special Use Permit Master Plan).
10. Exact wetland buffers shall be determined during Development Plan review based on the wetland characteristics, proposed structure location, stormwater location, and use.

#### **POST-APPROVAL REQUIREMENTS:**

Development Review and Building Permit approval will be required for new development following approval from the City Plan Board. Compliance with any special conditions established by the City Plan Board will be reviewed at these stages.

#### **LIST OF APPENDICES:**

**Attachment A SUP Master Plan**

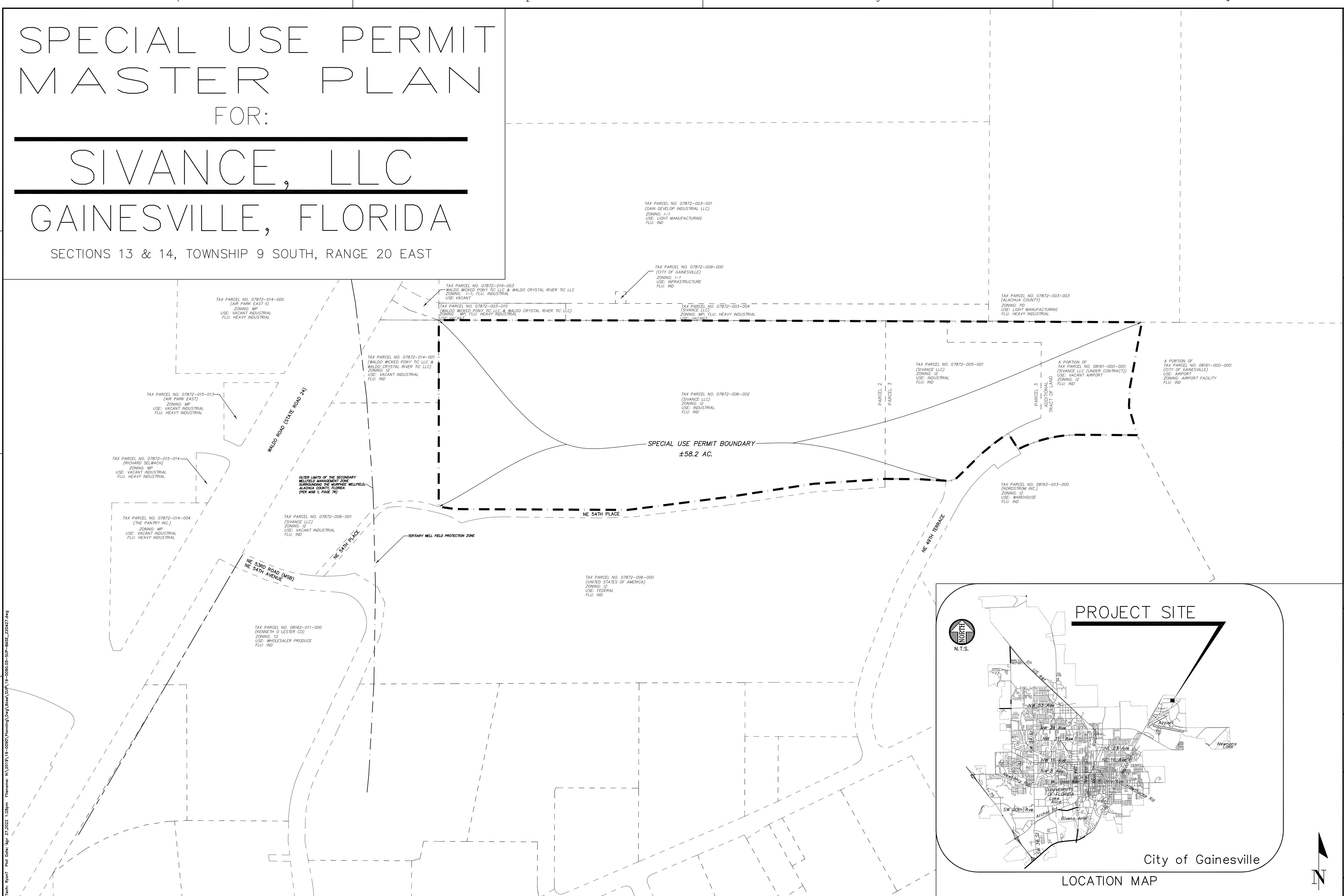
**Attachment B Relevant Comprehensive Plan and Land Development Code Regulations**

**Attachment C Application Documents**

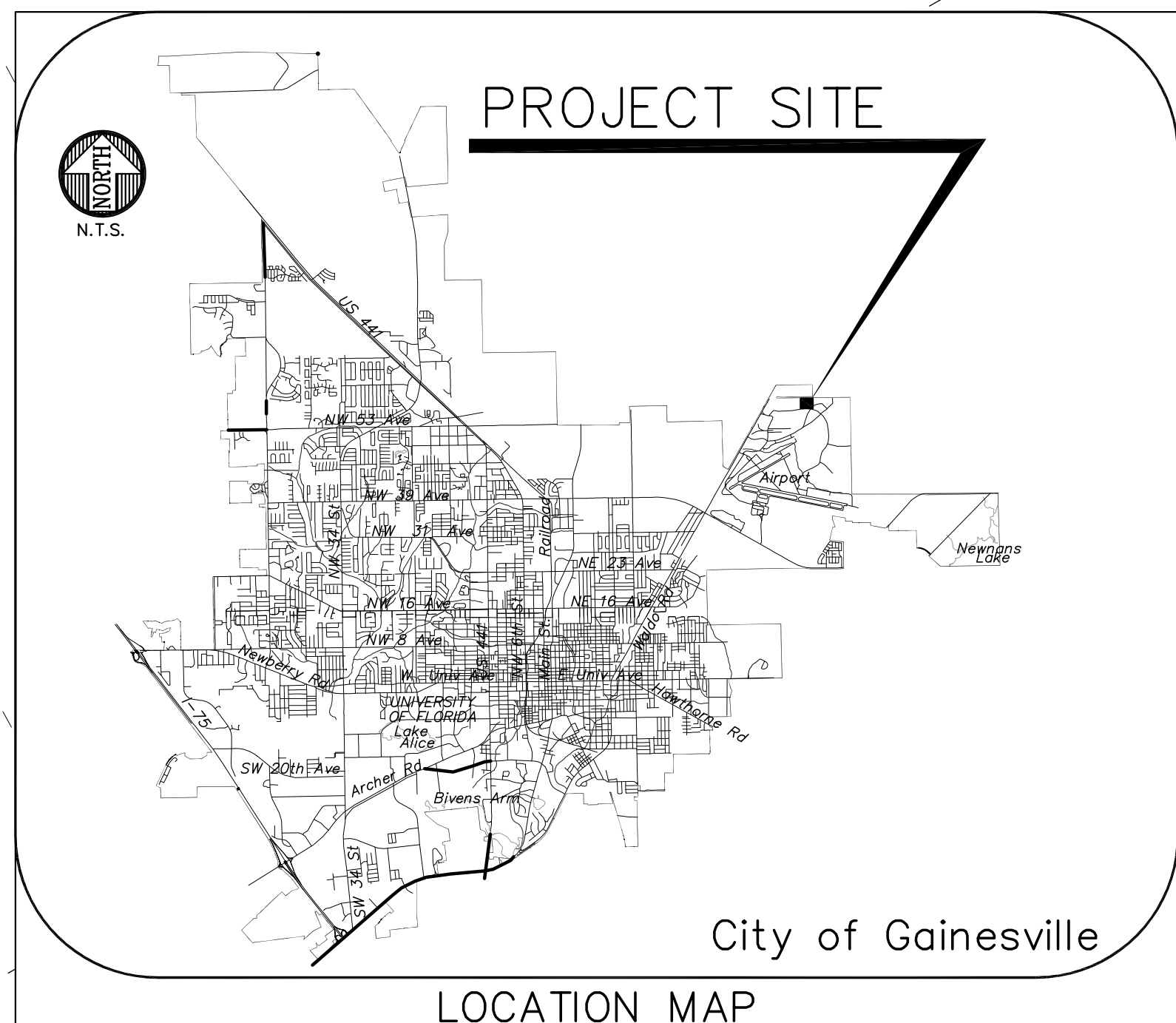
**Attachment D Maps**

Attachment A

SUP Master Plan



SPECIAL USE PERMIT  
MASTER PLAN  
FOR:  
**SIVANCE, LLC**  
**GAINESVILLE, FLORIDA**  
SECTIONS 13 & 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST



<b>CH2M</b> Professional Consultants		1801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.ch2m-hill.com		FLORIDA est. 1988 CA-5075	
SCALE: 1" = 200' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		SUBMITTALS SUBMITTAL - FEBRUARY 18, 2022 RESUBMITTAL - APRIL 27, 2022			
CONSTRUCTION RESPONSE		CLIENT: SIVANCE, LLC			
		PROJECT: SPECIAL USE PERMIT			
		SHEET TITLE: OVERALL MASTER PLAN			
		PROJECT NUMBER: 19-0090.05			
SHEET NO.: 1 OF 2		TECHNICAL: R. THOMPSON DESIGNER: R. THOMPSON QUALITY CONTROL: C. BRASHER PROJECT NUMBER: 19-0090.05			

Tech: Ryan | Plot Date: Apr 27, 2022 12:28pm | Filename: \\A:\2019\19-0090\Planning\Drawings\19-0090.05-SUP-0452-230427.dwg

DEVELOPMENT DATA

PERMITTED USES: ALL PERMITTED USES BY RIGHT WITHIN THE I-2 ZONING DISTRICT; INDUSTRIAL INORGANIC CHEMICALS (NOT ELSEWHERE CLASSIFIED) [IN-2819]; INDUSTRIAL ORGANIC CHEMICALS (NOT ELSEWHERE CLASSIFIED)[IN-2869]

MAXIMUM BUILDING HEIGHT: CONSISTENT WITH AIRPORT HEIGHT NOTIFICATION ZONE 1 REGULATIONS PROVIDED IN LDC APPENDIX F.II.A.2.b AN AIRPORT OBSTRUCTION PERMIT/VARIANCE WILL BE OBTAINED FROM THE FAA FOR STURCTURES EXCEEDING THE HEIGHT RESTRICTIONS.

MAXIMUM IMPERVIOUS AREA: 80%

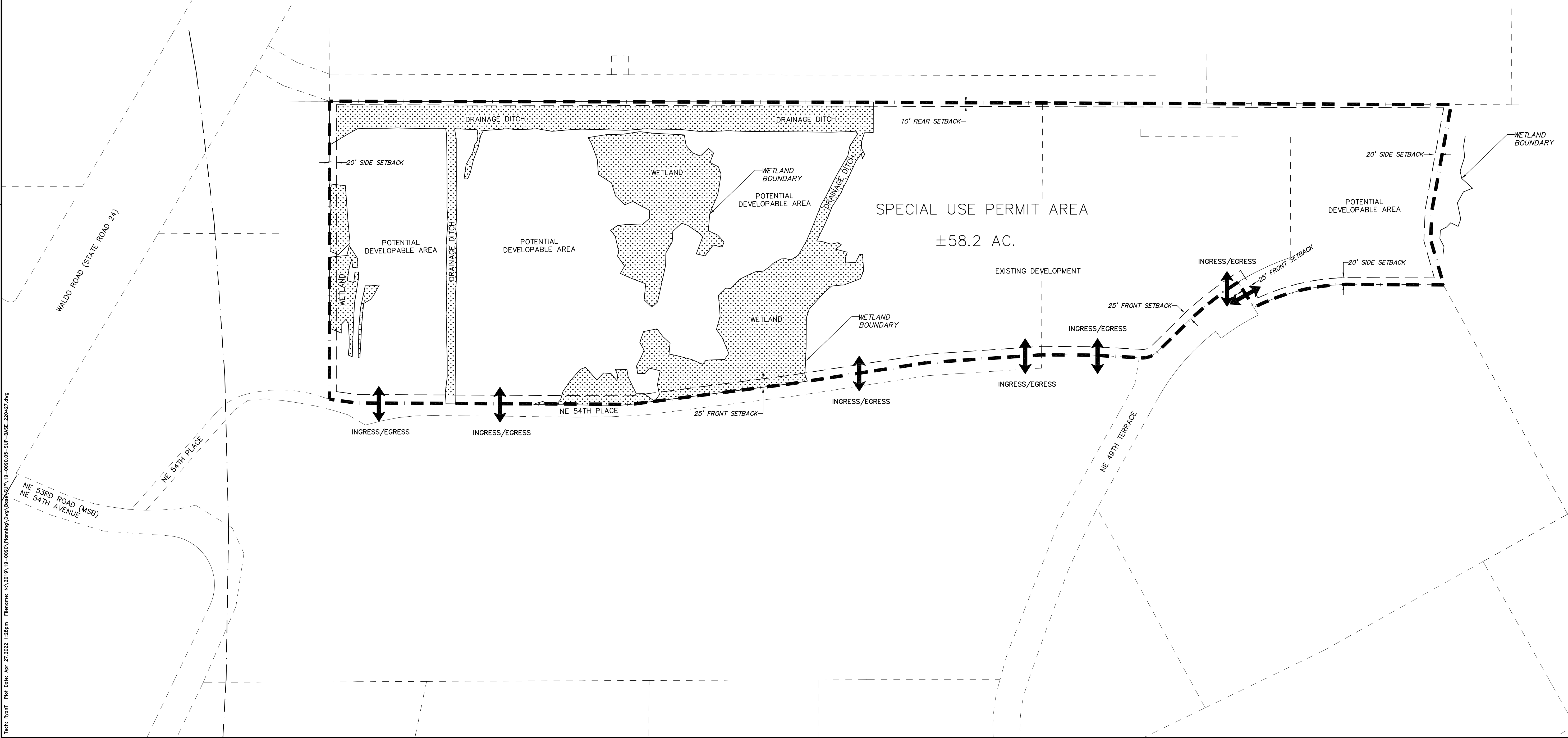
MINIMUM BUILDING SETBACKS FROM SUP BOUNDARIES:

FRONT: 25 FEET  
SIDE: 20 FEET  
REAR: 10 FEET

NOTE: EXISTING BUILDINGS WITHIN SETBACKS SHALL REMAIN.

NOTES

1. THE ENTIRE SITE IS LOCATED WITHIN THE TERTIARY WELLFIELD ZONE.
2. DEVELOPMENT REVIEW SHALL BE CONDUCTED IN ACCORDANCE WITH LDC ARTICLE 3, DIVISION 6.
3. THE WETLAND BOUNDARIES ARE DETERMINED AND DETAILED BY THE ENVIRONMENTAL RESOURCE ASSESSMENT REPORT BY ERC, DATED MARCH 1, 2022.
4. FINAL WETLAND BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT REVIEW BASED ON WETLAND CHARACTERISTICS AND SPECIFIC DEVELOPMENT PROPOSED.
5. EXPIRATION: 20-YEARS FROM SUP APPROVAL



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SCALE: 1"=150'  
VERTICAL SCALE  
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CONSTRUCTION RESPONSE

SUBMITTALS  
SUBMITTAL - FEBRUARY 18, 2022  
RESUBMITTAL - APRIL 27, 2022

CLIENT: SIVANCE, LLC  
PROJECT: SPECIAL USE PERMIT  
SHEET TITLE: OVERALL MASTER PLAN  
PROJECT NUMBER: 19-0090.05

DESIGNER: R. THOMPSON  
QUALITY CONTROL: C. BRASHER  
PROJECT NUMBER: 19-0090.05

SHEET NO.:  
2 OF 2

Attachment B

Relevant Comprehensive Plan and Land Development Code  
Regulations

## ***DIVISION 5. SPECIAL USE PERMITS***

### **Sec. 30-3.22. Purpose.**

It is the intent of this division to recognize and permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated. It is further intended that special use permits be required for developments that, because of their inherent nature, extent, and external effects, require special care in the control of their location, design, and methods of operation in order to ensure conformance with the Comprehensive Plan and this chapter.

### **Sec. 30-3.23. Required.**

The applicable uses listed in article IV may be established in that zoning district only after issuance and recordation of a special use permit by the city plan board.

### **Sec. 30-3.24. Review criteria.**

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

- 
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
  - K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

### **Sec. 30-3.25. Review procedures.**

- A. *Pre-application meeting.* A pre-application meeting is not required; however, the applicant is encouraged to attend a meeting with staff to review applicable procedural and regulatory requirements.
- B. *Applications.* Each application shall be filed with the city manager or designee on the form prescribed. Any incomplete applications will be returned to the applicant. The application shall include proof of having met the requirements of a neighborhood workshop as provided in this article.
- C. *Staff meeting.* The applicant for a special use permit shall meet with city staff to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
- D. *Staff report.* The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the review criteria provided in this division.
- E. *City plan board hearing.*
  - 1. The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the review criteria provided in this division.
  - 2. Action on the application shall be one of the following:
    - a. Approval;
    - b. Approval subject to conditions; or
    - c. Denial, with a statement of the reasons for denial.
- F. *Effect of denial or withdrawal.* No application for a special use permit may be submitted within two years after the date of denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of five members, provided 30 calendar days have elapsed and provided the city plan board deems such action necessary to prevent an injustice.
- G. *Amended application.* Amendment of an application may be allowed at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given and such amendment is at variance with the information set forth in the notice, then the applicant shall pay an additional fee in the same amount as the original fee for amended public notice. If the amended notice can be mailed at least ten calendar days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date; otherwise, the chairperson shall announce at the public hearing that the hearing will be continued to a future meeting with proper public notice.

### **Sec. 30-3.26. Effect and limitations.**

- A. *Effect.* Special use permits, including any permit conditions, shall run with the land and shall be binding on the original applicant as well as any successors or assigns.
- B. *Modifications.* After approval and issuance of a special use permit, the following situations are allowed only with the review and issuance of a new special use permit:
  - 1. A change in the boundaries of the approved site.
  - 2. A change from the approved use.

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3. Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved.
  4. Substantial changes in the approved location of principal or accessory structures.
  5. Structural alterations significantly affecting the basic size, form, style, ornamentation, and appearance of principal or accessory structures as shown on the approved plans.
  6. Substantial changes in approved pedestrian or vehicular access or circulation.
  7. Substantial change in the approved amount or location of landscape screens or buffers.
- C. *Expiration.* Special use permits shall expire 12 months after the date of approval unless, at that time, the authorized use has commenced or development at the site is continuing in good faith with an active building permit. At the request of the applicant and for good cause shown, the city plan board may extend the time of the permit's expiration for good cause shown and if not in conflict with any other provision of this chapter.
- D. *Abandonment.* On request of the permit holder, the city manager or designee may approve the abandonment of a special use permit provided no construction has begun. In addition, if the use allowed by a special use permit has been abandoned for a continuous period of 12 months, the permit shall be void. The process to determine whether a use has been abandoned shall be the same as that provided for nonconforming uses in article X.
- E. *Revocation.* If any conditions of an issued special use permit are violated, the city plan board may, after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit may be reinstated by the city manager or designee if the circumstances leading to the revocation are corrected.



## ***DIVISION 6. WELLFIELD PROTECTION SPECIAL USE PERMIT***

### **Sec. 30-3.27. Purpose.**

- A. This division is established for the purpose of protecting the immediate and long-term supply of potable water in the community by creating a permit procedure for uses and developments within the Murphree Wellfield Protection Zones (also known as Murphree Wellfield Management Zones) as delineated in the Alachua County Code of Ordinances, as may be amended from time to time, and to provide the standards by which the applications for permits for uses and development shall be evaluated.
- B. It is further intended that wellfield protection permits or wellfield protection Special Use Permits be required for developments that require special care in the control of their location, design, and methods of operation in order to ensure conformance with the city's Comprehensive Plan and Alachua County Murphree Wellfield Management Code (also known as Murphree Wellfield Protection Code), as may be amended from time to time.

### **Sec. 30-3.28. Required.**

Unless exempt as provided in this division, all new development and existing development within the primary, secondary, and tertiary wellfield protection (management) zones of Alachua County that will intensify, expand, or modify a use directly associated with the storage of hazardous materials (as defined in the Alachua County Hazardous Materials Management Code) shall first obtain a Wellfield Protection Special Use Permit (WPSUP).

- A. The standards and requirements of this division shall apply to all properties located in the wellfield protection management zones. Properties that may only be partially located in a wellfield protection management zone shall be treated as if the entire property is located completely within the wellfield protection management zone.
- B. The primary, secondary, and tertiary wellfield protection zones are those zones delineated on the Murphree Wellfield Protection management zones map on file with the city.

### **Sec. 30-3.29. Exemptions.**

- A. Uses allowed within residential zoning districts.
- B. Any proposed uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility shall be exempt from the provisions of this division.
- C. Exemptions from the permit requirements shall be allowed for uses and developments that meet the following criteria, except for specially regulated industrial uses allowed by special use permit:
  - 1. There is no manufacture, storage, use, or sale of hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Materials Management Code, other than hazardous materials excluded from the provisions of the Hazardous Materials Management Code, as may be amended from time to time.

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2. The project is part of an environmental cleanup or facility upgrade that is required by a local, state or federal environmental agency, and the project is in compliance with the Alachua County Hazardous Management Materials Code and all other applicable state and federal regulations.
  3. Redevelopment of an existing site that may manufacture, store, use, or sell hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Materials Management Code, but where the actual development project will not involve hazardous materials other than those associated with similar construction projects, and the project is in compliance with the Alachua County Hazardous Materials Management Code and all other applicable state and federal regulations.

### **Sec. 30-3.30. Review criteria.**

- A. *Primary zone.* No use involving hazardous materials is allowed in this zone, except for uses or development associated with the Murphree Water Treatment Plant, electric transmission and distribution systems, or generally the provision of utility service by a government-owned utility. All other uses must obtain a WPSUP.
- B. *Secondary and tertiary zone.* The development or use will be reviewed using the following mandatory criteria:
  1. The criteria for special use permits provided in section 30-3.24 have been met.
  2. The proposed use or development will not endanger the city's potable water supply.
  3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
  4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.
  5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by the GRU General Manager or designee.
  6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.
  7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

( Ord. No. 200067 , § 1, 10-15-20)

### **Sec. 30-3.31. Review procedures.**

- A. *Pre-application meeting.* The applicant for a WPSUP shall meet with staff to discuss the procedures and requirements and to consider the elements of the proposed use and site, and the proposed site plan.
- B. *Applications.* Applications shall be filed with the city manager or designee on the form prescribed. Any incomplete applications will be returned to the applicant.

Applications shall include a development plan. However, if any of the items required for the development plan are inapplicable or irrelevant to a proposed development, such item may be omitted upon approval of

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the appropriate staff, provided the applicant identifies in writing any missing item and includes a brief explanation of why it is inapplicable or irrelevant. The city plan board may, at the public hearing, approve the omission of items from the development plan if it finds they are not relevant to a determination that the proposed use or development meets the requirements of this division.

- C. *Staff review.* Staff from Gainesville Regional Utilities, Alachua County Environmental Protection Department, and the city shall review the request and submit to the city plan board a written analysis of the application and a recommendation based on the criteria provided in this division.
- D. *City plan board hearing.*
  - 1. The city plan board shall consider the evidence presented in the public hearing and the written report submitted by staff and shall act on the application based on the review criteria provided in this division.
  - 2. Action on the application shall be one of the following:
    - a. Approval;
    - b. Approval subject to conditions; or
    - c. Denial, with a statement of the reasons for denial.
- E. *Effect of denial or withdrawal.* No application for a WPSUP may be submitted within two years after the date of denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of five members, provided 30 calendar days have elapsed and provided the city plan board deems such action necessary to prevent an injustice.
- F. *Amended application.* Amendment of an application may be allowed at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given and such amendment is at variance with the information set forth in the notice, then the applicant shall pay an additional fee in the same amount as the original fee for amended public notice. If the amended notice can be mailed at least ten calendar days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date; otherwise, the chairperson shall announce at the public hearing that the hearing will be continued to a future meeting with proper public notice.

### **Sec. 30-3.32. Effect and limitations.**

- A. *Effect.* WPSUPs, including any permit conditions, shall run with the land and shall be binding on the original applicant as well as any successors or assigns. If there is a change of ownership or operator at the development site, the new owner or operator shall inform the city of its identity and registered agent for service of notice within 30 calendar days. Failure to do so shall be considered a violation of a condition of the permit.
- B. *Modifications.* After approval and issuance of a WPSUP, the following situations are allowed only with the review and issuance of a new special use permit:
  - 1. A change in the boundaries of the approved site.
  - 2. A change from the approved use.
  - 3. An increase in the storage capacity or type of any hazardous materials used, manufactured, sold or stored at the site, including new hazardous materials not previously listed in the original WPSUP. This criterion shall not apply to hazardous materials excluded from the provisions of the Alachua County Hazardous Materials Management Code, as may be amended from time to time.
- C. *Expiration.* WPSUPs shall expire 12 months after the date of approval unless, at that time, the authorized use has commenced or development at the site is continuing in good faith with an active building permit. At the

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request of the applicant and for good cause shown, the city plan board may extend the time of the permit's expiration for good cause shown and if not in conflict with any other provision of this chapter.

- D. *Abandonment.* On request of the permit holder, the city manager or designee may approve the abandonment of a WPSUP provided no construction has begun. In addition, if the use allowed by a WPSUP has been abandoned for a continuous period of 12 months, the permit shall be void. The process to determine whether a use has been abandoned shall be the same as that provided for nonconforming uses in article X.
- E. *Revocation.* If any conditions of an issued WPSUP are violated, the city plan board may, after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit may be reinstated by the city manager or designee if the circumstances leading to the revocation are corrected.

## Goals, Objectives & Policies



# Conservation, Open Space & Groundwater Recharge Element

### GOAL 1

**ESTABLISH AND MAINTAIN AN INTEGRATED AND URBAN-DEFINING OPEN SPACE NETWORK THAT PROTECTS AND CONSERVES KEY ENVIRONMENTAL FEATURES.**

**Objective 1.1     The City shall protect significant environmental lands and resources identified in the Environmentally Significant Land and Resources Series within the Future Land Use Map Series. The City shall identify environmentally significant open space and recreation sites for acquisition.**

**Policy 1.1.1     The following minimum standards shall be used to protect environmentally sensitive resources identified in the Geographic Information Systems (GIS) Map Library located on the City's Planning and Development Services Department website. The Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series shall be updated as annexations occur and when additional resources are identified; however, the GIS Map Library shall be the reference source for land use decisions and in applying land development regulations because it contains the most up-to-date, best available information. The City shall develop and adopt land development regulations that, at a minimum, meet the standards addressed below.**

- a.     Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations that prohibit



development within a minimum of 35 feet of the break in slope at the top of the bank of any regulated creek.

- b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Where impact is unavoidable, degradation or loss of function shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest. The City shall develop and implement land development regulations that at a minimum:
  - 1. Establish criteria that are at least consistent with the relevant criteria of Section 373.414(1), F.S., for determining whether the project is clearly in the public interest.
  - 2. Require the use of the most current functional assessment methodology that is in use by regulatory agencies in Florida for determining mitigation requirements for impacts on wetlands.
  - 3. Specify wetland creation as a mitigation strategy that shall be considered only after substantial evidence, based on the functional assessment referenced in Policy 1.1.1.b.2., indicates that the preservation, enhancement, or restoration of existing wetlands is less desirable or effective as an option.
  - 4. Establish bonding, long-term monitoring and enforceable long-term maintenance requirements for wetland mitigation projects to ensure that the negative impacts have been mitigated. Monitoring reports shall be reviewed by the City of Gainesville or other appropriate monitoring agency or reviewing entity to ensure that mitigation criteria are met, with regulatory fees paid by the permitted applicant. The mitigation plan must be approved prior to the approval and initiation of the project.
  - 5. Require off-site mitigation to be performed within the same basin and sub-basin (the basins are depicted on the map entitled Wetland Mitigation Basins that is on file with the Planning & Development Services Department) in which the impact occurred, unless it is shown that mitigation within the basin is not feasible or that mitigation outside the basin is more appropriate. The order of preference for the location of the mitigated area(s) in relation to the impacted areas will be established in the land development regulations (LDRs).
  - 6. Require that development shall not cause indirect or secondary wetland impacts off-site.



7. Require a minimum buffer distance of 35 ft. and an average buffer distance of 50 feet between the landward extent of any wetland and the developed area. Larger buffers may be warranted. The criteria for buffer expansion will be developed in the land development regulations.
  8. Specify that the protections for wetlands shall be extended to all wetlands delineated in accordance with Chapter 62-340, F.A.C., regardless of whether they are currently mapped by the City of Gainesville.
  9. Require review and approval of wetland mitigation projects by qualified professionals.
  10. Require protection of listed species in wetlands.
  11. Require that wetlands impacted as a result of noncompliance or unauthorized excavation, filling, drainage, mechanical land clearing or other development activity on or subsequent to the effective date of this policy be, at the owner's expense, either restored to their original function and condition prior to such damage, or mitigated for pursuant to the mitigation requirements of this Comprehensive Plan or the Land Development Code.
- c. Lakes: Developments containing or adjacent to a natural lake (or lakes) must not adversely impact the condition of the lake. Dredge and fill shall be discouraged and other alternatives considered. Development shall be prohibited within 75 feet of the landward extent of a lake.
  - d. Wellfields: Development must be consistent with Policies 2.3.2 and 2.3.3 of this Element.
  - e. Floridan Aquifer High Recharge Areas: Development within this area must be consistent with Policies 2.3.3, 2.3.6, 2.3.7, and 2.3.8 of this Element.
  - f. Natural and Archaeological Resource Areas: Developments within or including an upland area identified as a significant natural community, listed species habitat, strategic ecosystem, significant geological resource feature, or a significant archaeological resource must submit a resource inventory and assessment for the parcel. Based on the inventory and any required verification of the extent of the resource area, land development regulations shall provide for the set-aside of identified resource areas for conservation and resource protection.



- Policy 1.1.2 Minimum buffer and/or setback distances for creeks, lakes, and wetlands designated as Outstanding Florida Waters, as listed in Rule 62-302.700, F.A.C., shall be established. The buffer and/or setback distances shall at a minimum meet the respective minimum buffer and/or setback distances established by Policy 1.1.1.
- Policy 1.1.3 The City shall keep in force land development regulations that require new developments to dedicate land and easements, within federal constitutional guidelines, particularly for the creation of buffers along and around surface waters and natural reservations and to facilitate the development of greenways and other open space.
- Policy 1.1.4 The City shall allocate a minimum of \$300,000 per year for the purchase and/or management of environmentally significant open space and of active and passive recreation sites.
- Policy 1.1.5 The City shall collaborate with local, regional and state environmental agencies (including Alachua County and the St. Johns and Suwannee River Water Management Districts) to develop basin management plans, which shall identify wetlands of special concern, disturbed wetlands, and appropriate sites for mitigation. The plans shall also consider those factors affecting the structure and functions of wetlands.
- Policy 1.1.6 The City shall incorporate by reference the General Soil Map – Alachua County Florida, that is in the Soil Survey of Alachua County (1985, United States Department of Agriculture, Soil Conservation Service).
- Objective 1.2 The City shall coordinate with Alachua County on the Alachua County Forever program, and with other potential funding sources for land acquisition for environmental and open space protection.**
- Policy 1.2.1 The City shall seek to maximize the protection of environmentally sensitive lands through the nomination of properties for acquisition with Alachua County Forever and other relevant funds.
- Policy 1.2.2 The City shall maintain a registry of real properties owned by the City of Gainesville that are acquired or used for conservation, recreation or cultural purposes, and that are deemed by the City Commission to be worthy of the highest level of protection.

## GOAL 2

### MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.





**Objective 2.1**      **Wetland acreage and functions within the listed basins (shown on the map entitled Wetland Mitigation Basins that is on file with the Planning & Development Services Department) shall be maintained to the extent feasible through the planning period.**

Policy 2.1.1      The City shall implement and update land development regulations designed to conserve wetland acreage and preserve natural functions within the listed basins (shown on the map entitled Wetland Mitigation Basins that is on file with the Planning & Development Services Department). When wetlands are unavoidably lost to development, mandatory mitigation shall be required to ensure no net loss of acreage and functions occurs. Mitigation location protocol shall follow Policy 1.1.1 b.5.

Policy 2.1.2      Each basin management plan shall include, if technically and scientifically justifiable, the creation of one or more local mitigation banks or offsite regional mitigation areas in accordance with Section 373.4135, F.S.

**Objective 2.2**      **The City shall improve the quality of stormwater entering surface waters by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.**

Policy 2.2.1      The City shall require stormwater quality treatment facilities for redevelopment.

Policy 2.2.2      The City's land development regulations shall include provisions to reduce the amount of impervious parking surface allowed.

Policy 2.2.3      The City's land development regulations shall include provisions that meet or exceed best management practices for stormwater management.

Policy 2.2.4      The City's land development regulations shall require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code, which:

- a.      Prohibit certain new hazardous materials facilities and underground storage tank systems from siting within the unconfined zone of the Floridan aquifer;
- b.      Prohibit new hazardous materials facilities from siting within the primary and secondary wellfield protection zones of the Murphree wellfield, and establish requirements for siting of hazardous materials facilities within the tertiary protection zones of the Murphree wellfield.



Within the secondary zone, vehicular fuel storage subject to Section 376.317, F.S., may be allowed;

- c. Require new Class C and D hazardous materials facilities, as identified in the Alachua County Hazardous Materials Management Code, to maintain large setbacks from surface waters, wells, and floodplains; and
- d. Require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.

Policy 2.2.5 The City's land development regulations shall supplement the standards of the applicable Water Management District to promote the maintenance of water quality in surface waters. Such standards include:

- a. Protecting the surface water resource by prohibiting excavation, filling, channelization, mechanized land clearing, and other development activities, except as may be authorized by the Land Development Code;
- b. Requiring sedimentation controls during and after construction;
- c. Protecting creek banks and vegetation;
- d. Requiring treatment of the first "one inch" of stormwater runoff; and
- e. Restoring previously channelized creeks identified for restoration by the City, when feasible.

Policy 2.2.6 The City shall maintain an inventory of altered creek segments suitable for restoration to a more natural condition.

**Objective 2.3 The City shall conserve and protect the quality and quantity of current and projected water sources through the planning period.**

Policy 2.3.1 The City shall coordinate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the Environmental Protection Agency (EPA) and shall support the appropriate agencies with efforts to:

- a. Identify areas of pollution to surface waters and groundwater;
- b. Provide on-going monitoring programs that include periodic reports that describe environmental conditions and cleanup status; and



- c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.

Policy 2.3.2      The City shall allow land uses and facility design within wellfield protection zones (and other “community water system” cones of influence as defined by Rule 62-550.200, F.A.C.) as identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, and that are in compliance with the Murphree Wellfield Protection Code.

Policy 2.3.3      The City shall allow new development in commercial, institutional, and industrial districts to only place septic tanks:

- a. In compliance with the Wellfield Protection Special Use Permit process of the City’s Land Development Code, and if the development is in compliance with the Alachua County Hazardous Materials Management Code; and
- b. In areas not identified as regulated surface waters and wetland areas in the Environmentally Significant Land and Resources Map Series of the Future Land Use Map Series.

Policy 2.3.4      The City shall maintain water conservation programs that are consistent with the Water Management Districts’ plans (Sections 373.175 & 373.246, F.S., and Chapters 40B-21 & 40C-21, F.A.C.). These programs shall include strategies to: deal with emergency conditions; implement public education campaigns regarding the nature of groundwater resources and the need to protect and conserve them; provide the public with information on water reuse systems; and employ potable water rate structures to encourage water conservation.

Policy 2.3.5      The City shall cooperate with the water management districts during declared water shortage emergencies by conserving water resources and by assisting with the implementation of water shortage emergency declarations, orders, and plans.

Policy 2.3.6      Pursuant to Section 373.0397, F.S., Water Management Districts are to map “prime” groundwater recharge areas for the Floridan aquifer. Should such areas be identified within City limits, the areas will be mapped and included in the adopted Comprehensive Plan, and City land development regulations shall be amended to protect such areas if they are not already protected by existing regulations and programs. City land development regulations shall protect the Floridan aquifer groundwater resource through recognition of geographic areas of relative vulnerability and high aquifer recharge characteristics. Mapping of these high aquifer recharge areas shall include surface waters that convey flow directly to groundwater via sinkholes (stream-to-sink surface



water basins), and areas where the Floridan aquifer is otherwise vulnerable or highly vulnerable to degradation through recharge from land surfaces.

- Policy 2.3.7      Until such time as prime groundwater recharge areas for the Floridan aquifer are mapped, the City shall use the map entitled “Floridan Aquifer High Recharge Area” of the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, which is compiled from the Alachua County Floridan Aquifer High Recharge Area Map (Alachua County Environmental Protection Department, March 27, 2009) and modified for coverage of the Gainesville Urban Reserve Area. This map may be updated in the Geographic Information System (GIS) Map Library located on the City’s Planning and Development Services Department website for reference in land use decisions and in applying land development regulations for areas of relative vulnerability and high aquifer recharge.
- Policy 2.3.8      The City shall require effective groundwater recharge in accordance with the Gainesville Comprehensive Plan’s Stormwater Management Element, Objective 1.8 and Policy 1.8.1.
- Policy 2.3.9      Final development orders shall require compliance with State, County and City septic tank rules.
- Policy 2.3.10     The City shall inform the public of the requirements of Section 373.62, F.S., regarding automatic lawn sprinkler systems.
- Policy 2.3.11     The City shall conserve potable water supplies by using the methods shown in the Gainesville Comprehensive Plan’s Potable Water & Wastewater Element, Objective 1.5 and Policies 1.5.1 through 1.5.9.
- Objective 2.4     The City shall amend its land development regulations as necessary to conserve natural systems of surface waters and wetlands; areas subject to high rates of Floridan aquifer recharge; listed species of plants and animals; significant natural communities, and other significant natural and archaeological resource areas, including strategic ecosystems and significant geological resource features; and minimize the spread of invasive vegetation. The adopted regulations shall be designed to maintain these characteristics and resources, and the functions and values which they provide, and allow development activities which are compatible with the conservation of these resource areas as identified in the Comprehensive Plan or by provisions of the Land Development Code.**
- Policy 2.4.1      The City shall maintain an updated inventory of identified environmentally significant resources in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website. If additional resources are identified or as annexations occur, these properties shall be subject to regulations keyed to the resource present at the



site. The Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series shall be updated as annexations occur and when additional resources are identified; however, the GIS Map Library shall be the reference source for land use decisions and in applying land development regulations because it contains the most up-to-date, best available information.

- Policy 2.4.2      The City shall maintain land development regulations that protect listed species of plants and animals, significant natural communities, significant geological resource features, and strategic ecosystems based on areas identified and described in the KBN/Golder Associates Report, "Alachua County Ecological Inventory Project" (1996). These regulations shall require that applications for development on parcels within the environmentally significant areas shall include an ecological inventory of the parcel that meets requirements specified in the Land Development Code.
- Policy 2.4.3      The City shall maintain guidelines for the design of stormwater basins that require the use of native vegetation and basin slopes suitable for stormwater treatment that promote highly diverse plant and animal habitats, particularly within stream-to-sink basins, and that enhance the hydrological and ecological functions of related wetland areas.
- Policy 2.4.4      Future road alignments shall minimize their impact on environmentally significant natural communities, wildlife corridors, and listed species habitats.
- Policy 2.4.5      The City shall require construction design consistent with existing terrain by discouraging contouring, cut and fill, or other practices that cause soil erosion.
- Policy 2.4.6      The City shall maintain land development regulations for regulated surface waters and wetlands that require:
- a.      Buffers and/or setbacks from regulated surface waters and wetlands;
  - b.      Development to minimize erosion and sediment pollution to regulated surface waters and wetlands;
  - c.      No net increase in the rate of runoff from development sites adjacent to regulated surface waters and wetlands;
  - d.      Retention or detention of runoff from developments adjacent to regulated surface waters and wetlands, through on-site filtration in accordance with the Public Works Design Manual;
  - e.      Retention of vegetation integral to the ecological value of regulated surface waters and wetlands;



- f. Compliance with the City's adopted criteria for controlling sediment and erosion;
- g. Allowance of transfer of development intensity and density from lower to higher elevations of a site; and
- h. Prohibition on the installation of all septic tanks.

Policy 2.4.7      The City shall periodically inventory environmentally significant plants, animals, and habitats within City-owned parks or open space parcels; update on an on-going basis a list of plants, animals, and habitats that are to be protected; and maintain and monitor the viability of populations of these plants and animals.

Policy 2.4.8      The City shall coordinate with Alachua County, the U.S. Fish & Wildlife Service, the Florida Fish & Wildlife Conservation Commission, and the Florida Natural Areas Inventory to conserve environmentally significant natural communities. Such coordination may include the submittal of relevant land development proposals to these entities for comment and recommendation.

Policy 2.4.9      The City shall protect floodplains and flood channels through land development regulations that at a minimum meet all applicable State and federal requirements and regulations.

Policy 2.4.10     The City's land development regulations shall protect environmentally significant lands and resources by:

- a. Providing opportunities for alternative and innovative site development;
- b. Providing setback and parking standards;
- c. Providing mandatory mitigation to ensure no net loss of functions and values when wetlands are unavoidably lost;
- d. Allowing for, or requiring the clustering of development away from environmentally significant resources;
- e. Restricting on-site waste disposal systems; and,
- f. Allowing transfer of land use density and/or intensity to retain development potential from set-aside areas that are required to meet the goals, policies, and regulations of this Element and the Land Development Code.



Policy 2.4.11 Conservation strategies for significant natural communities, listed species habitats, and strategic ecosystem resources shall include, at a minimum:

- a. Conservation of natural resource of uplands, including areas of significant natural communities, listed species habitats, significant geological resources features and strategic ecosystem resource areas, through set-aside, management, and buffering requirements;
- b. Installation of native vegetation landscaping and removal of invasive trees and shrubs; and
- c. Setbacks.

**Objective 2.5 The City shall develop and maintain programs as necessary to ensure air quality levels comply with state and national ambient air quality standards through the planning period.**

Policy 2.5.1 The City shall develop new programs and strategies as may be needed, and continue existing policies that encourage public transit use, bicycling, walking, and higher urban development densities.

Policy 2.5.2 Except for designated incinerators and landfills, the City shall continue to prohibit the burning of refuse, trash or garbage, in accord with applicable provisions of Chapters 10 and 27, Gainesville Code of Ordinances.

**Objective 2.6 The City shall promote and practice natural resource conservation and pollution prevention in order to reduce negative impacts on the environment. To accomplish this, the City shall implement policies that encourage the conservation and protection of natural resources, energy conservation, and pollution prevention in this Element and other elements of the Comprehensive Plan (such as Solid Waste, Potable Water & Wastewater, Future Land Use, and Transportation Mobility).**

Policy 2.6.1 The City and GRU shall provide customers with education and incentive programs to encourage natural resource conservation, energy conservation, and pollution prevention.

Policy 2.6.2 The City shall maintain a Green Building Program that encourages environmentally friendly and energy-efficient construction.

### GOAL 3

**IMPROVE URBAN SPACES THROUGH PRESERVATION AND ENHANCEMENT OF THE URBAN FOREST. MAINTAIN THE CITY'S COMMITMENT TO PRESERVATION OF THE URBAN FOREST AND STREET TREES AS A DEFINING FEATURE OF OUR COMMUNITY.**





- Objective 3.1**      **Total tree canopy coverage within the City shall not fall below 50 percent, as estimated by the City Manager or designee, except in the event of natural catastrophe.**
- Policy 3.1.1      The City shall plant at least 400 trees (or 650 inch-diameters at chest height) within City limits annually, and encourage developers and citizens to plant at least 600 trees annually. At least 75 percent of the trees should be native to north Florida.
- Policy 3.1.2      The City shall adopt land development regulations for new development that require the following:
- a.      Use of “Florida-friendly landscaping” as defined in Section 373.185, F.S., and a reduction in allowable turf area;
  - b.      Energy conservation through tree and shrub canopy requirements in the Land Development Code that result in shade for buildings and pavement;
  - c.      Species diversity in new plantings in order to reduce the effect of tree species loss due to insect or disease outbreaks. No more than 50 percent of any one genus shall be allowed on any site plan, except within airport flight paths and street tree plantings. Although street tree diversity shall be attained citywide, a given street should be uniform with respect to genus, size, and shape; and
  - d.      A plan for the removal of invasive trees and shrubs, which shall be submitted at the time of development review.
- Policy 3.1.3      The City shall require that removal of regulated trees that are not subject to development plan approval shall be mitigated by on or off-site tree planting (or an equivalent payment in lieu).
- Policy 3.1.4      The City shall promote tree-lined streetscapes that preserve trees and are compatible with existing infrastructure. Strategies such as placing overhead utilities underground, using aerial (tree) cabling, planting trees compatible with overhead utilities and reserving street right-of-way for trees shall be implemented, when economically feasible. All trimming within the public right-of-way shall follow the standards of the American National Standards Institute (ANSI) A300 and Z133.1, in order to minimize the physical and aesthetic harm to trees that must be pruned.
- Policy 3.1.5      The City shall remove invasive trees and shrubs from its rights-of-way and property, and shall inform private property owners of the benefits of removing invasive vegetation.



- Policy 3.1.6      The City shall exclude invasive vegetation from plant material permitted in landscape plans, and continue to encourage the use of native plants in landscape plans.
- Policy 3.1.7      The City shall maintain land development regulations that protect heritage, champion, and other regulated trees as an important community resource. The regulations at a minimum shall include provisions for:
- a.      Modifications to land development regulations in order to protect and preserve regulated trees;
  - b.      Levying of fines for the unlawful removal of trees as provided by the Code of Ordinances;
  - c.      Setback requirements to protect trees before, during and after construction; and
  - d.      Adequate underground space for root development of newly planted trees.

#### **GOAL 4**

#### **PROVIDE ONGOING MONITORING OF ENVIRONMENTAL RESOURCES AND MITIGATE CURRENT POLLUTION PROBLEMS AND POTENTIAL POINT SOURCES OF POLLUTION.**

- Objective 4.1      The City shall identify pollution problems and parties responsible, and establish strategies to mitigate, remediate, or assist in the mitigation or remediation of these problems in all watersheds within Gainesville's city limits.**
- Policy 4.1.1      The City shall maintain its National Pollutant Discharge Elimination System (NPDES) permit from FDEP in order to improve surface water quality.
- Policy 4.1.2      The City shall explore projects for improving water quality in its watersheds.
- Policy 4.1.3      To enhance the quality of water entering Sweetwater Branch, the City shall complete the construction of a master stormwater basin to treat flow from downtown Gainesville.
- Policy 4.1.4      The City shall complete the Payne's Prairie Sheet Flow Restoration project during the planning period.
- Policy 4.1.5      The City shall remain actively engaged as a stakeholder in the cleanup of the Cabot Carbon/Koppers Superfund Site.



Policy 4.1.6

The City shall coordinate with the Alachua County Environmental Protection Department and other governmental entities in identifying pollution problems and providing documentation and other relevant assistance as appropriate and feasible towards the mitigation and remediation of pollution problems, including assistance as necessary in cases where sanctions may be imposed for violations of applicable environmental regulations.



- Policy 2.3.1 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Downtown Community Redevelopment Area.
- Policy 2.3.2 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Eastside Community Redevelopment Area.
- Policy 2.3.3 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area.
- Policy 2.3.4 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the College Park/University Heights Community Redevelopment Area.

**GOAL 3** **ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.**

**Objective 3.1** **The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.**

- Policy 3.1.1 Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.
- Policy 3.1.2 The City shall regulate development in Floridan aquifer high recharge areas with requirements that, at a minimum, meet the standards and guidelines of the St. Johns River or Suwannee River Water Management Districts, as applicable, and Policies 2.3.6 and 2.3.7 of the Conservation, Open Space and Groundwater Recharge Element.
- Policy 3.1.3 The City shall coordinate with the Florida Department of Environmental Protection and other agencies with regulatory authority over hazardous materials management in the review of any development proposal involving the use or generation of hazardous materials.



- Policy 3.1.4      The City shall protect floodplain and flood channel areas consistent with Policy 2.4.9 of the Conservation, Open Space & Groundwater Recharge Element.
- Policy 3.1.5      Floodplains and flood channels shall be delineated by the most recent Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA) or a localized study that uses FEMA-approved analyses and that is reviewed and approved by the City of Gainesville Public Works Department.
- Objective 3.2      The City shall protect historic architectural and archaeological resources.**
- Policy 3.2.1      All development and redevelopment within designated Historic Preservation/Conservation Overlays shall be consistent with the goals, objectives, and policies of the Historic Preservation Element. The Historic Preservation/Conservation Overlays are mapped in the Future Land Use Map Series and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.
- Policy 3.2.2      The City shall identify, designate, and protect historical resources through land development regulations consistent with the Historic Preservation Element.
- Policy 3.2.3      The City shall include in its geographic information system the location of archaeological and historic sites that are on file with the Florida Master Site File Office.
- Policy 3.2.4      The City shall include protection of archaeological resources in its land development regulations.
- Objective 3.3      Provide adequate land for utility facilities.**
- Policy 3.3.1      The City shall coordinate with public and private utilities to ensure that adequate land is available for utility facilities.
- Policy 3.3.2      the development review process shall include a review of the availability of on-site and off-site utilities and the availability of adequate land to site the utility facilities needed to serve new development.
- Objective 3.4      The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.**
- Policy 3.4.1      The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards.



Transportation Mobility LOS is excluded from the Concurrency Management System.

- Policy 3.4.2      A concurrency analysis shall be conducted prior to the approval of any application for a development order or permit, and no final development order or permit shall be issued unless: 1) existing facilities and services meet the City's adopted LOS standards as included in the Concurrency Management System, or 2) the final development order or permit is conditioned on such facilities and services being available at the time the impact of the development will occur. Concurrency requirements shall be met consistent with Objective 1.2 and associated policies in the Capital Improvements Element.
- Policy 3.4.3      The City shall use the 5-Year Schedule of Capital Improvements to ensure the availability of adequate public facilities and services.
- Policy 3.4.4      notwithstanding the state law exemption from the state development-of-regional-impact (DRI) review process for dense urban land areas as provided in Section 380.06, F.S., large developments that trip the DRI threshold shall be required to address their regional impacts, consistent with the City's coordination policies in the Intergovernmental Coordination Element.
- Policy 3.4.5      The City's Comprehensive Plan contained a Concurrency Management Element and Transportation Concurrency Exception Area (TCEA) that was first adopted in 1999. The City relied upon the provisions of the Concurrency Management Element and TCEA for the issuance of final development orders that include Planned Development ordinances that are still valid. The City recognizes that it is important, for both the development community and the City, to provide for a transition from the TCEA and Concurrency Management Element to a new Transportation Mobility Program (as adopted in the Transportation Mobility Element). Therefore, notwithstanding the repeal of the Concurrency Management Element and TCEA in 2013 as part of the Evaluation and Appraisal update of the Comprehensive Plan, the City recognizes that agreements and conditions related to the Concurrency Management Element and the TCEA shall remain valid for those active final development orders approved while the Concurrency Management Element was in effect. Copies of the last adopted version of the Concurrency Management Element shall remain on file with the City's Planning and Development Services Department for the limited purpose of administering those active final development orders as though the program were still in full effect. Amendments to final development orders previously approved under the Concurrency Management Element provisions shall be subject to the transportation mobility requirements in effect at the time of application if the amendment alters the development's trip generation calculations. Developers may choose to opt into the new Transportation Mobility Program subject to



meeting requirements for any new transportation studies necessary to evaluate the development.

**Objective 3.5      Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.**

Policy 3.5.1      The City shall coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards.

Policy 3.5.2      The review of development plans of government entities shall be consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan.

Policy 3.5.3      The City shall encourage the location of schools proximate to urban residential areas consistent with Policy 3.1.1 of the Public Schools Facilities Element.

Policy 3.5.4      The City shall designate compatible land uses within the vicinity of the Gainesville Regional Airport consistent with Chapter 333, F.S., and Objective 9.2 of the Transportation Mobility Element.

Policy 3.5.5      The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Policy 3.5.6      The City and the University of Florida shall monitor development both on and off campus and assess impacts on University and City resources, facilities and services. When it has been determined that proposed development within the designated context area would have an adverse impact on University and/or City facilities and resources, the City will participate and cooperate with University officials in the identification of appropriate strategies to mitigate the impacts.

**Objective 3.6      Land use designations shall be coordinated with soil conditions and topography.**

Policy 3.6.1      The City's land development regulations shall require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit. The review of development applications shall ensure that the proposed development adequately addresses the particular site conditions.





Policy 3.6.2      Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3      To the extent feasible, all development shall minimize alteration of the existing natural topography.

**GOAL 4      THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.**

**Objective 4.1      The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.**

Policy 4.1.1      Land Use Categories on the Future Land Use Map shall be defined as follows:

**Single-Family (SF): up to 8 units per acre**

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, as mapped in the Land Development Code, this category is also appropriate to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

### **Industrial (IND)**

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

### **Education (E)**

This land use category identifies appropriate areas for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus. Land development regulations shall address compatibility with surrounding uses and infrastructure needs.

### **Recreation (REC)**

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

### **Conservation (CON)**

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

### **Agriculture (AGR)**

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

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## **Sec. 30-5.15. Industrial uses.**

- A. *Standards for manufacturing uses.* All permitted manufacturing uses shall conform to the following standards:
1. Manufacturing uses shall be limited to the fabrication, manufacture, assembly or processing of materials that are already substantially processed.
  2. All activity and uses except storage, loading/unloading operations and parking shall be conducted within completely enclosed buildings.
  3. Outside operations between the hours of 9:00 p.m. and 6:00 a.m., including loading/unloading but not including security operations, are prohibited within 100 feet of the property line of any property in a residential zoning district or a planned development district with predominately residential uses, unless conducted within a completely enclosed building that has no openings other than stationary windows or required fire exits. The appropriate reviewing board may grant a waiver to this prohibition if the board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations.
- B. *Hazardous materials.* Uses involving class D hazardous materials, as classified by Alachua County, shall be considered specially regulated industries and shall require special use permit approval. The following apply to uses designated as subject to specially regulated industry provisions:
1. *Reports.* The applicant for a special use permit shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes, including time-of-day levels, odor levels, glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local, regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the specially regulated industry.
  2. *Exemption.* Uses or developments that will result in releases of pollutants to the air and water of no more than one percent of the average release of those pollutants on a list maintained by the city for that industry shall be exempt from the special use permit process, except for the report required in subsection 1. above. The owner requesting this exemption shall provide evidence acceptable to the city manager or designee that the use qualifies. Any use that was permitted under this exemption and is found to be releasing more than one percent of the average release of air or water pollutants reported for that industry shall cease operation until a special use permit is applied for and obtained.

( Ord. No. 190714 , § 7, 6-4-20)

Attachment C

Application Documents



# City of Gainesville

Department of Sustainable Development

## Special Use Permit Application

<b>Project Name:</b> SiVance SUP/WPSUP	<b>Tax Parcel Number:</b> 07872-005-001, 07872-006-002, and a portion of 08161-000-000
<b>Property Address:</b> 5002 NE 54th Pl, Gainesville, FL 32609	
<b>First Step Meeting Date:</b> 9/9/2021	<b>Neighborhood Workshop Date:</b> 2/15/2022

**Project Description:** Please include the existing and proposed use of the property.

This application is to allow SiVance to expand operations to additional property, which requires a modified, combined Special Use Permit (SUP) for specially regulated industry (LDC §30-3.23) and a Wellfield Protection SUP due to the site's location within the Tertiary Murphree Wellfield Protection Zone (LDC §30-3.28).

Surrounding Property Information: List all uses surrounding the subject property under "Existing Use." Staff is available to supply zoning and land use information.			
	Zoning	Land Use	Existing Use
North	MP/PD	Heavy Industrial	Vacant/Drainage Ditch/Industrial (Leveda Brown Environmental Park)
South	I-2	Industrial	NW 54th Place right-of-way; Vacant/Education (Gainesville Job Corps Center)
East	I-2	Industrial	Vacant
West	I-2	Industrial	Vacant/Office (Milliken Chemical)

Owner(s) of Record	
Name(s): SiVance, LLC and City of Gainesville, a Florida municipal corporation	
Mailing Address: GenNx 360 Capital Partners, 590 Madison Avenue, 27th Floor, New York, NY 10022 and City Hall, Gainesville, FL 32602	
Phone: please contact applicant's agent	Email: please contact applicant's agent

Applicant/Project Coordinator	
Name: Ryan Thompson	Company: CHW
Mailing Address: 11801 Research Drive, Alachua, FL 32615	
Phone: 352-331-1976	E-mail: RyanT@chw-inc.com
<b>Additional users to be granted access for e-plan review:</b>	
Name: Emily Nieves	E-mail: EmilyN@chw-inc.com
Name: Jessica Junkin	E-mail: JessicaJ@chw-inc.com

### To the Applicant:

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No Application of a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 30 days of the date notification of the decision is sent by certified mail to the applicant.

**Applicant Signature:** 

**Date:** 2/16/2022

## ***WELLFIELD PROTECTION PERMIT***

Date: 2/16/2022

Name of Business: SiVance, LLC

Wellfield Zone: \_\_\_\_\_ Primary \_\_\_\_\_ Secondary X Tertiary (Check One)

Proposed use of building: (Attach a detailed statement regarding the use of the property, why the property should be granted a permit, and addressing each of the (8) findings listed.)

Please indicate the following: X Reuse of existing building X New construction  
Reuse of existing building/plan: Please attach a layout showing how the building and property will be used. All storage, display, office and parking areas must be shown.  
New construction: Please schedule a First Step Meeting (352) 334-5055. Afterwards, submit plans in accordance with instructions given in First Step.


After an assessment by appropriate Gainesville Regional Utilities, Alachua County Environmental, Public Works and Community Development Staff, the City Manager or designee may approve and issue a Wellfield protection permit in the tertiary and secondary zones in accordance with Article VIII, Protection of Resources, based on the following findings: The accompanying Justification Report addresses consistency with the Wellfield Protection SUP review criteria

- 1.The criteria for special use permits provided in section 30-3.24 have been met.
- 2.The proposed use or development will not endanger the city's potable water supply.
- 3.The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
- 4.There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.
- 5.There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by the GRU General Manager or designee.

6.The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

7.The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

**\*NOTE: THIS FORM WAS UPDATED BY THE APPLICANT TO BE CONSISTENT WITH THE CURRENT WELLFIELD PROTECTION SPECIAL USE PERMIT REVIEW CRITERIA, PER LAND DEVELOPMENT CODE §30-3.30.**

**Applicant signature**  **Date** 2/16/2022

**Official Use Only\*\*\*\*\***

**Staff Review (check one):**

<b>GRU</b>	<b>Approved</b> [ <input type="checkbox"/> ]	<b>Approved w/conditions</b> [ <input type="checkbox"/> ]	<b>Denied</b> [ <input type="checkbox"/> ]
<b>ACEPD</b>	<b>Approved</b> [ <input type="checkbox"/> ]	<b>Approved w/conditions</b> [ <input type="checkbox"/> ]	<b>Denied</b> [ <input type="checkbox"/> ]
<b>Planning</b>	<b>Approved</b> [ <input type="checkbox"/> ]	<b>Approved w/conditions</b> [ <input type="checkbox"/> ]	<b>Denied</b> [ <input type="checkbox"/> ]

**Approval Staff** \_\_\_\_\_ **Date** \_\_\_\_\_

Sep 01, 2009 01:15 PM  
BOOK 3904 PAGE 1649

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK3 Receipt # 419557



2526071

4 PGS

THIS INSTRUMENT PREPARED BY:  
RONALD A. CARPENTER  
CARPENTER & ROSCOW, P.A.  
5608 NW 43rd Street  
Gainesville, Florida 32653

Doc Stamp-Deed: \$29,323.00

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED, made and executed this 31 day of August, 2009, by CLARIANT LIFE SCIENCE MOLECULES (FLORIDA), INC., a Florida corporation,\*\* hereinafter referred to as GRANTOR\*, to SIVANCE, LLC, a Delaware limited liability company, hereinafter referred to as GRANTEE\*, whose post office address is c/o GenNx 360 Capital Partners, 590 Madison Avenue, 27th Floor, New York, New York 10022.

**WITNESSETH:** That the GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Alachua County, Florida, to wit:

See Exhibit "A" attached hereto.

**SUBJECT TO** and together with easements and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the GRANTOR hereby covenants with said GRANTEE, except as set forth herein, that at the time of delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

\*"GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

GRANTOR:

CLARIANT LIFE SCIENCE MOLECULES  
(FLORIDA), INC., a Florida corporation,

By: K. L. Golder  
Kenneth L. Golder, Vice President

Address: 4044 NE 54th Avenue  
Gainesville, FL 32609

C. S. Barnard  
Printed Name C. S. Barnard

Clark L. Jordan  
Printed Name Clark L. Jordan

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

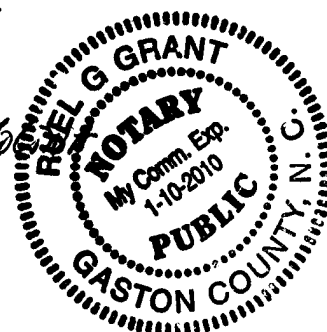
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Kenneth L. Golder, Vice President of CLARIANT LIFE SCIENCE MOLECULES (FLORIDA), INC., a Florida corporation, who is ☒ personally known to me to be the person described in, or ☐ presented Kenneth L. Golder as proof of identification, and who under oath, executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of August, 2009.

(Seal)

Notary Public, State of NORTH CAROLINA

\*\*f/k/a PCR, Inc.; PCR, Incorporated;  
and Peninsular ChemResearch, Inc.



C:\Deeds\Special\WD

DOC 29,323.00

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4/35.50

402390  
RETURN TO:  
First American Title Ins. Co.  
25400 US 19 N, Suite 135  
Clearwater, FL 33763  
BEB



EXHIBIT A

## Legal Description of the Property

## PARCEL 1

COMMENCE AT THE SE CORNER OF SECTION 14, T9S, R20E, ALACHUA COUNTY, FLORIDA, THENCE S89°49'W ALONG THE SOUTH LINE OF SAID SECTION 14 FOR A DISTANCE OF 1281.55 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.C.L. RAILROAD, THENCE N30°21'E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 710.13 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N30°21'E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 828.10 FEET, THENCE N89°49'45"E FOR A DISTANCE OF 506.61 FEET, THENCE N00°06'24"E FOR A DISTANCE OF 389.14 FEET, THENCE S89°49'36"E FOR A DISTANCE OF 2106.71 FEET, THENCE S00°16'54"W FOR A DISTANCE OF 784.90 FEET, THENCE S86°08'45"W FOR A DISTANCE OF 336.31 FEET, THENCE S81°17'15"W FOR A DISTANCE OF 400.00 FEET, THENCE S82°39'45"W FOR A DISTANCE OF 443.43 FEET, THENCE S87°04'45"W FOR A DISTANCE OF 100.00 FEET, THENCE S89°14'15"W FOR A DISTANCE OF 100.00 FEET, THENCE N89°28'W FOR A DISTANCE OF 429.2 FEET, THENCE S88°15'38"W FOR A DISTANCE OF 50.00 FEET, THENCE S84°00'38"W FOR A DISTANCE OF 50.00 FEET, THENCE S79°11'23"W FOR A DISTANCE OF 50.00 FEET, THENCE S75°13'38"W FOR A DISTANCE OF 50.00 FEET, THENCE N59°42'07"W FOR A DISTANCE OF 60.29 FEET, THENCE N73°31'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N76°40'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N79°23'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N81°51'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N84°41'07"W FOR A DISTANCE OF 50.00 FEET, THENCE S84°36'53"W FOR A DISTANCE OF 50.00 FEET, THENCE S54°26'53"W FOR A DISTANCE OF 50.00 FEET, THENCE S41°18'53"W FOR A DISTANCE OF 393.99 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF A ROAD, THENCE N89°12'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 3.10 FEET, THENCE N85°55'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N82°18'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N79°15'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N74°18'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N69°25'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N66°28'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.C.L. RAILROAD AND THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTIONS 13 AND 14, T9S, R20E ALACHUA COUNTY, FLORIDA. BEING SUBJECT TO A 50 FOOT POWERLINE EASEMENT AND A 30 FOOT ACCESS EASEMENT.

TOGETHER WITH AND SUBJECT TO THE AREA EXTENDING 15 FEET ON EACH SIDE OF THE LINE DESCRIBED AS:

COMMENCE AT THE SE CORNER OF SECTION 14-T9S-R20E AND RUN S89°49'W ALONG THE SOUTH LINE OF SAID SECTION 371.61 FEET, THENCE RUN N23°37'E, 233.84 FEET, THENCE RUN N9°40'E, 158.73 FEET, THENCE RUN N24°05'W, 83.15 FEET, THENCE RUN N57°50'09"W, 127.25 FEET, THENCE RUN S78°01'01"W, 50 FEET, THENCE RUN S86°58'01"W, 50 FEET, THENCE RUN S89°06'01"W, 47.7 FEET TO A POINT WHICH IS THE COMMENCEMENT OF THE CENTERLINE OF THE "ROAD EASEMENT AREA", AND THE POINT OF BEGINNING, THENCE RUN N41°18'53"E ALONG SAID CENTERLINE 393.99 FEET, THENCE RUN N54°26'53"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N84°36'53"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S84°51'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S81°51'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S79°23'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S76°40'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S73°31'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S59°42'07"E ALONG SAID CENTERLINE 60.29 FEET, THENCE RUN N75°13'38"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N79°11'23"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N84°00'38"E ALONG SAID CENTERLINE 50 FEET,

THENCE RUN N38°15'36"E ALONG SAID CENTERLINE 429.2 FEET, THENCE RUN N89°14'15"E ALONG SAID CENTERLINE 100 FEET, THENCE RUN N87°04'45"E ALONG SAID CENTERLINE 100 FEET, THENCE RUN N82°39'45"E ALONG SAID CENTERLINE 441.43 FEET, THENCE RUN N81°17'15"E ALONG SAID CENTERLINE 400 FEET, THENCE RUN N86°08'45"E ALONG SAID CENTERLINE 336.31 FEET TO THE END OF THE "ROAD EASEMENT AREA."

#### PARCEL 2

THAT PART OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13 FOR A POINT OF REFERENCE THENCE NORTH 0°44'26" WEST ALONG THE WEST LINE OF SAID SECTION 13, 1714.19 FEET TO THE NORTHWEST CORNER OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 1158, PAGES 819 THROUGH 825 (TAX PARCEL #07872-006-001) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (AKA THE NORTHWEST CORNER OF PARCEL 2, AS PER MINOR SUBDIVISION MAP AS RECORDED IN MINOR SUBDIVISION BOOK 1, PAGE 76 OF SAID PUBLIC RECORDS) AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST SECTION LINE NORTH 0°43'57" WEST, 80.61 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 873, PAGE 482 (TAX PARCEL #07872-003-001) OF SAID PUBLIC RECORDS;

THENCE NORTH 89°20'15" EAST ALONG THE SOUTH LINE OF SAID LAND, 2591.32 FEET TO THE SOUTHEAST CORNER OF SAID LAND;

THENCE SOUTH 0°39'44" EAST ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 873, PAGE 482 (TAX PARCEL #07872-003-001) OF SAID PUBLIC RECORDS 80.67 FEET TO THE INTERSECTION WITH THE NORTH LINE OF TAX PARCEL #8161;

THENCE SOUTH 89°21'03" WEST ALONG THE NORTH LINE OF SAID TAX PARCEL #8161 TO A CORNER OF PARCEL 3 PER MINOR SUBDIVISION MAP AS RECORDED IN MINOR SUBDIVISION BOOK "1", PAGE 76 OF SAID PUBLIC RECORDS.

THENCE SOUTH 89°20'16" WEST ALONG THE NORTH LINE OF PARCEL 3 AND PARCEL 2 OF SAID MINOR SUBDIVISION 2397.05 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THENCE RUN SOUTH 89°54' EAST 1799. 58. FEET; THENCE RUN NORTH 0°06' EAST 950.24 FEET; THENCE RUN NORTH 84°49' EAST 156.4 FEET; THENCE RUN NORTH 89°06' EAST 148.03 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 0°06' EAST 745.63 FEET; THENCE RUN SOUTH 89°56' EAST 290.5 FEET; THENCE RUN SOUTH 0°06' WEST 753.41 FEET; THENCE RUN NORTH 86°59' WEST 137.23 FEET; THENCE RUN NORTH 89°40' WEST 153.52 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST.

#### PARCEL 4

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND RUN SOUTH 89°54' EAST 1799.58 FEET, THENCE RUN NORTH 00°06' EAST 950.24 FEET, THENCE RUN NORTH 84°49' EAST 156.4 FEET, THENCE RUN NORTH 89°06' EAST 148.03 FEET, THENCE RUN SOUTH 89°40' EAST 151.52 FEET, THENCE RUN SOUTH 86°59' EAST 137.23 FEET TO THE POINT OF

BEGINNING; THENCE RUN NORTH 00°06' EAST 653.41 FEET, THENCE RUN SOUTH 89°56' EAST 443.15 FEET, THENCE RUN SOUTH 00°06' WEST 356.28 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 781.39 FEET AND BEING CONCAVE TO THE SOUTHEAST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 350.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTH 45°18'15" WEST 136.02 FEET TO THE P. C. OF A CURVE HAVING A RADIUS OF 63.0 FEET AND BEING CONCAVE TO THE NORTHWEST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 57.07 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. ALL, BEING AND LYING IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

ALL OF THE ABOVE LESS AND EXCEPT:

THOSE LANDS CONVEYED OFFICIAL RECORDS BOOK 1803, PAGE 80, AND OFFICIAL RECORDS BOOK 3823, PAGE 997, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

## Parcel Summary

**Parcel ID** 07872-005-001  
**Prop ID** 72687  
**Location Address** 5002 NE 54TH PL  
GAINESVILLE, FL 32609  
**Neighborhood/Area** TWP 9 RGE 20 INDUSTRIAL (324400.61)  
**Subdivision**  
**Brief Legal Description\*** MINOR S/D BK I PG 76 PARCEL 3 & PARCEL 2 COM 1799.58 FT E & 950.24 FT N OF SW COR SEC N 84 DEG E 156.4 FT N 89 DEG E 148.03 FT POB N 745.63 FT E 290.5 FT S 100.00 FT S 89 DEG E 443.15 FT S 356.28 FT TO CURVE SW/LY ALONG CURVE 350 FT S 45 DEG W 136.02 FT P  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** LIGHT MFG (04100)  
**Sec/Twp/Rng** 13-09-20  
**Tax District** GAINESVILLE (District 3600)  
**Millage Rate** 22.0137  
**Acreage** 9.420  
**Homestead** N

[View Map](#)



## Owner Information

[SIVANCE LLC](#)  
PO BOX 1466  
GAINESVILLE, FL 32627-1466

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$1,806,743	\$1,826,054	\$1,840,695	\$1,908,900	\$1,934,200
Land Value	\$56,520	\$56,520	\$56,520	\$56,500	\$56,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$1,863,263</b>	<b>\$1,882,574</b>	<b>\$1,897,215</b>	<b>\$1,965,400</b>	<b>\$1,990,700</b>
Assessed Value	\$1,863,263	\$1,882,574	\$1,888,633	\$1,965,400	\$1,990,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,863,263	\$1,882,574	\$1,888,633	\$1,965,400	\$1,990,700
Maximum Save Our Homes Portability	\$0	\$0	\$8,582	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4100	LIGHT MANUFACTURING	9.42	410335.2	0	0	I2

## Building Information

<b>Type</b>	OFFICE LOW RISE	<b>Heat</b>	04-ELECTRIC
<b>Total Area</b>	2,051	<b>HC&amp;V</b>	04-FORCED AIR
<b>Heated Area</b>	1,627	<b>HVAC</b>	04-ROOF TOP AIR
<b>Exterior Walls</b>	15-CONCRETE BLOCK	<b>Bathrooms</b>	
<b>Interior Walls</b>	03-PLASTER	<b>Bedrooms</b>	
<b>Roofing</b>	04-TAR & GRAVEL	<b>Total Rooms</b>	7-Rooms
<b>Roof Type</b>	09-RIGID FR/JOIST	<b>Stories</b>	1.0
<b>Frame</b>	03-MASONRY	<b>Actual Year Built</b>	1959
<b>Floor Cover</b>	10-TERRAZZO; 14-CARPET	<b>Effective Year Built</b>	1965

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<b>Type</b>	OFFICE LOW RISE	<b>Heat</b>	04-ELECTRIC
<b>Total Area</b>	2,921	<b>HC&amp;V</b>	04-FORCED AIR
<b>Heated Area</b>	2,921	<b>HVAC</b>	04-ROOF TOP AIR
<b>Exterior Walls</b>	15-CONCRETE BLOCK	<b>Bathrooms</b>	
<b>Interior Walls</b>	05-DRYWALL; 07-NONE	<b>Bedrooms</b>	
<b>Roofing</b>	04-TAR & GRAVEL	<b>Total Rooms</b>	9-Rooms
<b>Roof Type</b>	09-RIGID FR/JOIST	<b>Stories</b>	1.0
<b>Frame</b>	03-MASONRY	<b>Actual Year Built</b>	1959
<b>Floor Cover</b>	06-VINYL TILE	<b>Effective Year Built</b>	1965

Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	2,664	HC&V	04-FORCED AIR
Heated Area	2,140	HVAC	03-CENTRAL
Exterior Walls	17-CB STUCCO	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	3-Rooms
Roof Type	13-PRESTRESS CONC	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1982
Floor Cover	15-HARD TILE	Effective Year Built	1985
Type	WAREHOUSE STORAGE	Heat	04-ELECTRIC
Total Area	2,075	HC&V	03-FORCED - NO DT
Heated Area	850	HVAC	02-WIND/WALL UNIT
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1959
Floor Cover	03-FIN CONCRETE	Effective Year Built	1965
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	717	HC&V	01-NONE
Heated Area	425	HVAC	04-ROOF TOP AIR
Exterior Walls	17-CB STUCCO	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1959
Floor Cover	03-FIN CONCRETE	Effective Year Built	1965
Type	WAREHOUSE STORAGE	Heat	04-ELECTRIC
Total Area	4,357	HC&V	04-FORCED AIR
Heated Area	3,999	HVAC	01-NONE
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1959
Floor Cover	03-FIN CONCRETE	Effective Year Built	1965
Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	570	HC&V	03-FORCED - NO DT
Heated Area	375	HVAC	03-CENTRAL
Exterior Walls	27-PRE-FINSH METL	Bathrooms	
Interior Walls	04-PANEL	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	02-SHED	Stories	1.0
Frame	01-NONE	Actual Year Built	1964
Floor Cover	03-FIN CONCRETE	Effective Year Built	1967
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	425	HC&V	01-NONE
Heated Area	425	HVAC	01-NONE
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1963
Floor Cover	06-VINYL TILE	Effective Year Built	1963
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	3,576	HC&V	01-NONE
Heated Area	2,100	HVAC	01-NONE
Exterior Walls	27-PRE-FINSH METL; 29-NONE	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1967
Floor Cover	03-FIN CONCRETE	Effective Year Built	1988
Type	WAREHOUSE STORAGE	Heat	04-ELECTRIC
Total Area	5,030	HC&V	04-FORCED AIR
Heated Area	3,816	HVAC	02-WIND/WALL UNIT
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	

Interior Walls 07-NONE  
Roofing 07-CONCRETE TILE  
Roof Type 12-REINF CONCRETE  
Frame 03-MASONRY  
Floor Cover 03-FIN CONCRETE

Bedrooms  
Total Rooms 5-Rooms  
Stories 1.0  
Actual Year Built 1968  
Effective Year Built 1968

Type WAREHOUSE STORAGE  
Total Area 3,806  
Heated Area 3,806  
Exterior Walls 15-CONCRETE BLOCK; 27-PRE-FINSH METL  
Interior Walls 07-NONE  
Roofing 01-MINIMUM  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1976  
Effective Year Built 1976

Type WAREHOUSE STORAGE  
Total Area 1,898  
Heated Area 1,898  
Exterior Walls 15-CONCRETE BLOCK  
Interior Walls 07-NONE  
Roofing 04-TAR & GRAVEL  
Roof Type 12-REINF CONCRETE  
Frame 03-MASONRY  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1979  
Effective Year Built 1979

Type WAREHOUSE STORAGE  
Total Area 3,074  
Heated Area 2,509  
Exterior Walls 27-PRE-FINSH METL  
Interior Walls 07-NONE  
Roofing 01-MINIMUM  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1981  
Effective Year Built 1987

Type OFFICE LOW RISE  
Total Area 7,714  
Heated Area 5,971  
Exterior Walls 17-CB STUCCO  
Interior Walls 07-NONE  
Roofing 04-TAR & GRAVEL  
Roof Type 13-PRESTRESS CONC  
Frame 04-REINFORCED CONC  
Floor Cover 03-FIN CONCRETE

Heat 03-GAS  
HC&V 04-FORCED AIR  
HVAC 03-CENTRAL  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1984  
Effective Year Built 1990

Type WAREHOUSE STORAGE  
Total Area 1,028  
Heated Area 425  
Exterior Walls 15-CONCRETE BLOCK  
Interior Walls 07-NONE  
Roofing 04-TAR & GRAVEL  
Roof Type 09-RIGID FR/JOIST  
Frame 01-NONE  
Floor Cover 15-HARD TILE

Heat 04-ELECTRIC  
HC&V 04-FORCED AIR  
HVAC 04-ROOF TOP AIR  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1959  
Effective Year Built 1980

Type OFFICE LOW RISE  
Total Area 2,575  
Heated Area 2,400  
Exterior Walls 27-PRE-FINSH METL  
Interior Walls 05-DRYWALL  
Roofing 12-MODULAR METAL  
Roof Type 09-RIGID FR/JOIST  
Frame 05-STEEL  
Floor Cover 06-VINYL TILE

Heat 04-ELECTRIC  
HC&V 04-FORCED AIR  
HVAC 03-CENTRAL  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1971  
Effective Year Built 1982

Type OFFICE LOW RISE  
Total Area 1,440  
Heated Area 1,440  
Exterior Walls 26-ALUMINUM SIDNG  
Interior Walls 02-WALL BOARD/WD; 04-PANEL  
Roofing 03-ASPHALT  
Roof Type 03-GABLE/HIP  
Frame

Heat 04-ELECTRIC  
HC&V 04-FORCED AIR  
HVAC 03-CENTRAL  
Bathrooms 2.0-Baths  
Bedrooms  
Total Rooms  
Stories 1.0  
Actual Year Built 1987

Floor Cover	14-CARPET	Effective Year Built	1987
Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	1,804	HC&V	04-FORCED AIR
Heated Area	1,804	HVAC	03-CENTRAL
Exterior Walls	26-ALUMINUM SIDNG	Bathrooms	
Interior Walls	02-WALL BOARD/WD; 04-PANEL	Bedrooms	
Roofing	03-ASPHALT	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1982
Floor Cover	14-CARPET	Effective Year Built	1982
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	5,980	HC&V	01-NONE
Heated Area	5,000	HVAC	01-NONE
Exterior Walls	27-PRE-FINSH METL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	06-FIREPROOF STL	Actual Year Built	1989
Floor Cover	03-FIN CONCRETE	Effective Year Built	1989
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	1,536	HC&V	01-NONE
Heated Area	884	HVAC	01-NONE
Exterior Walls	27-PRE-FINSH METL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	06-FIREPROOF STL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1984
Type	SERVICE SHOP	Heat	01-NONE
Total Area	440	HC&V	01-NONE
Heated Area	440	HVAC	01-NONE
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	13-PRESTRESS CONC	Stories	1.0
Frame	04-REINFORCED CONC	Actual Year Built	1989
Floor Cover	03-FIN CONCRETE	Effective Year Built	1989
Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	600	HC&V	03-FORCED - NO DT
Heated Area	600	HVAC	02-WIND/WALL UNIT
Exterior Walls	25-MODULAR METAL	Bathrooms	1.0-Baths
Interior Walls	04-PANEL	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1971
Floor Cover	14-CARPET	Effective Year Built	1971
Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	10,128	HC&V	01-NONE
Heated Area	10,128	HVAC	01-NONE
Exterior Walls	29-NONE	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	0-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	00-N/A	Actual Year Built	1992
Floor Cover	03-FIN CONCRETE	Effective Year Built	1992
Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	3,870	HC&V	04-FORCED AIR
Heated Area	414	HVAC	04-ROOF TOP AIR
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	09-RIGID FR/OIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1995
Floor Cover	06-VINYL TILE	Effective Year Built	1995

Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	1,323	HC&V	01-NONE
Heated Area	1,323	HVAC	01-NONE
Exterior Walls	22-PRECAST PANEL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	12-REINF CONCRETE	Stories	1.0
Frame	04-REINFORCED CONC	Actual Year Built	1995
Floor Cover	03-FIN CONCRETE	Effective Year Built	1995

Type	WAREHOUSE STORAGE	Heat	01-NONE
Total Area	960	HC&V	01-NONE
Heated Area	960	HVAC	01-NONE
Exterior Walls	27-PRE-FINSH METL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1998
Floor Cover	03-FIN CONCRETE	Effective Year Built	1998

Type	MEDICAL OFFICE	Heat	04-ELECTRIC
Total Area	11,316	HC&V	04-FORCED AIR
Heated Area	11,116	HVAC	04-ROOF TOP AIR
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	02-ROLLED COMP	Total Rooms	8-Rooms
Roof Type	01-FLAT	Stories	1.0
Frame	03-MASONRY	Actual Year Built	2015
Floor Cover	07-CORK TILE; 14-CARPET	Effective Year Built	2015

Type	SOH MISC	Heat	
Total Area	197,374	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1975

## Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,627	2	4900	OFFICE LOW RISE	\$36,490
CAN	CANOPY (NO SIDES)	200	2	4900	OFFICE LOW RISE	\$897
FST	FINISHED STORAGE	224	2	4900	OFFICE LOW RISE	\$2,512

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,921	2	4900	OFFICE LOW RISE	\$53,478

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,140	2	4900	OFFICE LOW RISE	\$61,496
FST	FINISHED STORAGE	252	2	4900	OFFICE LOW RISE	\$3,621
FST	FINISHED STORAGE	272	2	4900	OFFICE LOW RISE	\$3,908

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	425	2	8400	WAREHOUSE STORAGE	\$3,812
CAN	CANOPY (NO SIDES)	525	2	8400	WAREHOUSE STORAGE	\$941
CAN	CANOPY (NO SIDES)	500	2	8400	WAREHOUSE STORAGE	\$896
CAN	CANOPY (NO SIDES)	100	2	8400	WAREHOUSE STORAGE	\$179
CAN	CANOPY (NO SIDES)	100	2	8400	WAREHOUSE STORAGE	\$179
SPA	SERVICE/PRODUCTION	425	2	8400	WAREHOUSE STORAGE	\$3,812

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	425	2	8400	WAREHOUSE STORAGE	\$3,553
CAN	CANOPY (NO SIDES)	192	2	8400	WAREHOUSE STORAGE	\$321
CAN	CANOPY (NO SIDES)	100	2	8400	WAREHOUSE STORAGE	\$167

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,674	2	8400	WAREHOUSE STORAGE	\$15,689



BAS	BASE AREA	2,325	2	8400	WAREHOUSE STORAGE	\$21,790
CAN	CANOPY (NO SIDES)	44	2	8400	WAREHOUSE STORAGE	\$82
CAN	CANOPY (NO SIDES)	314	2	8400	WAREHOUSE STORAGE	\$589
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	375	2	4900	OFFICE LOW RISE	\$6,376
CAN	CANOPY (NO SIDES)	195	2	4900	OFFICE LOW RISE	\$663
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	425	2	8400	WAREHOUSE STORAGE	\$3,551
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	2,100	2	8400	WAREHOUSE STORAGE	\$15,280
FCP	FINISHED CARPORT	816	2	8400	WAREHOUSE STORAGE	\$3,561
FST	FINISHED STORAGE	660	2	8400	WAREHOUSE STORAGE	\$3,361
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	3,816	2	8400	WAREHOUSE STORAGE	\$41,991
CAN	CANOPY (NO SIDES)	752	2	8400	WAREHOUSE STORAGE	\$1,654
CAN	CANOPY (NO SIDES)	462	2	8400	WAREHOUSE STORAGE	\$1,016
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
AOF	AVERAGE OFFICE	240	2	8400	WAREHOUSE STORAGE	\$4,336
BAS	BASE AREA	1,766	2	8400	WAREHOUSE STORAGE	\$14,842
SPA	SERVICE/PRODUCTION	1,800	2	8400	WAREHOUSE STORAGE	\$15,127
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,898	2	8400	WAREHOUSE STORAGE	\$16,050
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
AOF	AVERAGE OFFICE	525	2	8400	WAREHOUSE STORAGE	\$8,740
BAS	BASE AREA	1,984	2	8400	WAREHOUSE STORAGE	\$15,364
CAN	CANOPY (NO SIDES)	85	2	8400	WAREHOUSE STORAGE	\$132
FCP	FINISHED CARPORT	480	2	8400	WAREHOUSE STORAGE	\$2,231
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	3,186	2	4900	OFFICE LOW RISE	\$105,768
CAN	CANOPY (NO SIDES)	710	2	4900	OFFICE LOW RISE	\$4,712
CAN	CANOPY (NO SIDES)	710	2	4900	OFFICE LOW RISE	\$4,712
CAN	CANOPY (NO SIDES)	323	2	4900	OFFICE LOW RISE	\$2,143
GOF	OFFICE - GOOD	2,000	2	4900	OFFICE LOW RISE	\$76,350
SPA	SERVICE/PRODUCTION	320	2	4900	OFFICE LOW RISE	\$9,030
SPA	SERVICE/PRODUCTION	465	2	4900	OFFICE LOW RISE	\$13,123
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	425	2	8400	WAREHOUSE STORAGE	\$4,678
CAN	CANOPY (NO SIDES)	503	2	8400	WAREHOUSE STORAGE	\$1,107
CAN	CANOPY (NO SIDES)	100	2	8400	WAREHOUSE STORAGE	\$220
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,500	2	4900	OFFICE LOW RISE	\$42,053
BAS	BASE AREA	900	2	4900	OFFICE LOW RISE	\$25,232
CAN	CANOPY (NO SIDES)	175	2	4900	OFFICE LOW RISE	\$981
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,440	2	4900	OFFICE LOW RISE	\$37,177
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>

BAS	BASE AREA	1,804	2	4900	OFFICE LOW RISE	\$42,340
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	5,000	2	8400	WAREHOUSE STORAGE	\$45,840
CAN	CANOPY (NO SIDES)	100	2	8400	WAREHOUSE STORAGE	\$183
CLP	LOADING PLATFORM	880	2	8400	WAREHOUSE STORAGE	\$4,840
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	884	2	8400	WAREHOUSE STORAGE	\$8,104
CAN	CANOPY (NO SIDES)	252	2	8400	WAREHOUSE STORAGE	\$462
FST	FINISHED STORAGE	400	2	8400	WAREHOUSE STORAGE	\$2,566
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	440	2	6700	SERVICE SHOP	\$6,656
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	600	2	4900	OFFICE LOW RISE	\$10,642
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	4,524	2	8400	WAREHOUSE STORAGE	\$17,131
BAS	BASE AREA	4,524	2	8400	WAREHOUSE STORAGE	\$17,131
SPA	SERVICE/PRODUCTION	1,080	2	8400	WAREHOUSE STORAGE	\$4,090
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	414	2	4900	OFFICE LOW RISE	\$10,125
CAN	CANOPY (NO SIDES)	800	2	4900	OFFICE LOW RISE	\$3,911
CAN	CANOPY (NO SIDES)	1,600	2	4900	OFFICE LOW RISE	\$7,822
FCP	FINISHED CARPORT	576	2	4900	OFFICE LOW RISE	\$4,227
FDU	FINISHED DET UTILITY	204	2	4900	OFFICE LOW RISE	\$2,993
FST	FINISHED STORAGE	276	2	4900	OFFICE LOW RISE	\$3,375
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,323	2	8400	WAREHOUSE STORAGE	\$13,482
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	960	2	8400	WAREHOUSE STORAGE	\$12,285
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	11,116	4	5200	MEDICAL OFFICE	\$711,754
CAN	CANOPY (NO SIDES)	200	4	5200	MEDICAL OFFICE	\$2,561
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
3320	BLDG	1,092		C2	COMM	\$8,700
3320	BLDG	336		C2	COMM	\$1,700
3800	DRIVE/WALK	2,500		C1	COMM	\$2,000
3800	DRIVE/WALK	2,830		C1	COMM	\$2,264
3800	DRIVE/WALK	1,275		C1	COMM	\$1,020
3800	DRIVE/WALK	1,700		C1	COMM	\$1,360
3800	DRIVE/WALK	1,032		C1	COMM	\$1,073
3883	FENCE CL	19,200		C1	COMM	\$9,984
3900	FIRE PRO/COMM-INTERIOR	5,000		C2	COMM	\$5,000
3900	FIRE PRO/COMM-INTERIOR	2,100		C2	COMM	\$2,100
3900	FIRE PRO/COMM-INTERIOR	5,900		C2	COMM	\$5,900
4680	PAVING 1	123,520		C1	COMM	\$71,024
5041	SHOP 1	2,196		C2	COMM	\$11,727
5140	SPILL CTRL	25,800		C1	COMM	\$34,185
5140	SPILL CTRL	1,575		C1	COMM	\$2,202
5140	SPILL CTRL	675		C1	COMM	\$944
5220	STG	240		C2	COMM	\$1,200
5221	STG 1	200		C2	COMM	\$564

5221	STG 1	200	C2	COMM	\$564
5400	WELL	3	C1	COMM	\$3,240

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/31/2009	\$4,189,000	MS	3904	1649	05 - QUALIFIED, MULTI TRANS	Improved	* CLARIAT LIFE SCIENCE MOLECUL	SIVANCE LLC	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

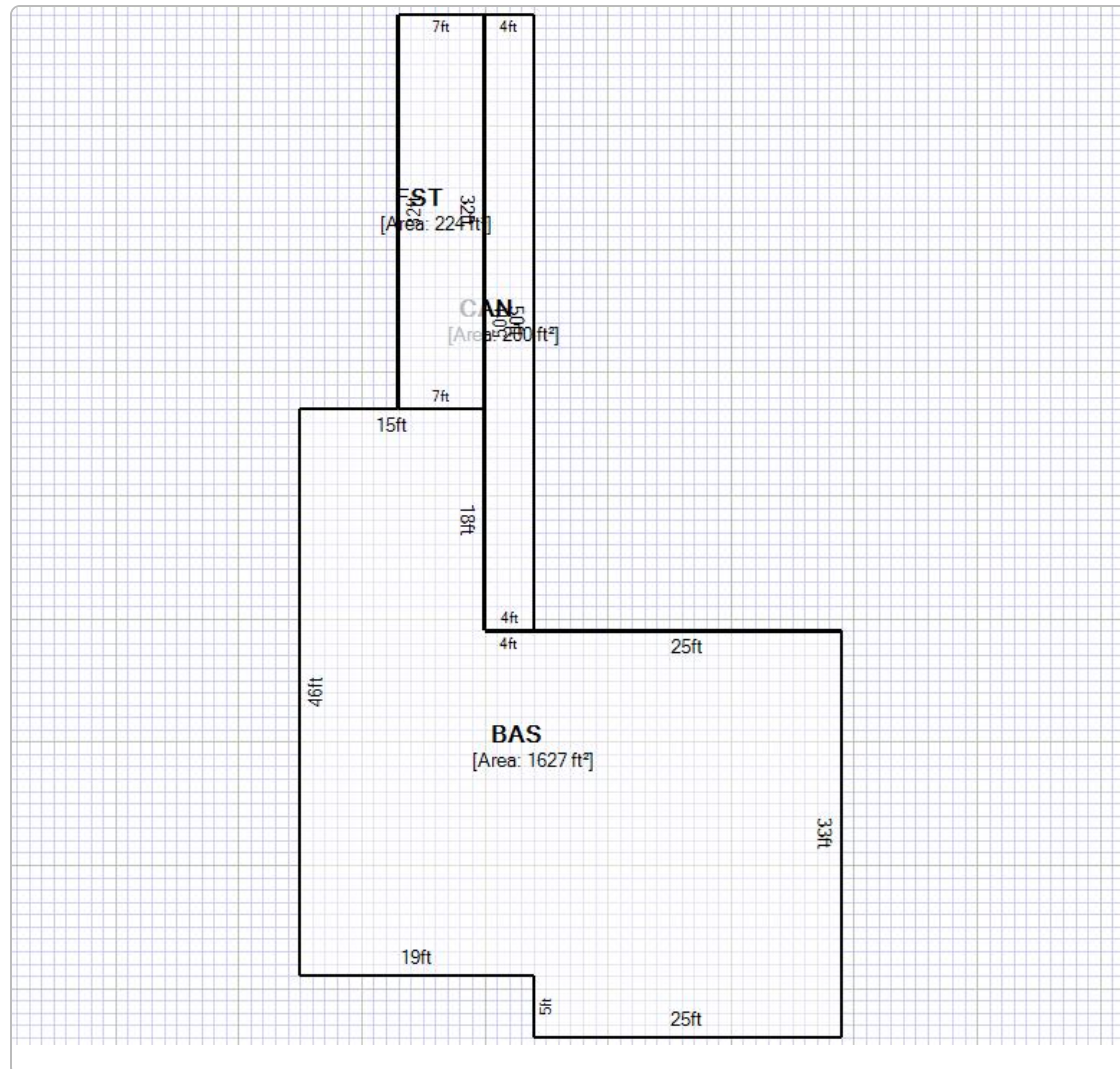
## Permits

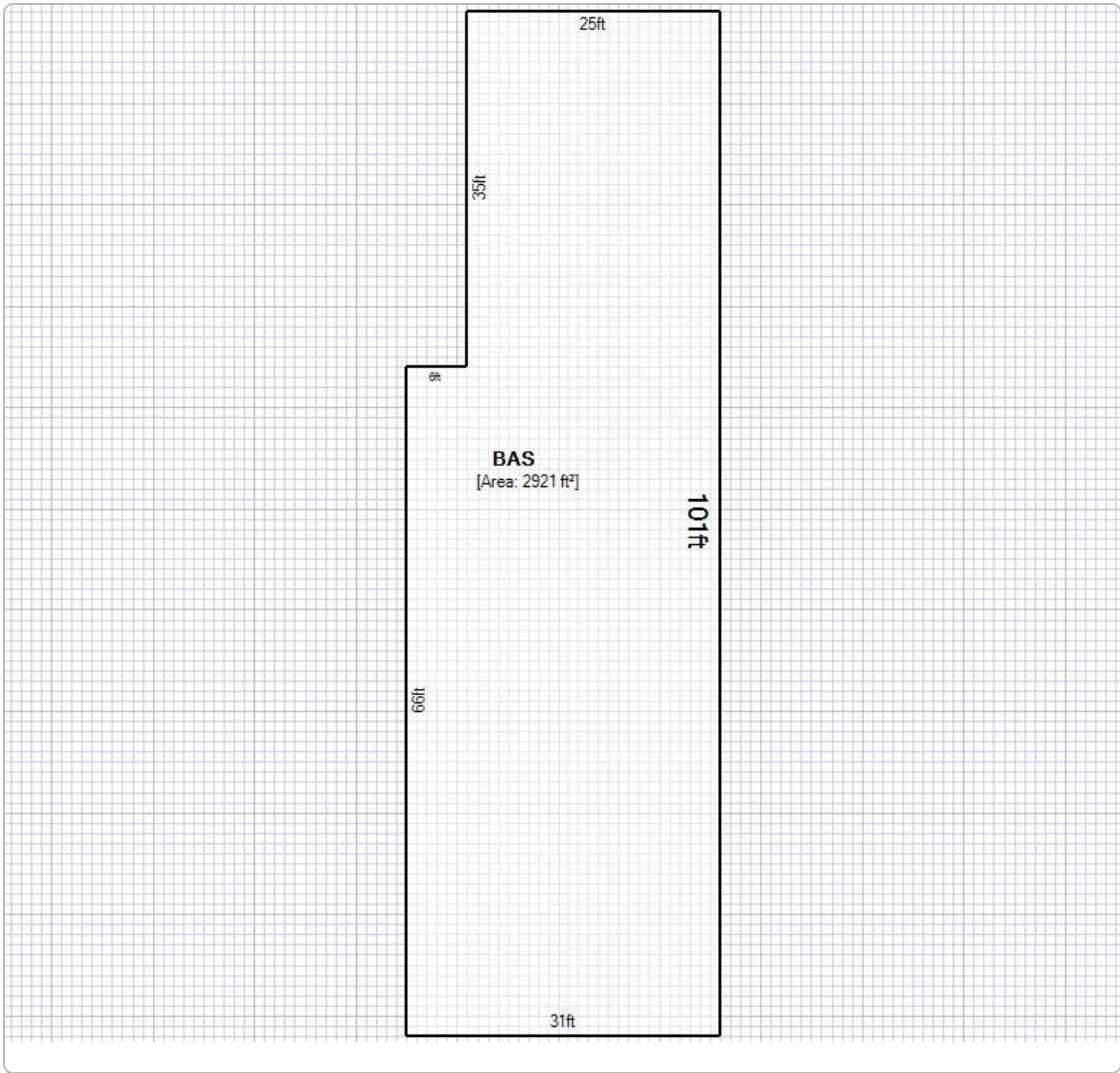
Permit Number	Type	Primary	Active	Issue Date	Value
21-00293	NON-RES ADDN/ALT CONVERT	Yes	No	2/25/2021	\$295,000
20-06045	ROOFING	Yes	No	9/8/2020	\$0
20-04242	ROOFING	Yes	No	7/2/2020	\$0
19-02284	ROOFING	Yes	No	4/15/2019	\$0
18-08396	ROOFING	Yes	No	12/12/2018	\$0
17-05167-03	FIRE SPR. SYS.	Yes	No	12/21/2017	\$128,687
17-06393	MECHANICAL	Yes	No	10/10/2017	\$0
17-05167	COMM REMODEL PERMIT	Yes	No	9/27/2017	\$77,000
17-02802	MISCELLANEOUS	Yes	No	7/5/2017	\$32,700
16-05533	ROOFING	Yes	No	8/26/2016	\$80,810
16-04669	MECHANICAL	Yes	No	7/20/2016	\$8,500
16-03193	COMM REMODEL PERMIT	Yes	No	5/24/2016	\$26,850
16-02731	COMM REMODEL PERMIT	Yes	No	5/12/2016	\$28,470
16-02458	DEMOLITION PERMIT	Yes	No	5/4/2016	\$0
16-02455	DEMOLITION PERMIT	Yes	No	5/4/2016	\$0
16-00836	FIRE SPR. SYS.	Yes	No	3/2/2016	\$156,265
16-00130	FIRE SPR. SYS.	Yes	No	2/3/2016	\$403,000
15-06309	FIRE SPR. SYS.	Yes	No	12/3/2015	\$258,687
15-05063	MISCELLANEOUS	Yes	No	9/15/2015	\$33,000
15-03962	FIRE SPR. SYS.	Yes	No	7/30/2015	\$52,000
15-01550	STORAGE BUILDING	Yes	No	4/3/2015	\$0
14-05672	FIRE SPR. SYS.	Yes	No	11/17/2014	\$293,500
14-05672-1	STORAGE BUILDING	Yes	No	11/12/2014	\$0
14-05240	COMM REMODEL PERMIT	Yes	No	9/17/2014	\$0
14-04389	REMODEL SFD	Yes	No	9/3/2014	\$19,000
14-04390	FOUNDATION ONLY	Yes	No	9/3/2014	\$14,000
14-04736	FIRE SPR. SYS.	Yes	No	9/2/2014	\$36,000
14-04102	MISCELLANEOUS	Yes	No	8/14/2014	\$108,000
14-03169	MISCELLANEOUS	Yes	No	7/23/2014	\$19,700
14-1034-4	MISCELLANEOUS	Yes	No	6/16/2014	\$150,000
14-02400	FIRE SPR. SYS.	Yes	No	5/12/2014	\$9,250
14-01034	COMMERCIAL BUILDING	Yes	No	4/25/2014	\$5,849,846
14-00836	MISCELLANEOUS	Yes	No	2/19/2014	\$182,000
12-4832-1	FIRE SPR. SYS.	Yes	No	3/18/2013	\$0
12-04832	COMM REMODEL PERMIT	Yes	No	12/3/2012	\$114,000
12-04031	MISCELLANEOUS	Yes	No	8/23/2012	\$0
11-05440	MECHANICAL	Yes	No	10/19/2011	\$4,950
11-00273	SERVICE UPGRADE	Yes	No	1/20/2011	\$0
10-5903	MECHANICAL	Yes	No	10/26/2010	\$12,500
09-06887	FIRE SPR. SYS.	Yes	No	12/21/2009	\$18,000
09-5700	MECHANICAL	Yes	No	10/14/2009	\$0
05-04173	COMM REMODEL PERMIT	Yes	No	8/8/2005	\$12,000
00-08417	COMM REMODEL PERMIT	Yes	No	1/11/2001	\$75,000
98-08843	FIRE ALARM	Yes	No	12/17/1998	\$0
98-07598	MECHANICAL	Yes	No	10/12/1998	\$1,000
98-07462	COMM REMODEL PERMIT	Yes	No	10/8/1998	\$15,000
98-06099	MECHANICAL	Yes	No	8/27/1998	\$150,000
98-04155	FIRE ALARM	Yes	No	7/17/1998	\$2,500
97-03368	MECHANICAL	Yes	No	6/4/1997	\$1,695
95-03345	COMM REMODEL PERMIT	Yes	No	8/2/1995	\$10,797
95-03472	COMM REMODEL PERMIT	Yes	No	8/2/1995	\$4,800
95-03779	COMM REMODEL PERMIT	Yes	No	7/13/1995	\$1,000

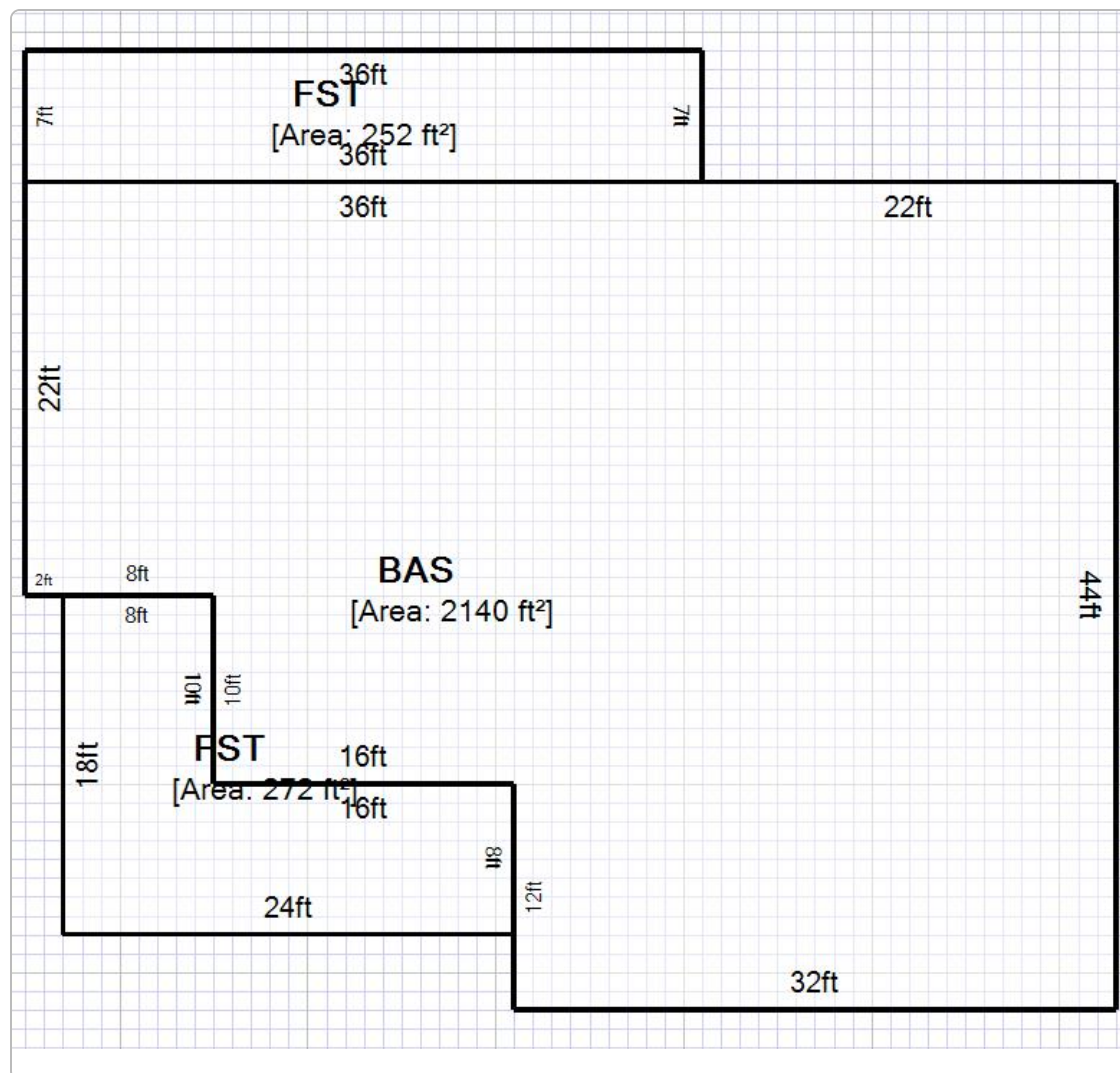
95-00565	FIRE SPR. SYS.	Yes	No	2/2/1995	\$0
95-00011	COMM REMODEL PERMIT	Yes	No	1/19/1995	\$365,000
94-08008	FIRE SPR. SYS.	Yes	No	1/1/1995	\$0
94-07880	MECHANICAL	Yes	No	12/8/1994	\$317,866
94-06556	MECHANICAL	Yes	No	10/12/1994	\$0
94-03479	COMM REMODEL PERMIT	Yes	No	7/27/1994	\$800,000
94-02861	MECHANICAL	Yes	No	5/25/1994	\$2,000
94-02382	COMM REMODEL PERMIT	Yes	No	5/17/1994	\$27,600
94-01559	COMM REMODEL PERMIT	Yes	No	4/13/1994	\$12,000
93-07560	MECHANICAL	Yes	No	12/30/1993	\$55,000
93-7388	COMM BUILDING PERMIT	Yes	No	12/8/1993	\$7,600
93-3505	COMM REMODEL PERMIT	Yes	No	7/6/1993	\$92,268
92-4138	MECHANICAL	Yes	No	8/28/1992	\$30,000
92-2894	MECHANICAL	Yes	No	8/6/1992	\$0
92-00884	MECHANICAL	Yes	No	8/6/1992	\$0
92-00720	COMM REMODEL PERMIT	Yes	No	2/27/1992	\$126,000
92-00159	COMM BUILDING PERMIT	Yes	No	1/29/1992	\$176,320

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

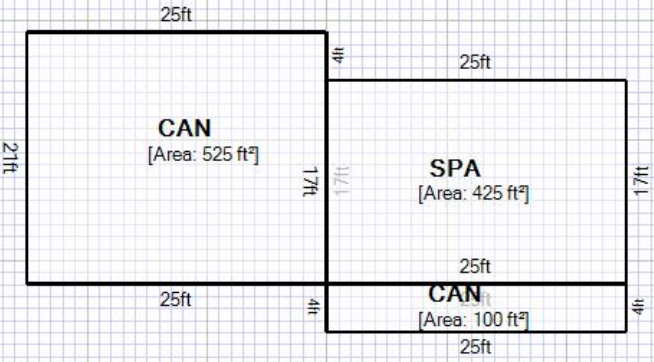
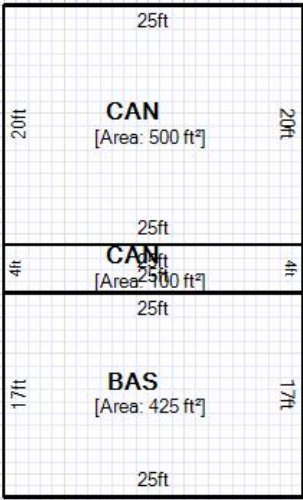
## Sketches

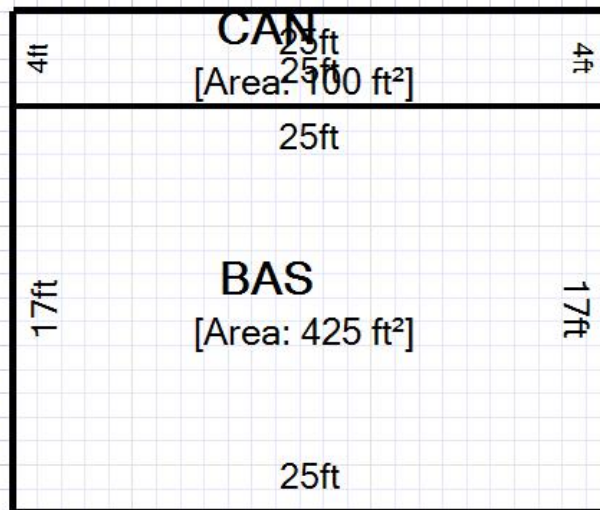
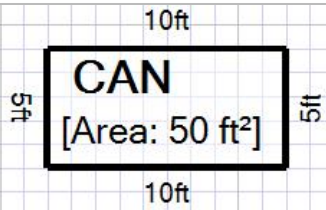




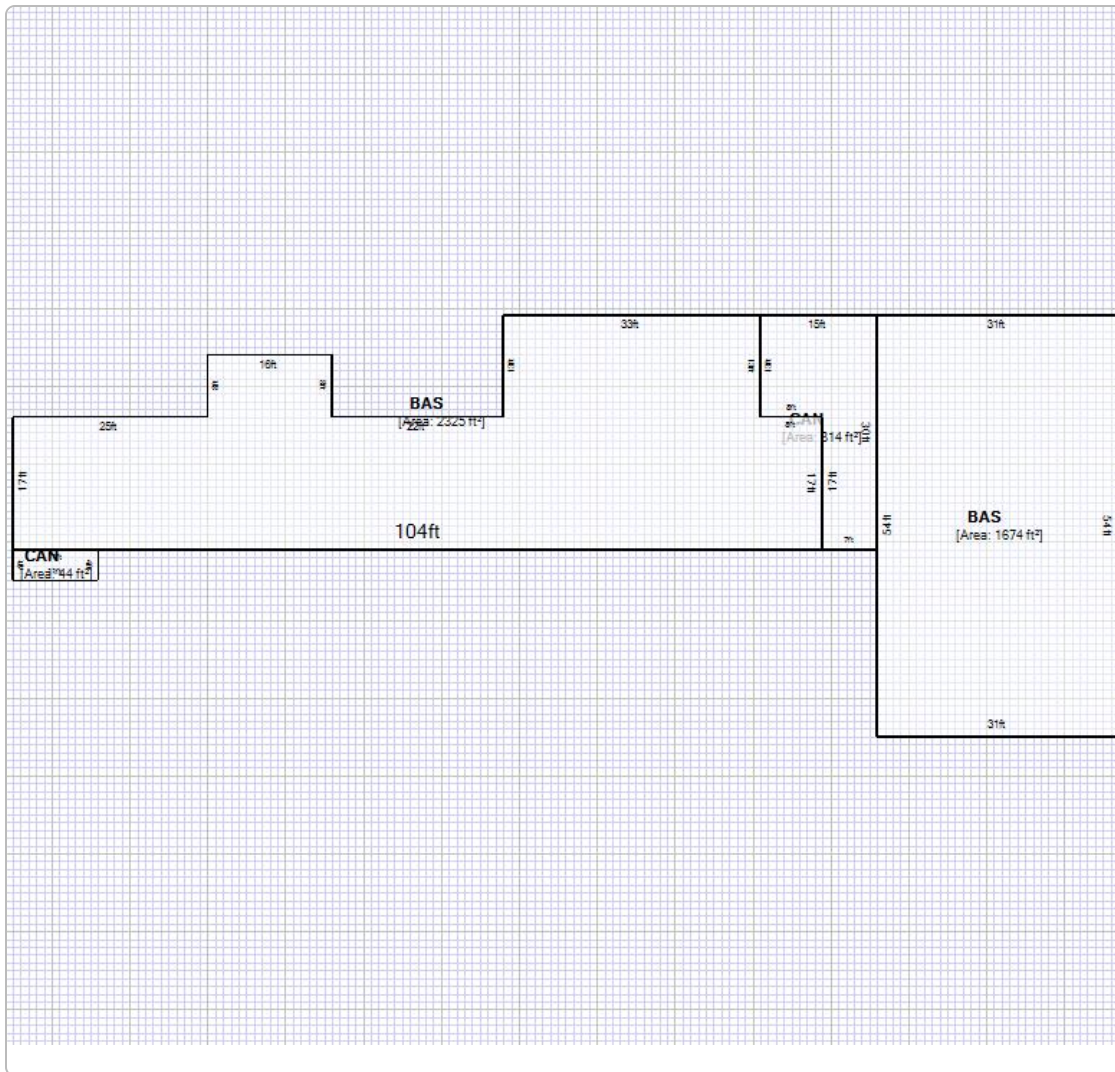


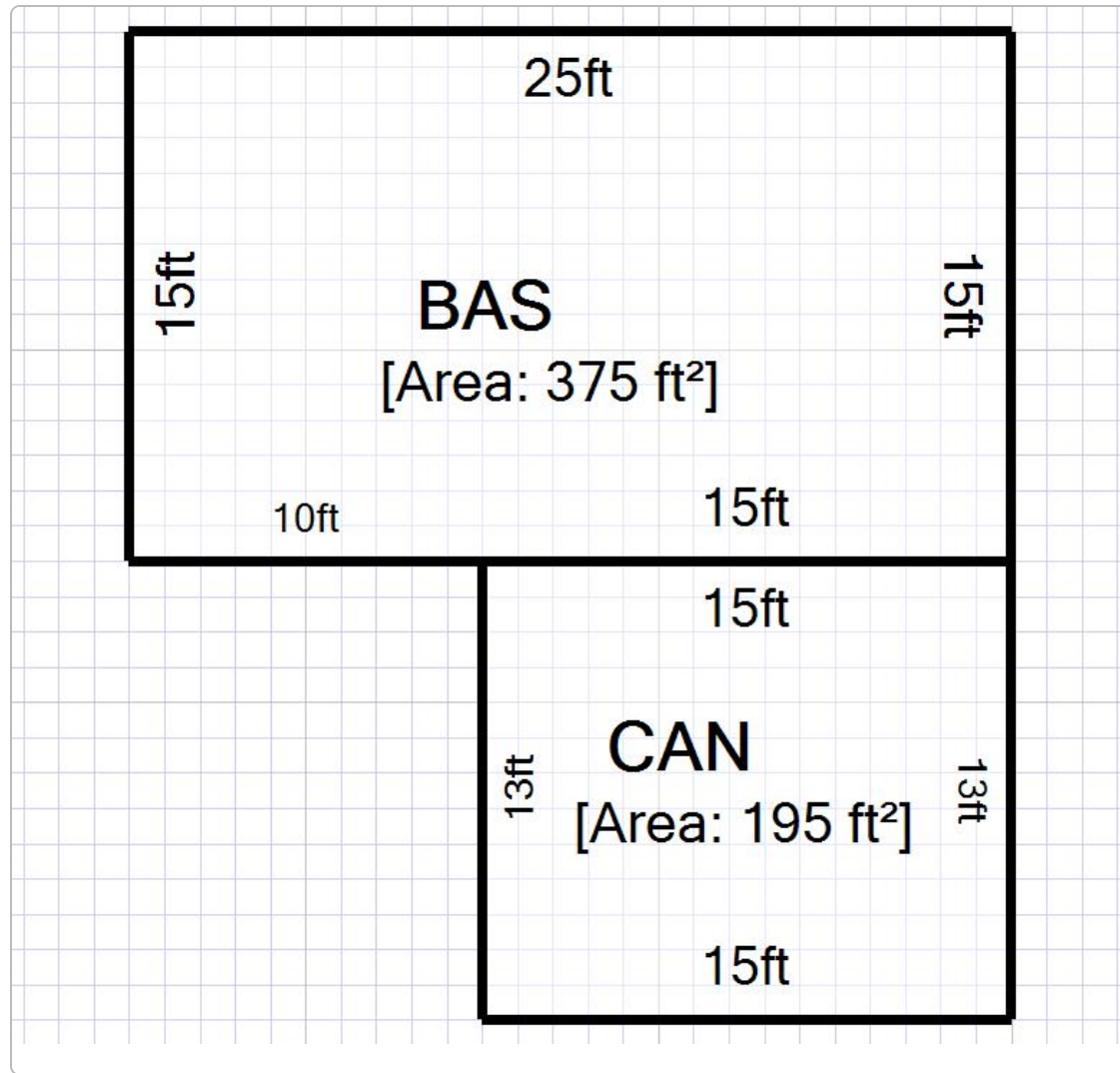


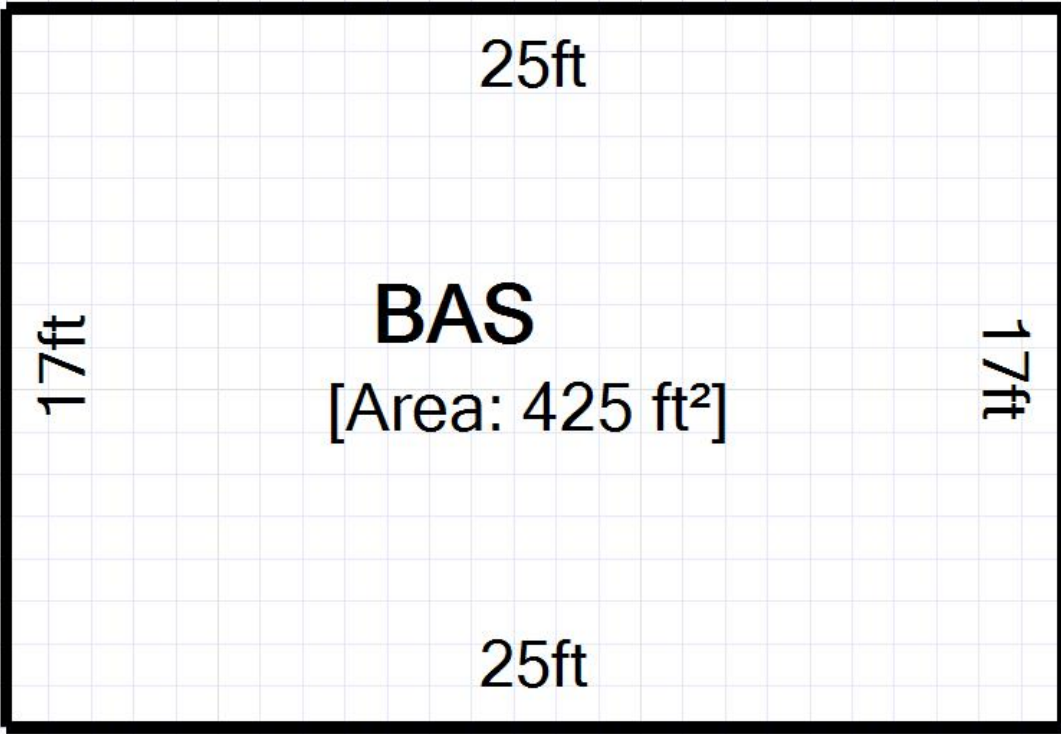


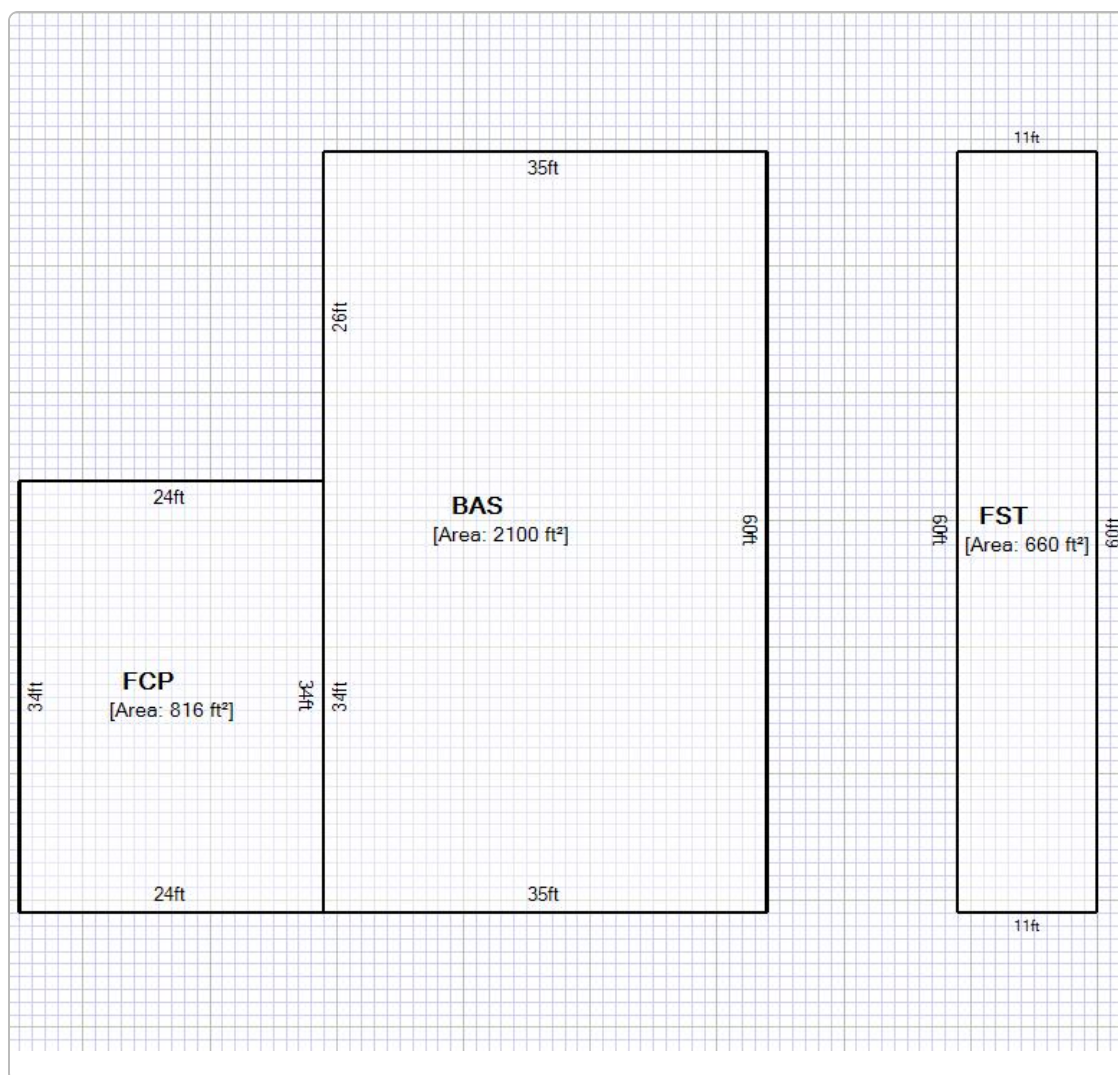


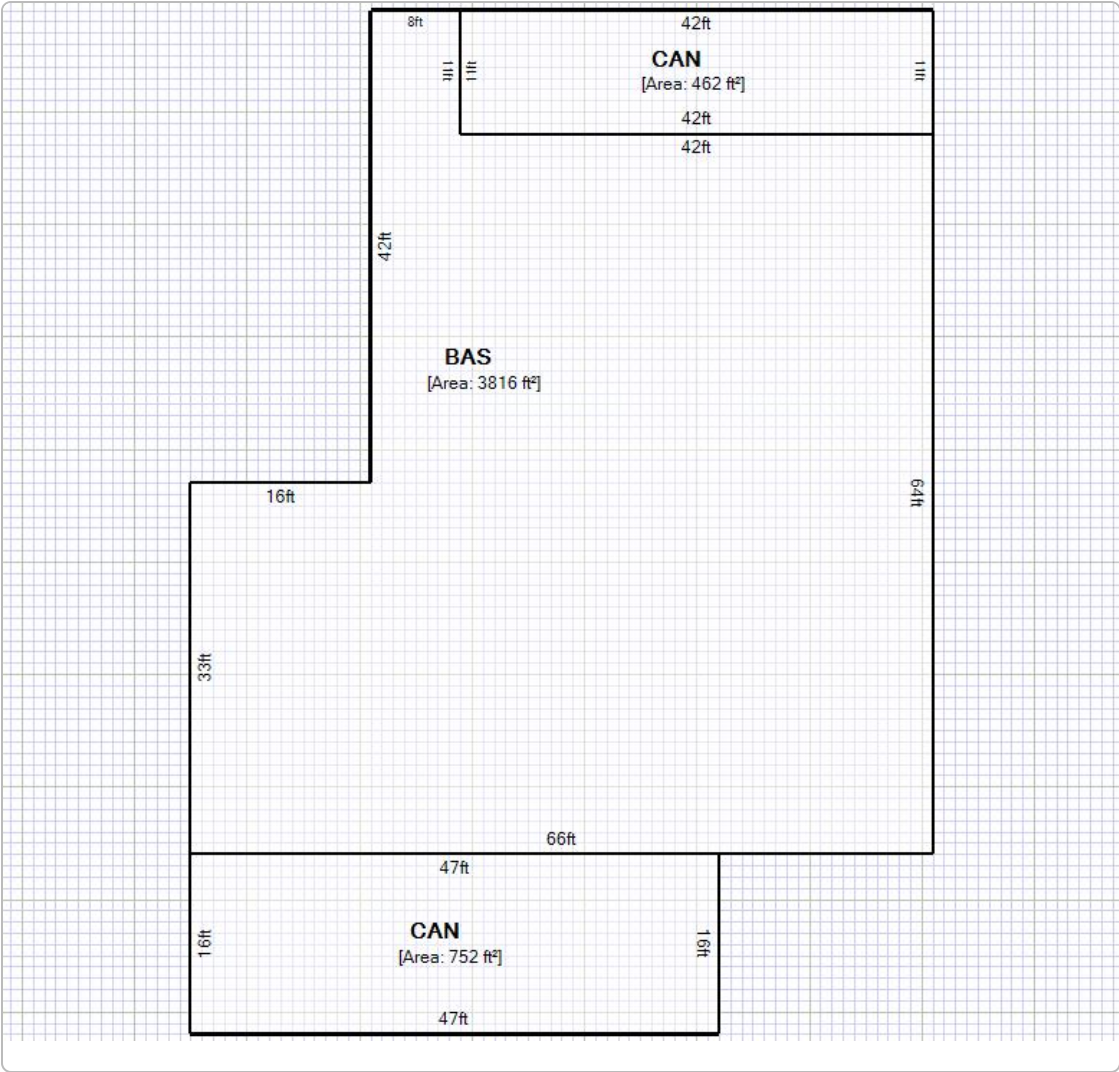




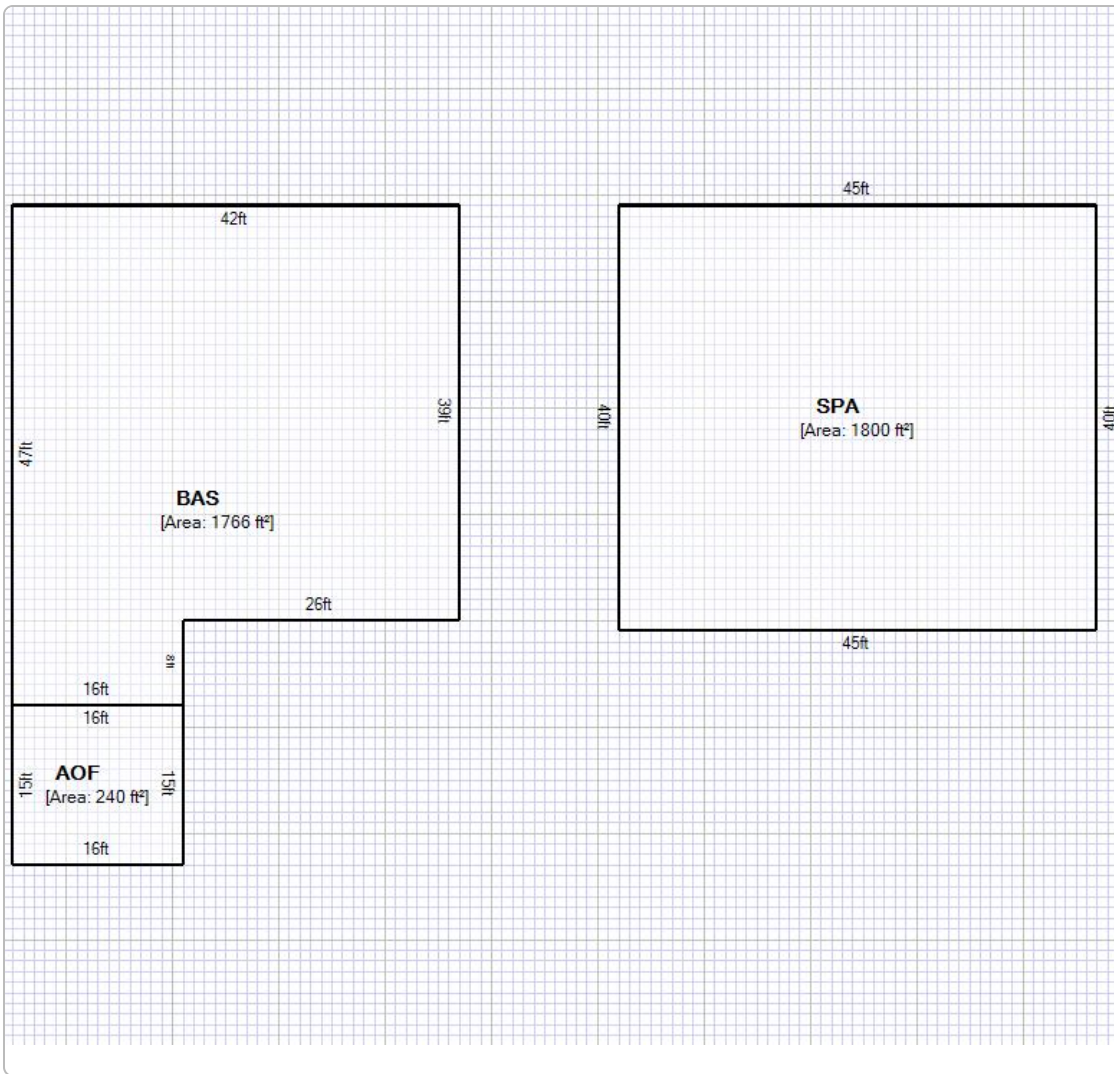


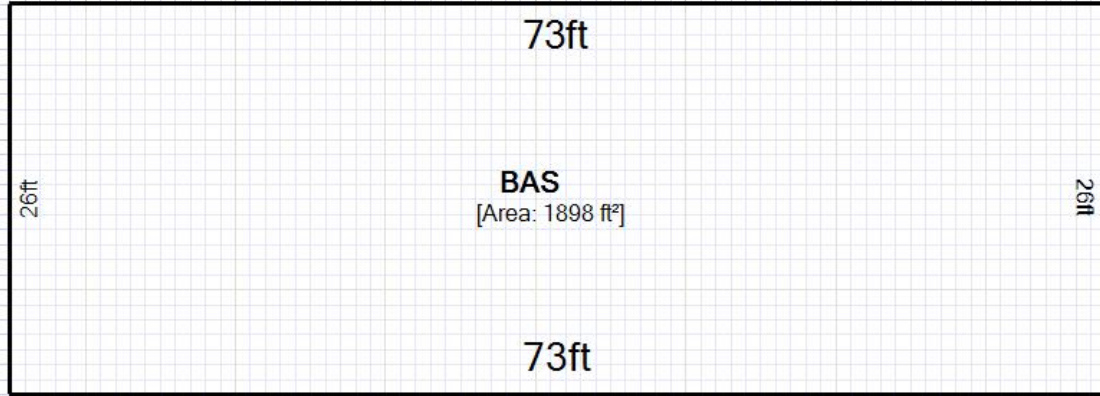


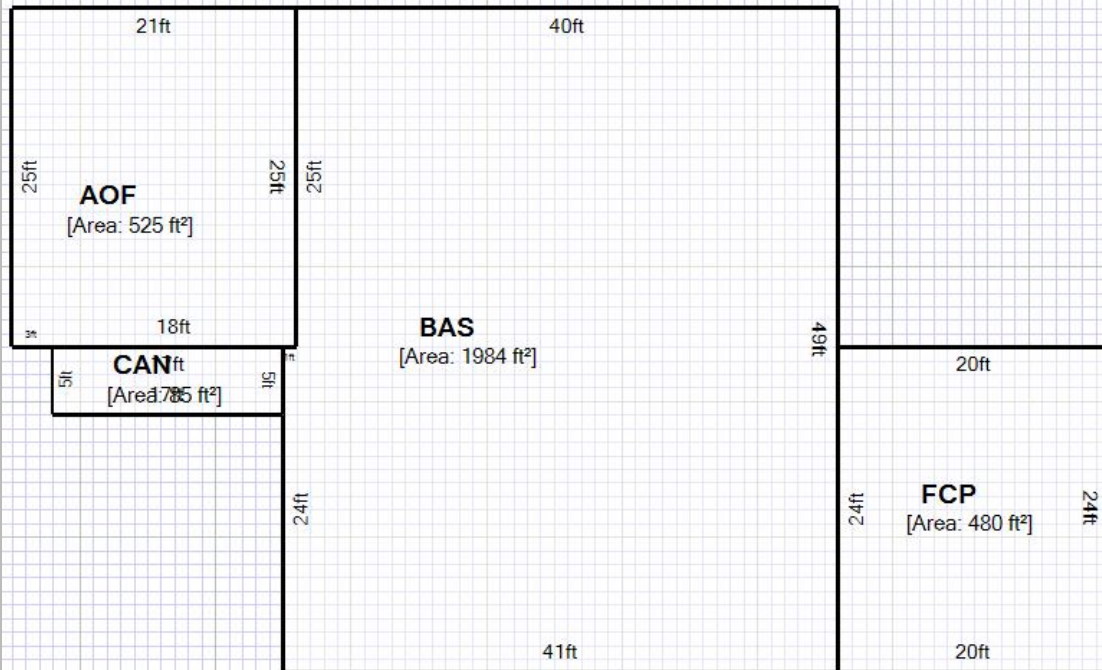




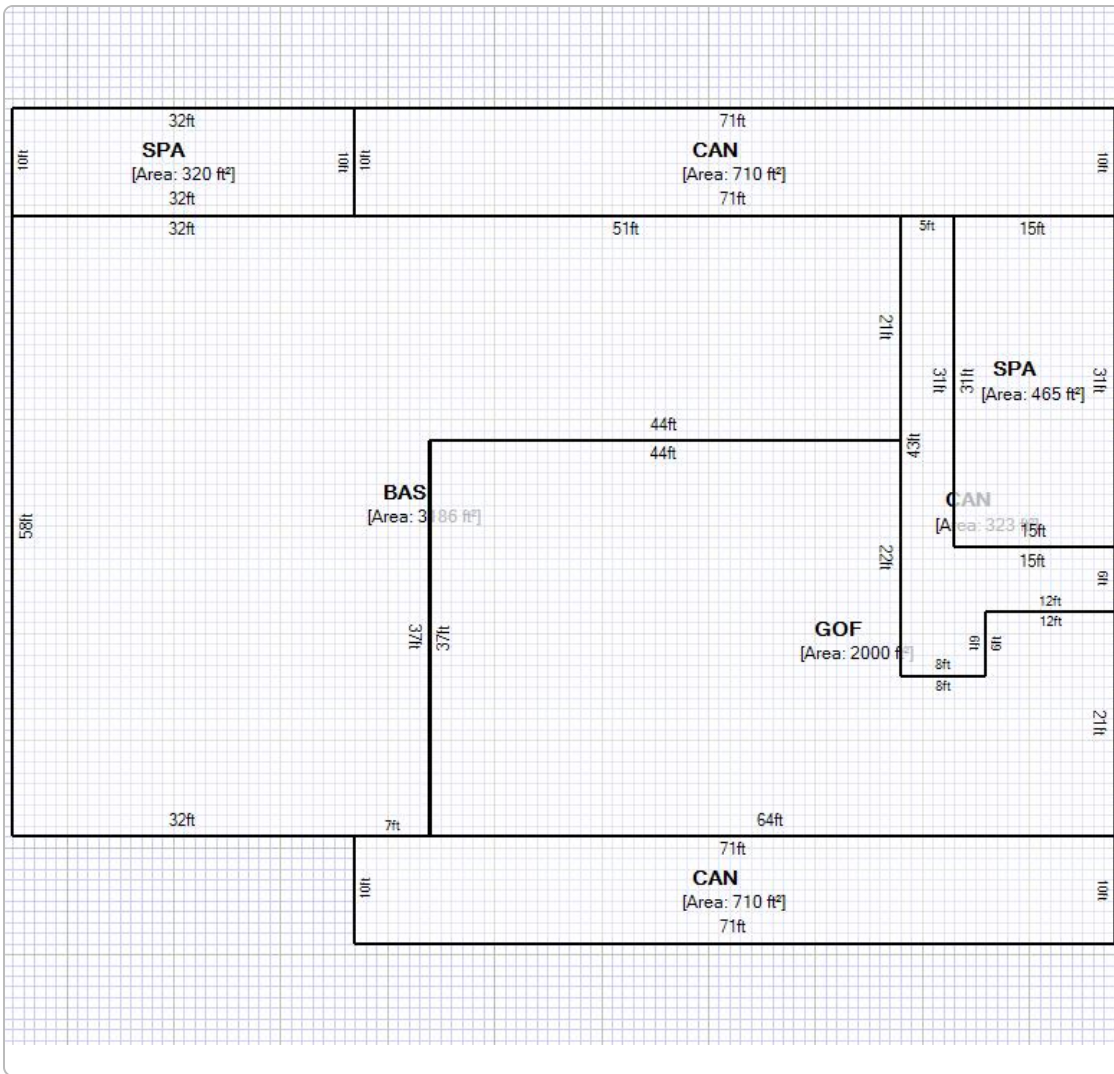


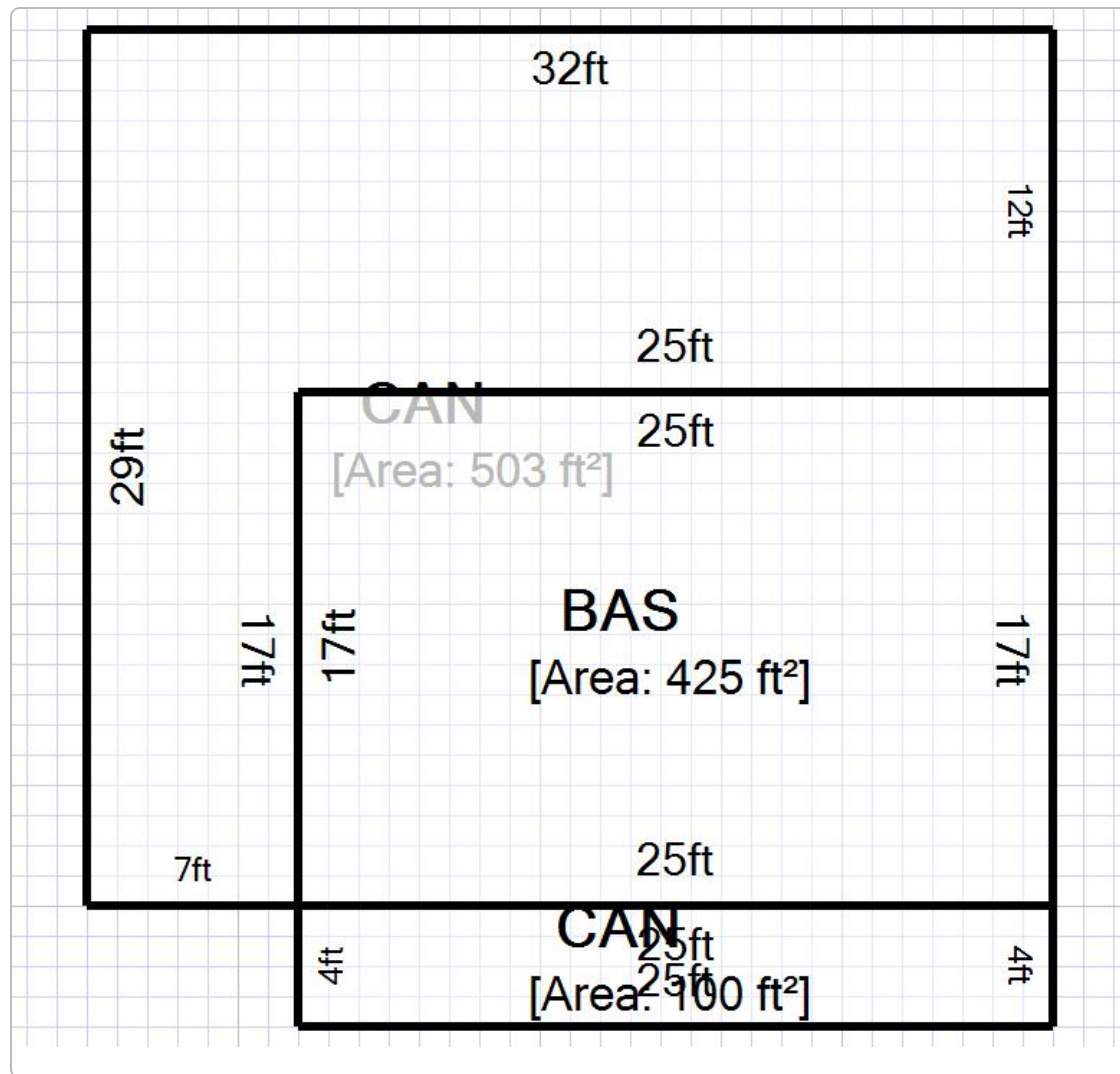


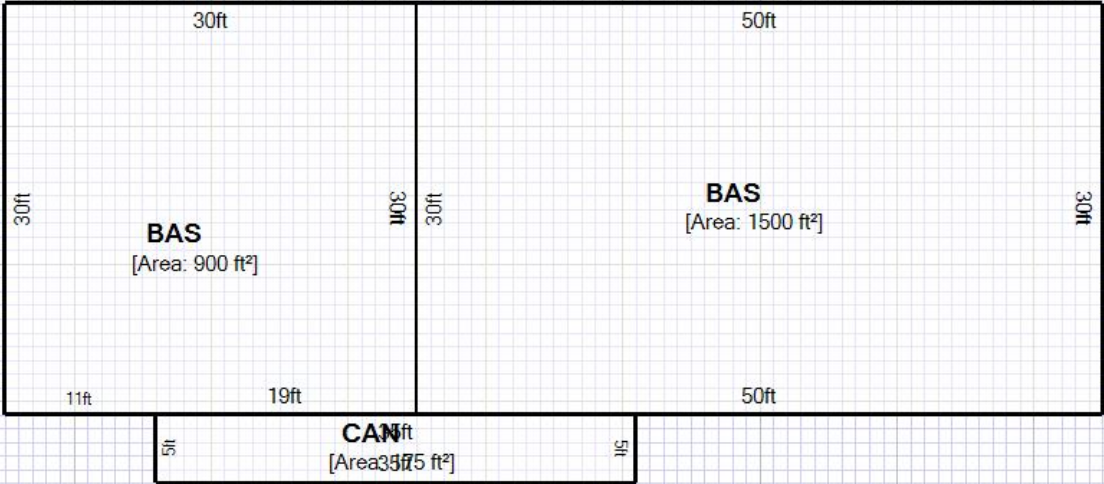


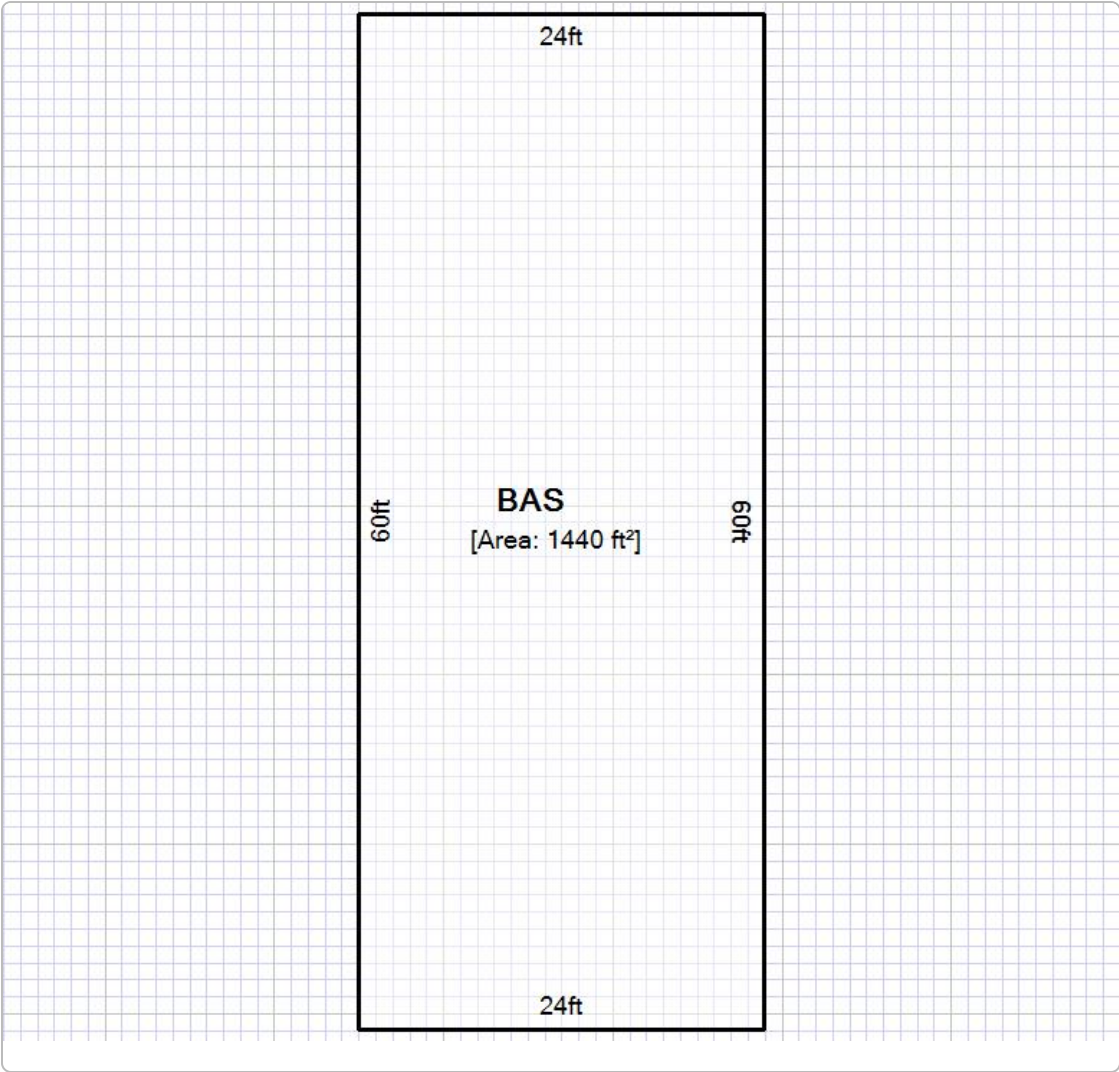


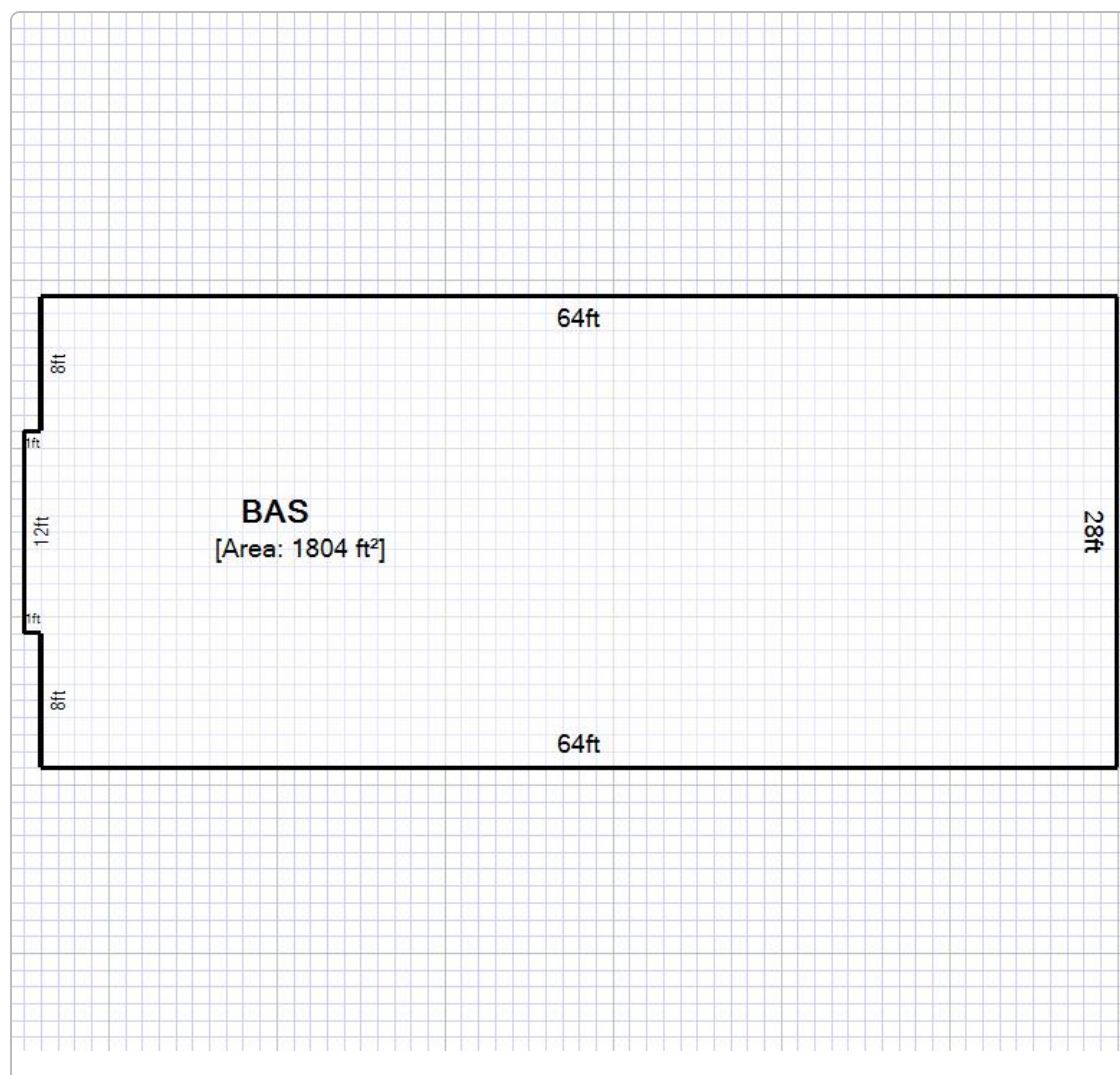




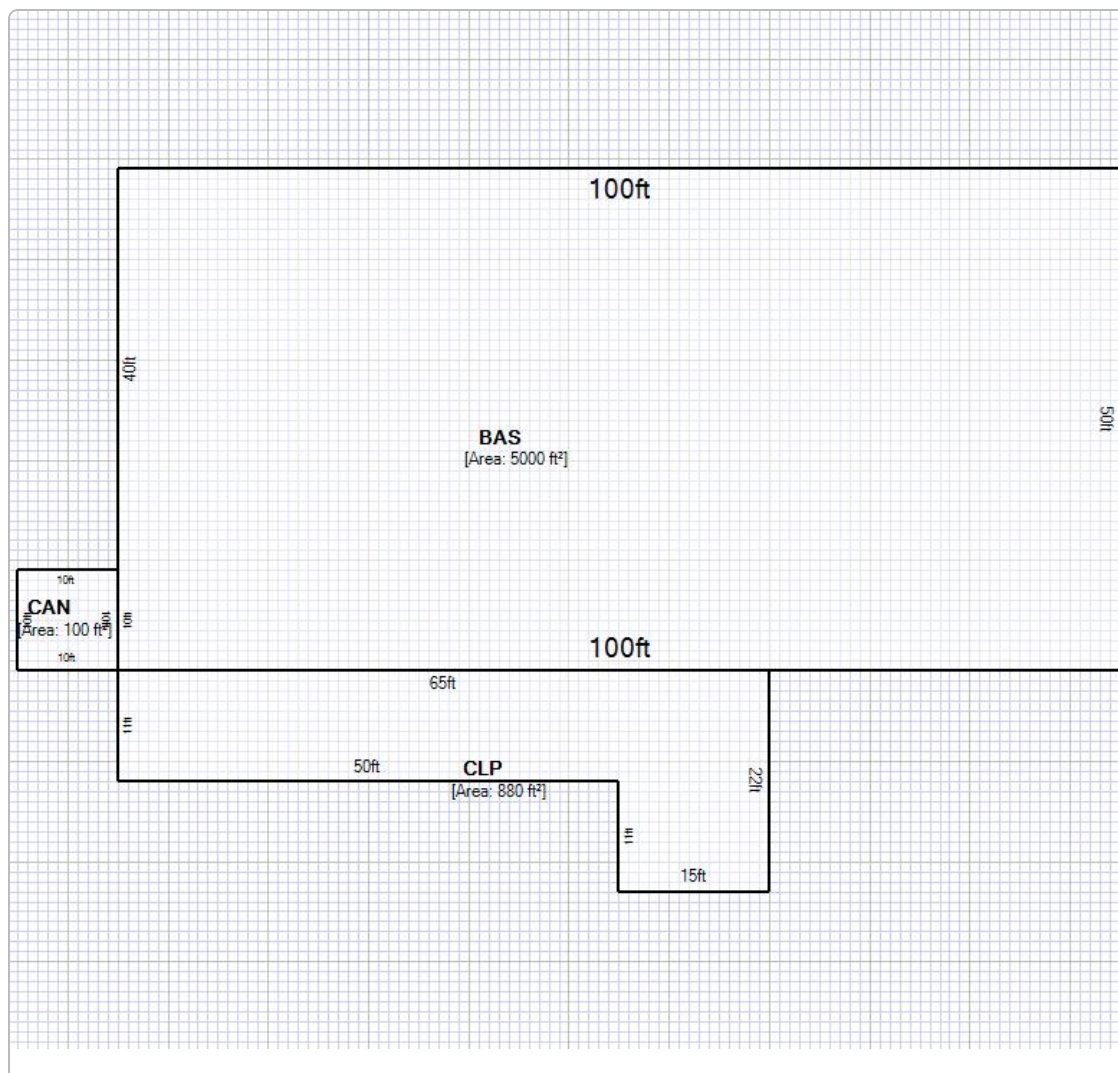


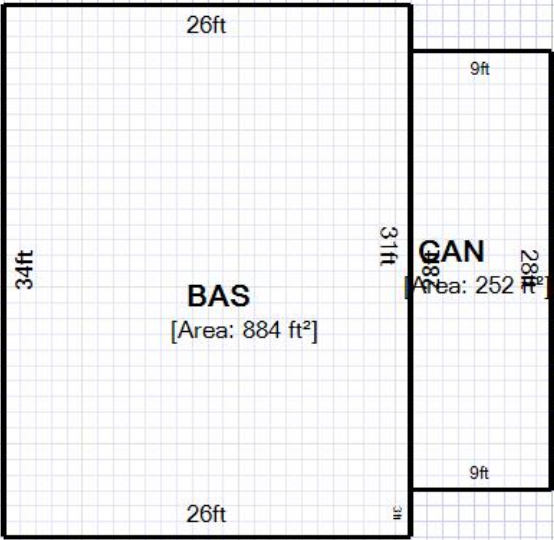
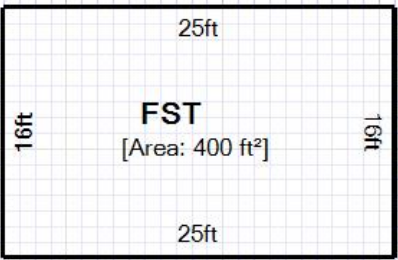


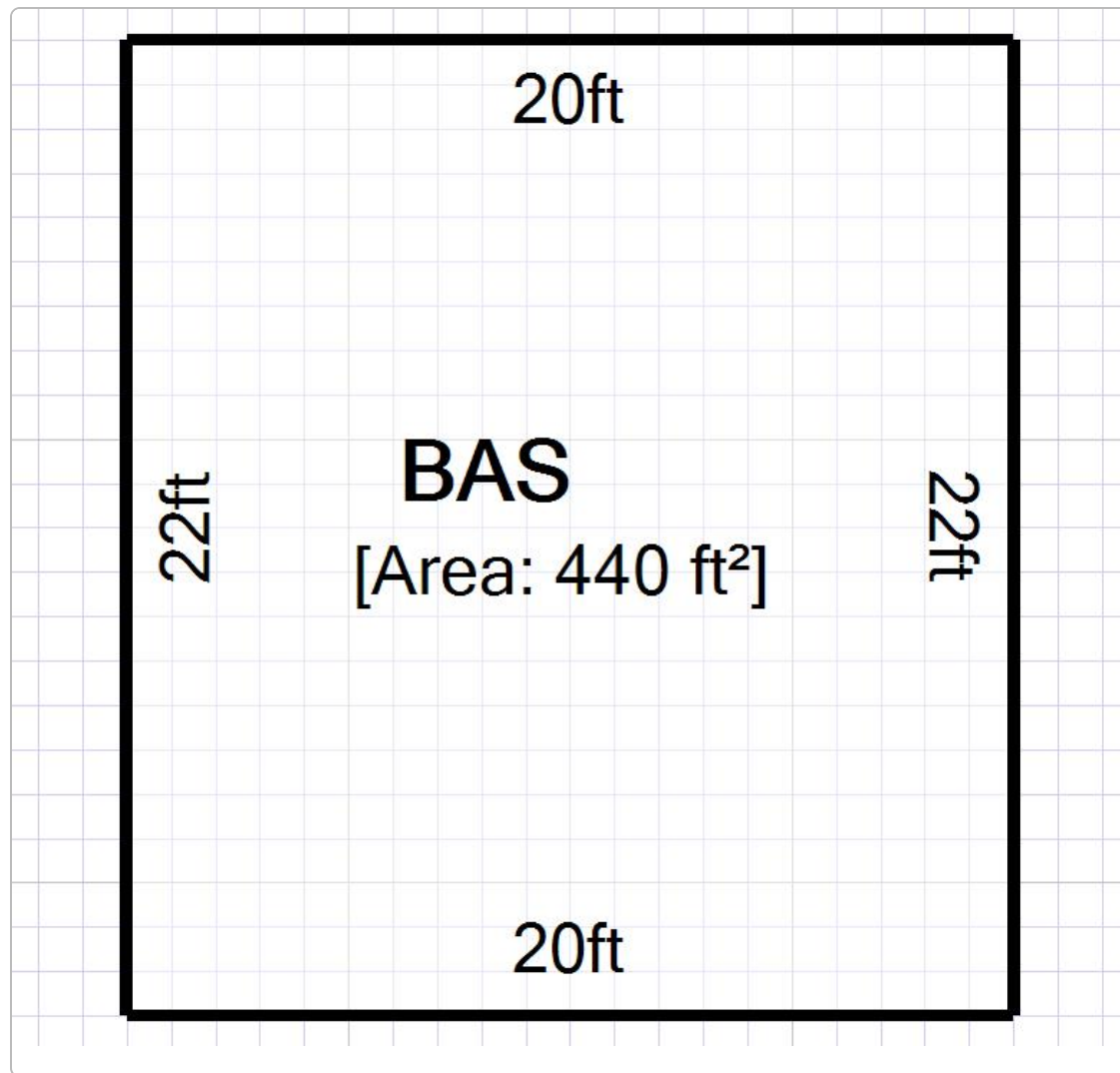




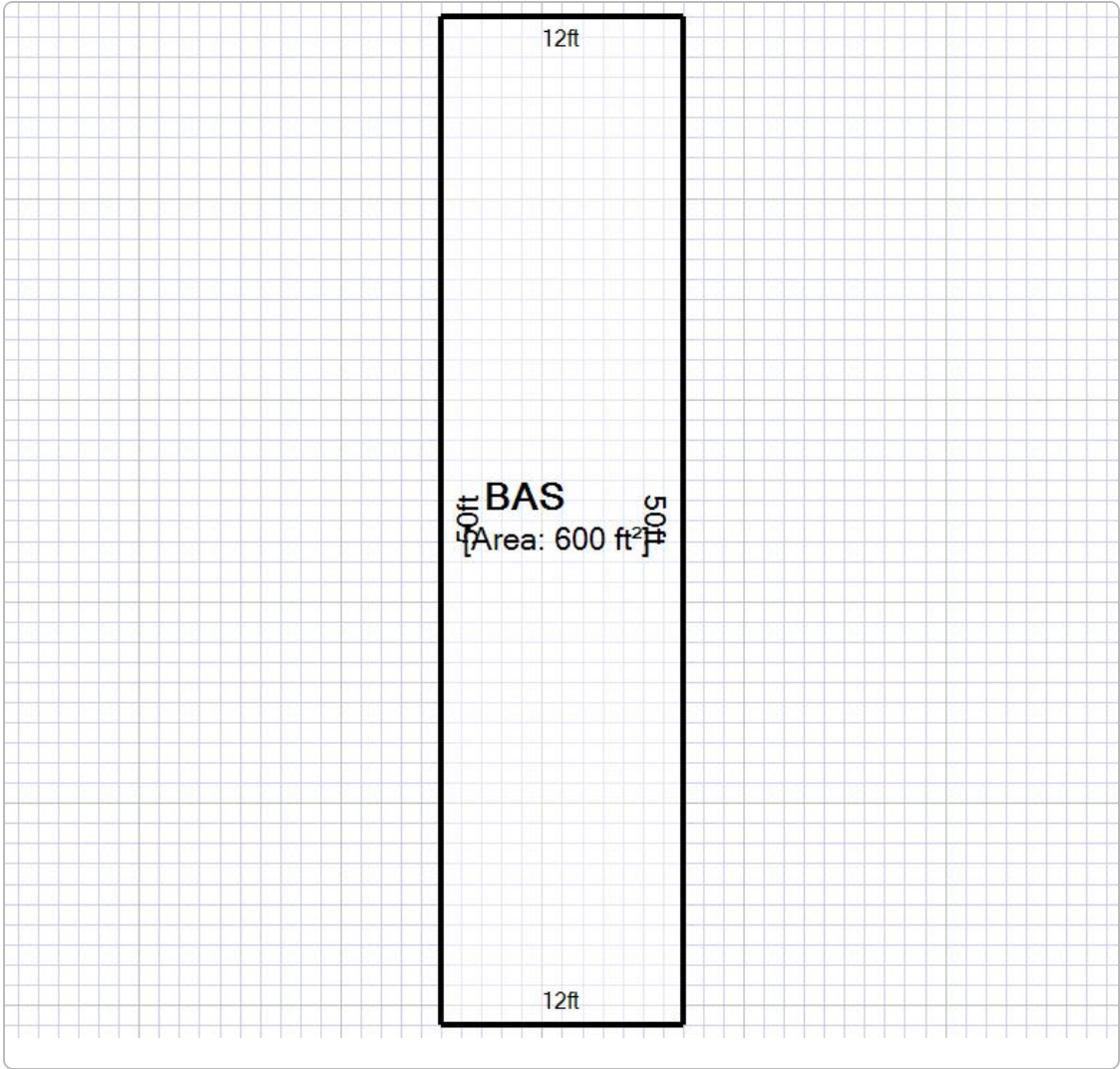


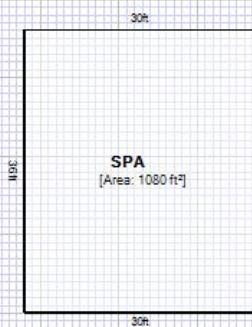
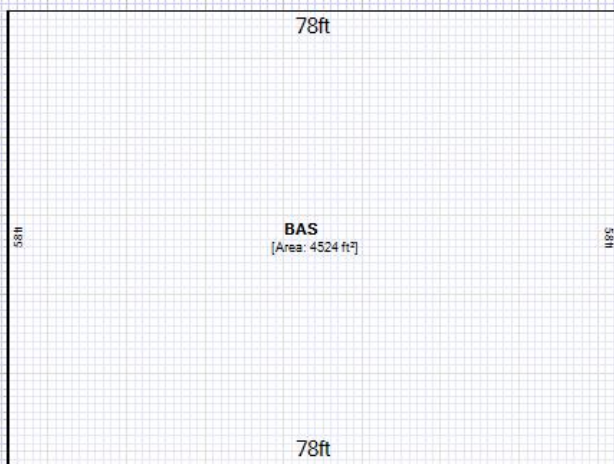
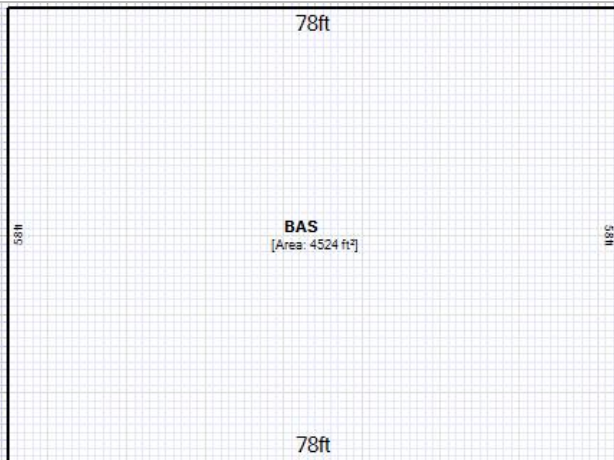


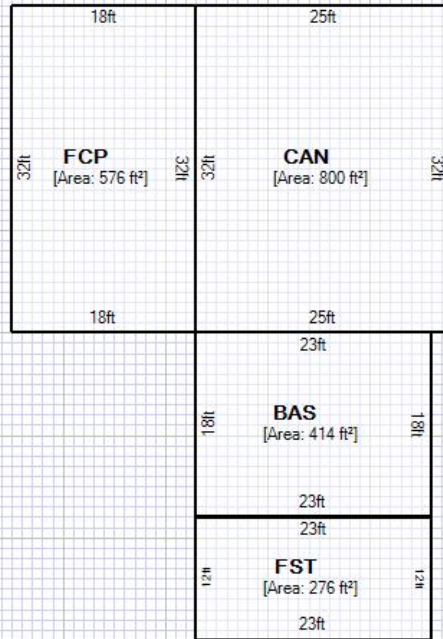
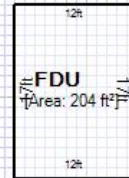
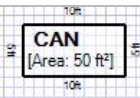


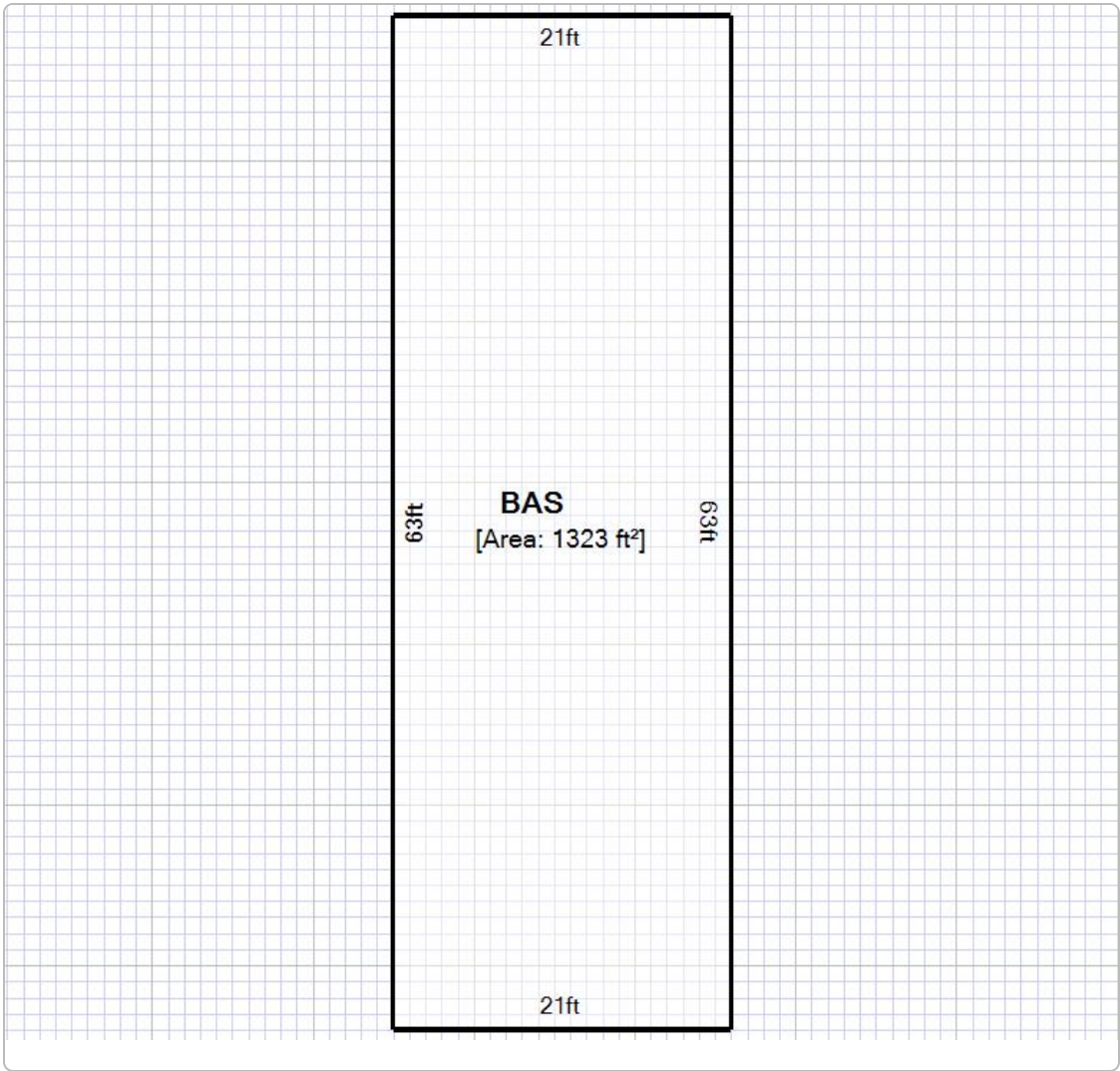


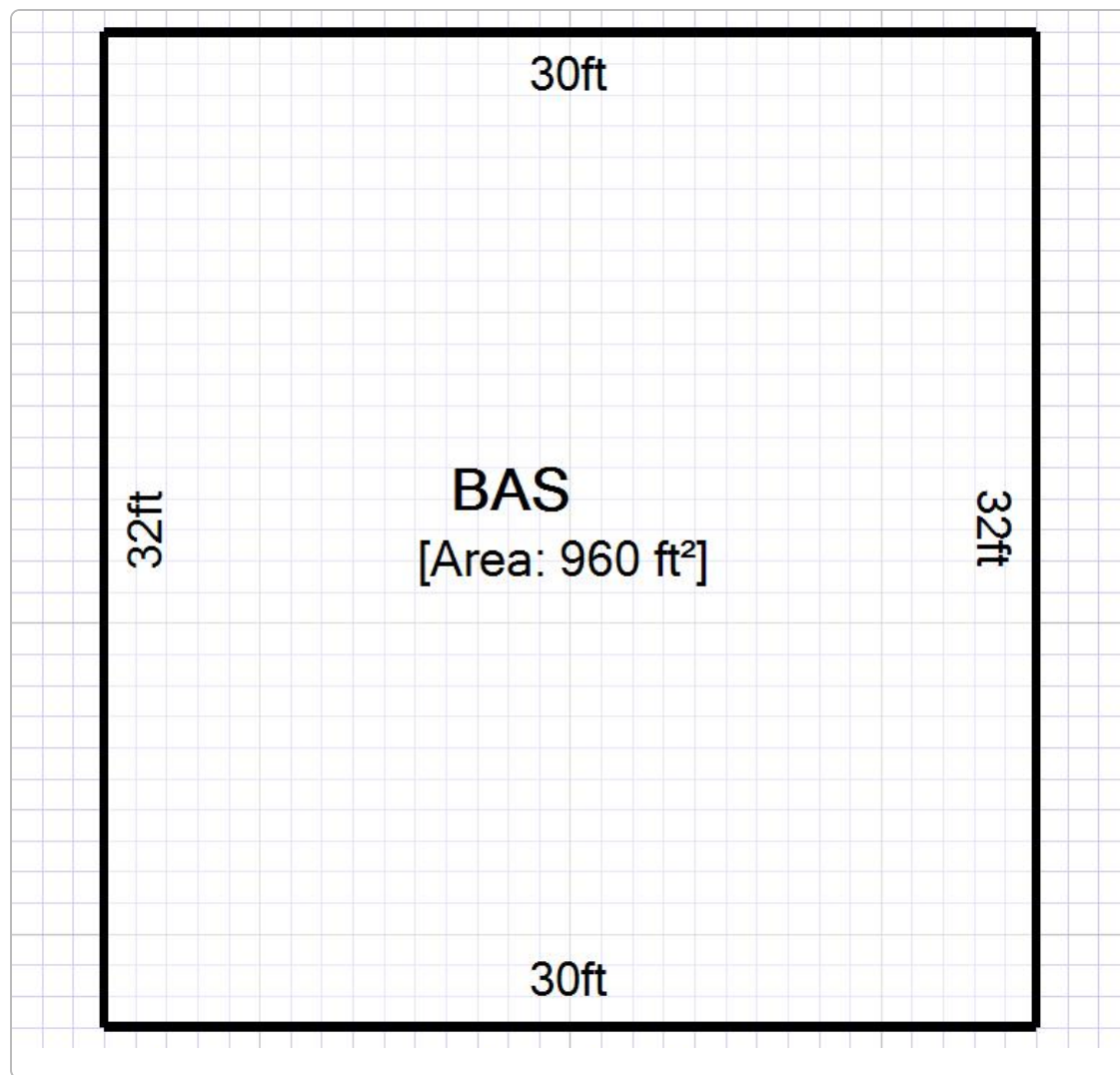




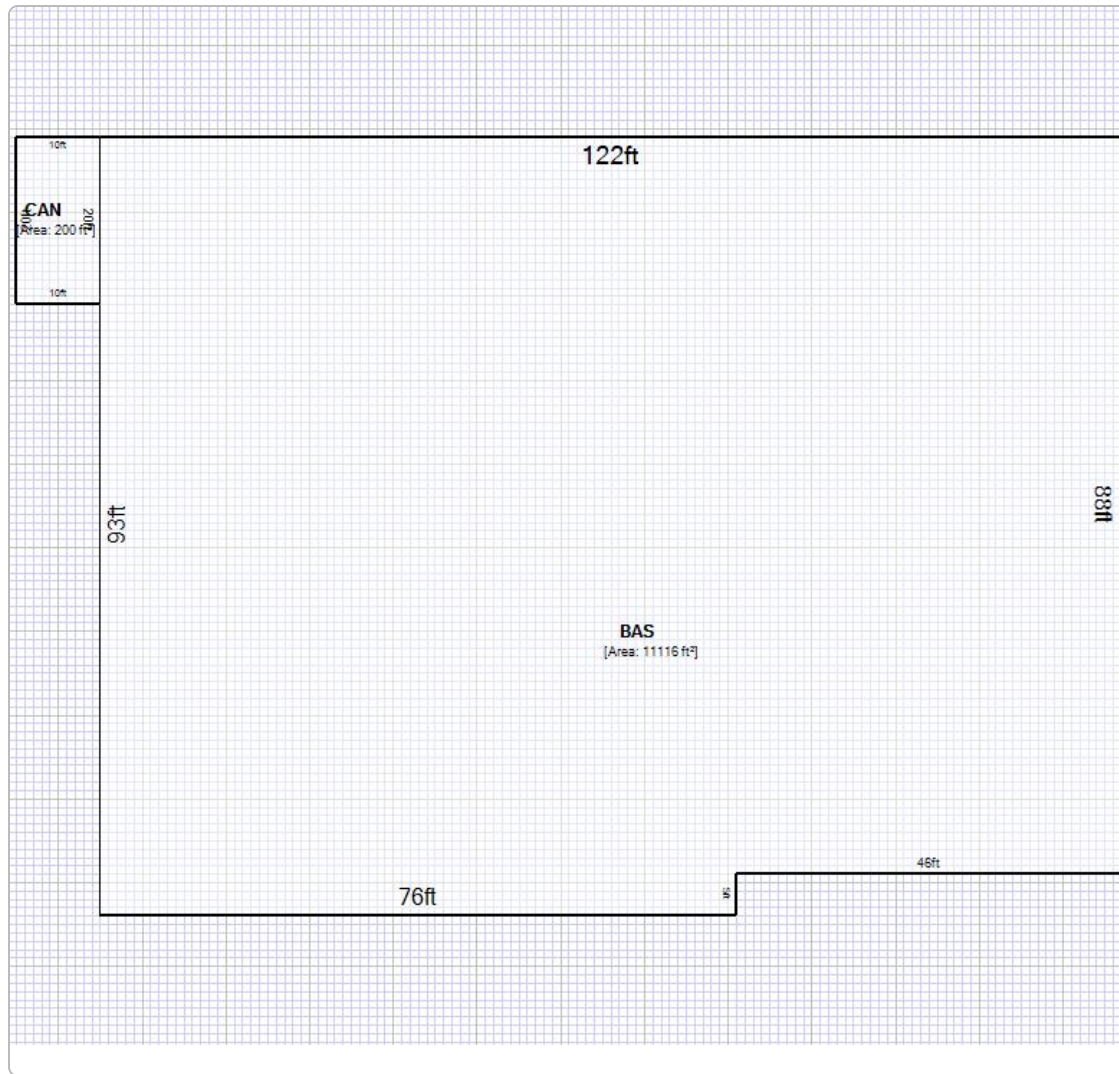




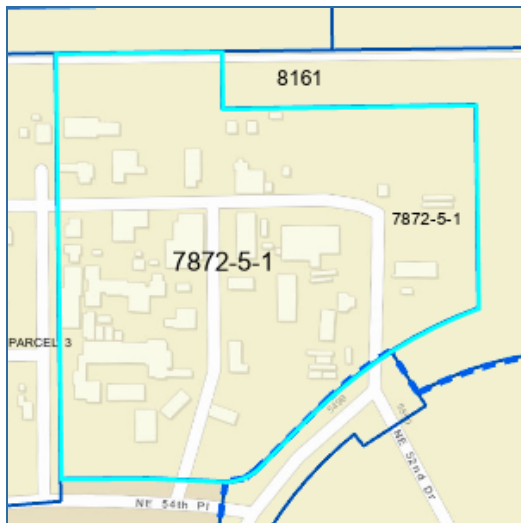








## Map



## Photos

No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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## Real Estate Account #07872 005 001

**Owner:**

SIVANCE LLC

**Situs:**

5002 NE 54TH PL  
GAINESVILLE 32609

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[Property Appraiser](#)



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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on 11/30/2021 for \$48,963.66. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$48,963.66 11/30/2021	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$49,281.04 11/30/2020	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$50,434.35 11/25/2019	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$48,502.42 11/26/2018	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$50,167.17 11/30/2017	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$51,215.56 11/30/2016	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$35,770.64 11/23/2015	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$36,688.04 11/26/2014	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$40,198.92 11/21/2013	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$40,159.42 11/15/2012	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$41,542.26 11/30/2011	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$42,353.10 12/23/2010	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$38,607.27 01/26/2010	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$35,644.65 11/30/2008	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$34,194.64 11/28/2007	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$34,852.32 11/27/2006	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$35,312.49 11/14/2005	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$32,682.03 11/19/2004	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$30,896.27 11/14/2003	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$29,131.00 11/18/2002	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		



Sep 01, 2009 01:15 PM  
BOOK 3904 PAGE 1649

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK3 Receipt # 419557



2526071

4 PGS

THIS INSTRUMENT PREPARED BY:  
RONALD A. CARPENTER  
CARPENTER & ROSCOW, P.A.  
5608 NW 43rd Street  
Gainesville, Florida 32653

Doc Stamp-Deed: \$29,323.00

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED, made and executed this 31 day of August, 2009, by CLARIANT LIFE SCIENCE MOLECULES (FLORIDA), INC., a Florida corporation,\*\* hereinafter referred to as GRANTOR\*, to SIVANCE, LLC, a Delaware limited liability company, hereinafter referred to as GRANTEE\*, whose post office address is c/o GenNx 360 Capital Partners, 590 Madison Avenue, 27th Floor, New York, New York 10022.

**WITNESSETH:** That the GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Alachua County, Florida, to wit:

See Exhibit "A" attached hereto.

**SUBJECT TO** and together with easements and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the GRANTOR hereby covenants with said GRANTEE, except as set forth herein, that at the time of delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

\*"GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

GRANTOR:

CLARIANT LIFE SCIENCE MOLECULES  
(FLORIDA), INC., a Florida corporation,

By: K. L. Golder  
Kenneth L. Golder, Vice President

Address: 4044 NE 54th Avenue  
Gainesville, FL 32609

C. S. Barnard  
Printed Name C. S. Barnard

Clark L. Jordan  
Printed Name Clark L. Jordan

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

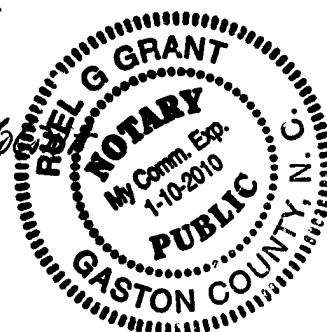
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Kenneth L. Golder, Vice President of CLARIANT LIFE SCIENCE MOLECULES (FLORIDA), INC., a Florida corporation, who is ☒ personally known to me to be the person described in, or ☐ presented as proof of identification, and who under oath, executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of August, 2009.

(Seal)

Notary Public, State of NORTH CAROLINA

\*\*f/k/a PCR, Inc.; PCR, Incorporated;  
and Peninsular ChemResearch, Inc.



C:\Deeds\Special\WD

DOC 29,323.00

402390  
RETURN TO:  
First American Title Ins. Co.  
25400 US 19 N, Suite 135  
Clearwater, FL 33763

BELO

Index 1.00  
4/35.50

EXHIBIT A

## Legal Description of the Property

## PARCEL 1

COMMENCE AT THE SE CORNER OF SECTION 14, T9S, R20E, ALACHUA COUNTY, FLORIDA, THENCE S89°49'W ALONG THE SOUTH LINE OF SAID SECTION 14 FOR A DISTANCE OF 1281.55 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.C.L. RAILROAD, THENCE N30°21'E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 710.13 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N30°21'E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 828.10 FEET, THENCE N89°49'45"E FOR A DISTANCE OF 506.61 FEET, THENCE N00°06'24"E FOR A DISTANCE OF 389.14 FEET, THENCE S89°49'36"E FOR A DISTANCE OF 2106.71 FEET, THENCE S00°16'54"W FOR A DISTANCE OF 784.90 FEET, THENCE S86°08'45"W FOR A DISTANCE OF 336.31 FEET, THENCE S81°17'15"W FOR A DISTANCE OF 400.00 FEET, THENCE S82°39'45"W FOR A DISTANCE OF 443.43 FEET, THENCE S87°04'45"W FOR A DISTANCE OF 100.00 FEET, THENCE S89°14'15"W FOR A DISTANCE OF 100.00 FEET, THENCE N89°28'W FOR A DISTANCE OF 429.2 FEET, THENCE S88°15'38"W FOR A DISTANCE OF 50.00 FEET, THENCE S84°00'38"W FOR A DISTANCE OF 50.00 FEET, THENCE S79°11'23"W FOR A DISTANCE OF 50.00 FEET, THENCE S75°13'38"W FOR A DISTANCE OF 50.00 FEET, THENCE N59°42'07"W FOR A DISTANCE OF 60.29 FEET, THENCE N73°31'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N76°40'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N79°23'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N81°51'07"W FOR A DISTANCE OF 50.00 FEET, THENCE N84°41'07"W FOR A DISTANCE OF 50.00 FEET, THENCE S84°36'53"W FOR A DISTANCE OF 50.00 FEET, THENCE S54°26'53"W FOR A DISTANCE OF 50.00 FEET, THENCE S41°18'53"W FOR A DISTANCE OF 393.99 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF A ROAD, THENCE N89°12'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 3.10 FEET, THENCE N85°55'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N82°18'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N79°15'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N74°18'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N69°25'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET, THENCE N66°28'W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.C.L. RAILROAD AND THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTIONS 13 AND 14, T9S, R20E ALACHUA COUNTY, FLORIDA. BEING SUBJECT TO A 50 FOOT POWERLINE EASEMENT AND A 30 FOOT ACCESS EASEMENT.

TOGETHER WITH AND SUBJECT TO THE AREA EXTENDING 15 FEET ON EACH SIDE OF THE LINE DESCRIBED AS:

COMMENCE AT THE SE CORNER OF SECTION 14-T9S-R20E AND RUN S89°49'W ALONG THE SOUTH LINE OF SAID SECTION 371.61 FEET, THENCE RUN N23°37'E, 233.84 FEET, THENCE RUN N9°40'E, 158.73 FEET, THENCE RUN N24°05'W, 83.15 FEET, THENCE RUN N57°50'09"W, 127.25 FEET, THENCE RUN S78°01'01"W, 50 FEET, THENCE RUN S86°58'01"W, 50 FEET, THENCE RUN S89°06'01"W, 47.7 FEET TO A POINT WHICH IS THE COMMENCEMENT OF THE CENTERLINE OF THE "ROAD EASEMENT AREA", AND THE POINT OF BEGINNING, THENCE RUN N41°18'53"E ALONG SAID CENTERLINE 393.99 FEET, THENCE RUN N54°26'53"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N84°36'53"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S84°51'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S81°51'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S79°23'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S76°40'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S73°31'07"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN S59°42'07"E ALONG SAID CENTERLINE 60.29 FEET, THENCE RUN N75°13'38"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N79°11'23"E ALONG SAID CENTERLINE 50 FEET, THENCE RUN N84°00'38"E ALONG SAID CENTERLINE 50 FEET,

THENCE RUN N38°15'36"E ALONG SAID CENTERLINE 429.2 FEET, THENCE RUN N89°14'15"E ALONG SAID CENTERLINE 100 FEET, THENCE RUN N87°04'45"E ALONG SAID CENTERLINE 100 FEET, THENCE RUN N82°39'45"E ALONG SAID CENTERLINE 441.43 FEET, THENCE RUN N81°17'15"E ALONG SAID CENTERLINE 400 FEET, THENCE RUN N86°08'45"E ALONG SAID CENTERLINE 336.31 FEET TO THE END OF THE "ROAD EASEMENT AREA."

#### PARCEL 2

THAT PART OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13 FOR A POINT OF REFERENCE THENCE NORTH 0°44'26" WEST ALONG THE WEST LINE OF SAID SECTION 13, 1714.19 FEET TO THE NORTHWEST CORNER OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 1158, PAGES 819 THROUGH 825 (TAX PARCEL #07872-006-001) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (AKA THE NORTHWEST CORNER OF PARCEL 2, AS PER MINOR SUBDIVISION MAP AS RECORDED IN MINOR SUBDIVISION BOOK 1, PAGE 76 OF SAID PUBLIC RECORDS) AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST SECTION LINE NORTH 0°43'57" WEST, 80.61 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 873, PAGE 482 (TAX PARCEL #07872-003-001) OF SAID PUBLIC RECORDS;

THENCE NORTH 89°20'15" EAST ALONG THE SOUTH LINE OF SAID LAND, 2591.32 FEET TO THE SOUTHEAST CORNER OF SAID LAND;

THENCE SOUTH 0°39'44" EAST ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LAND AS DESCRIBED PER OFFICIAL RECORDS BOOK 873, PAGE 482 (TAX PARCEL #07872-003-001) OF SAID PUBLIC RECORDS 80.67 FEET TO THE INTERSECTION WITH THE NORTH LINE OF TAX PARCEL #8161;

THENCE SOUTH 89°21'03" WEST ALONG THE NORTH LINE OF SAID TAX PARCEL #8161 TO A CORNER OF PARCEL 3 PER MINOR SUBDIVISION MAP AS RECORDED IN MINOR SUBDIVISION BOOK "1", PAGE 76 OF SAID PUBLIC RECORDS.

THENCE SOUTH 89°20'16" WEST ALONG THE NORTH LINE OF PARCEL 3 AND PARCEL 2 OF SAID MINOR SUBDIVISION 2397.05 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THENCE RUN SOUTH 89°54' EAST 1799. 58. FEET; THENCE RUN NORTH 0°06' EAST 950.24 FEET; THENCE RUN NORTH 84°49' EAST 156.4 FEET; THENCE RUN NORTH 89°06' EAST 148.03 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 0°06' EAST 745.63 FEET; THENCE RUN SOUTH 89°56' EAST 290.5 FEET; THENCE RUN SOUTH 0°06' WEST 753.41 FEET; THENCE RUN NORTH 86°59' WEST 137.23 FEET; THENCE RUN NORTH 89°40' WEST 153.52 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST.

#### PARCEL 4

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND RUN SOUTH 89°54' EAST 1799.58 FEET, THENCE RUN NORTH 00°06' EAST 950.24 FEET, THENCE RUN NORTH 84°49' EAST 156.4 FEET, THENCE RUN NORTH 89°06' EAST 148.03 FEET, THENCE RUN SOUTH 89°40' EAST 151.52 FEET, THENCE RUN SOUTH 86°59' EAST 137.23 FEET TO THE POINT OF

BEGINNING; THENCE RUN NORTH 00°06' EAST 653.41 FEET, THENCE RUN SOUTH 89°56' EAST 443.15 FEET, THENCE RUN SOUTH 00°06' WEST 356.28 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 781.39 FEET AND BEING CONCAVE TO THE SOUTHEAST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 350.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTH 45°18'15" WEST 136.02 FEET TO THE P. C. OF A CURVE HAVING A RADIUS OF 63.0 FEET AND BEING CONCAVE TO THE NORTHWEST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 57.07 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. ALL, BEING AND LYING IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

ALL OF THE ABOVE LESS AND EXCEPT:

THOSE LANDS CONVEYED OFFICIAL RECORDS BOOK 1803, PAGE 80, AND OFFICIAL RECORDS BOOK 3823, PAGE 997, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

## Parcel Summary

Parcel ID	07872-006-002
Prop ID	108106
Location Address	
Neighborhood/Area	TWP 9 RGE 20 INDUSTRIAL (324400.61)
Subdivision	
Brief Legal Description*	MINOR S/D BK I PG 76 PART OF PARCEL 2 OR 1158/819 OR 1158/824 LESS 8.19 AC AS PER OR 1323/273 LESS OR 1803/80) OR 3904/1649 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT INDUSTRIAL (04000)
Sec/Twp/Rng	13-09-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	41.540
Homestead	N

[View Map](#)

## Owner Information

[SIVANCE LLC](#)  
PO BOX 1466  
GAINESVILLE, FL 32609

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0
Land Value	\$249,240	\$249,240	\$249,240	\$249,200
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$249,240	\$249,240	\$249,240	\$249,200
Assessed Value	\$249,240	\$249,240	\$249,240	\$249,200
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$249,240	\$249,240	\$249,240	\$249,200
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4100	LIGHT MANUFACTURING	41.54	1809482.4	0	0	I2

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/31/2009	\$4,189,000	MS	3904	1649	05 - QUALIFIED, MULTI TRANS	Improved	* CLARIAT LIFE SCIENCE MOLECUL	SIVANCE LLC	<a href="#">Link (Clerk)</a>
8/1/1978	\$0	WD	1158	824	U - UNQUALIFIED	Vacant		* CLARIAT LIFE SCIENCE MOLECUL	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Map

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No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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[Tourist Tax](#)

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## Real Estate Account #07872 006 002

**Owner:**

SIVANCE LLC

**Situs:**

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on 11/30/2021 for \$5,267.22. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 Paid \$5,267.22	11/30/2021	<a href="#">Receipt #21-0055138</a> <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 Paid \$5,255.21	11/30/2020	<a href="#">Receipt #20-0050220</a> <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 Paid \$5,416.66	11/25/2019	<a href="#">Receipt #19-0034853</a> <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 Paid \$5,210.67	11/26/2018	<a href="#">Receipt #18-0028368</a> <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

## Parcel Summary

**Parcel ID** 08161-000-000  
**Prop ID** 74933  
**Location Address** 3880 NE 39TH AVE  
GAINESVILLE, FL 32609  
[see more addresses...](#)  
**Neighborhood/Area** COMMERCIAL (324428.50)  
**Subdivision**  
**Brief Legal Description\*** S 1708 FT SEC 13 E OF RR/W LESS SPERRY TRACT LESS PENN CHEM TRACT ALSO SEC 23 E OF RR/W LESS OR 647/409 & OR 660/418 & ALL SEC 24 & 56.5A IN SEC 26 PER DB 199/ 140 TOGETHER W/ 25 FT ADJ ON N SIDE ALSO COM 2033.55 FT W OF NE COR SEC 25 S 30 DEG E 1294.4 FT  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** AIRPORT (02000)  
**Sec/Twp/Rng** 23-09-20  
**Tax District** GAINESVILLE (District 3600)  
**Millage Rate** 22.0137  
**Acreage** 1,100.340  
**Homestead** N

[View Map](#)



## Owner Information

[CITY OF GAINESVILLE](#)  
% LAND RIGHTS COORDINATOR  
PO BOX 490 MS 58  
GAINESVILLE, FL 32627

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$21,023,518	\$21,159,634	\$21,293,313	\$28,096,700	\$27,489,400
Land Value	\$5,501,700	\$5,501,700	\$5,501,700	\$5,501,700	\$5,501,700
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$26,525,218	\$26,661,334	\$26,795,013	\$33,598,400	\$32,991,100
Assessed Value	\$26,525,218	\$26,661,334	\$26,795,013	\$33,598,400	\$32,991,100
Exempt Value	\$26,525,218	\$26,661,334	\$26,795,013	\$33,598,400	\$32,991,100
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2000	AIRPORT	1,031.34	44925170.4	0	0	AF
2000	AIRPORT	69.00	3005640	0	0	12

## Building Information

<b>Type</b>	TRANSPORT TERMINAL	<b>Heat</b>	04-ELECTRIC
<b>Total Area</b>	68,673	<b>HC&amp;V</b>	06-STEAM
<b>Heated Area</b>	52,076	<b>HVAC</b>	05-CHILLED WATER
<b>Exterior Walls</b>	22-PRECAST PANEL	<b>Bathrooms</b>	
<b>Interior Walls</b>	01-MINIMUM/MASON; 05-DRYWALL	<b>Bedrooms</b>	
<b>Roofing</b>	04-TAR & GRAVEL	<b>Total Rooms</b>	5200-Rooms
<b>Roof Type</b>	08-IRREGULAR	<b>Stories</b>	1.0
<b>Frame</b>	04-REINFORCED CONC	<b>Actual Year Built</b>	1979
<b>Floor Cover</b>	14-CARPET	<b>Effective Year Built</b>	1995

<b>Type</b>	SERVICE SHOP	<b>Heat</b>	01-NONE
<b>Total Area</b>	1,690	<b>HC&amp;V</b>	01-NONE
<b>Heated Area</b>	960	<b>HVAC</b>	01-NONE
<b>Exterior Walls</b>	22-PRECAST PANEL	<b>Bathrooms</b>	
<b>Interior Walls</b>	01-MINIMUM/MASON	<b>Bedrooms</b>	
<b>Roofing</b>	01-MINIMUM	<b>Total Rooms</b>	2-Rooms
<b>Roof Type</b>	10-STEEL FR/TRUSS	<b>Stories</b>	1.0
<b>Frame</b>	03-MASONRY	<b>Actual Year Built</b>	1900
<b>Floor Cover</b>	03-FIN CONCRETE	<b>Effective Year Built</b>	1980

Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	2,618	HC&V	03-FORCED - NO DT
Heated Area	2,618	HVAC	02-WIND/WALL UNIT
Exterior Walls	26-ALUMINUM SIDNG	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	6-Rooms
Roof Type	04-WOOD TRUSS	Stories	1.0
Frame	02-WOOD FRAME	Actual Year Built	1900
Floor Cover	14-CARPET	Effective Year Built	1980

Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	9,274	HC&V	04-FORCED AIR
Heated Area	9,274	HVAC	03-CENTRAL
Exterior Walls	20-FACE BRICK	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	17-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1989
Floor Cover	14-CARPET	Effective Year Built	1989

Type	AIRCRAFT HANGAR	Heat	04-ELECTRIC
Total Area	68,937	HC&V	04-FORCED AIR
Heated Area	61,568	HVAC	04-ROOF TOP AIR
Exterior Walls	15-CONCRETE BLOCK; 25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	17-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	2007
Floor Cover	03-FIN CONCRETE	Effective Year Built	2007

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	8,160	HC&V	01-NONE
Heated Area	8,160	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1990
Floor Cover	03-FIN CONCRETE	Effective Year Built	1990

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	8,485	HC&V	01-NONE
Heated Area	7,600	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	2000
Floor Cover	03-FIN CONCRETE	Effective Year Built	2000

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	12,662	HC&V	01-NONE
Heated Area	11,350	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	2001
Floor Cover	03-FIN CONCRETE	Effective Year Built	2001

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	12,900	HC&V	01-NONE
Heated Area	12,400	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	8-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1990
Floor Cover	03-FIN CONCRETE	Effective Year Built	1990

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	11,808	HC&V	01-NONE
Heated Area	11,808	HVAC	01-NONE



Exterior Walls 25-MODULAR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 12-MODULAR METAL  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 2000  
Effective Year Built 2000

Type TRANSPORT TERMINAL  
Total Area 7,458  
Heated Area 5,908  
Exterior Walls 17-CB STUCCO  
Interior Walls 05-DRYWALL  
Roofing 04-TAR & GRAVEL  
Roof Type 04-WOOD TRUSS  
Frame 03-MASONRY  
Floor Cover 11-CLAY TILE; 14-CARPET

Heat 04-ELECTRIC  
HC&V 04-FORCED AIR  
HVAC 03-CENTRAL  
Bathrooms  
Bedrooms  
Total Rooms 18-Rooms  
Stories 1.0  
Actual Year Built 1990  
Effective Year Built 1990

Type AIRCRAFT HANGAR  
Total Area 14,640  
Heated Area 13,960  
Exterior Walls 24-CORR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 01-MINIMUM  
Roof Type 11-BOWSTRING TRUS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 8-Rooms  
Stories 1.0  
Actual Year Built 1942  
Effective Year Built 1942

Type OFFICE LOW RISE  
Total Area 2,861  
Heated Area 1,980  
Exterior Walls 20-FACE BRICK  
Interior Walls 05-DRYWALL  
Roofing 04-TAR & GRAVEL  
Roof Type 04-WOOD TRUSS  
Frame 03-MASONRY  
Floor Cover 07-CORK TILE; 14-CARPET

Heat 04-ELECTRIC  
HC&V 04-FORCED AIR  
HVAC 03-CENTRAL  
Bathrooms  
Bedrooms  
Total Rooms 7-Rooms  
Stories 1.0  
Actual Year Built 1990  
Effective Year Built 1990

Type AIRCRAFT HANGAR  
Total Area 1,338  
Heated Area 1,338  
Exterior Walls 24-CORR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 01-MINIMUM  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1980  
Effective Year Built 1980

Type AIRCRAFT HANGAR  
Total Area 9,920  
Heated Area 9,920  
Exterior Walls 25-MODULAR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 12-MODULAR METAL  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 10-Rooms  
Stories 1.0  
Actual Year Built 1980  
Effective Year Built 1980

Type AIRCRAFT HANGAR  
Total Area 10,284  
Heated Area 10,284  
Exterior Walls 24-CORR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 01-MINIMUM  
Roof Type 10-STEEL FR/TRUSS  
Frame 05-STEEL  
Floor Cover 03-FIN CONCRETE

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 1-Rooms  
Stories 1.0  
Actual Year Built 1900  
Effective Year Built 1980

Type AIRCRAFT HANGAR  
Total Area 19,000  
Heated Area 19,000  
Exterior Walls 25-MODULAR METAL  
Interior Walls 01-MINIMUM/MASON  
Roofing 12-MODULAR METAL  
Roof Type 10-STEEL FR/TRUSS

Heat 01-NONE  
HC&V 01-NONE  
HVAC 01-NONE  
Bathrooms  
Bedrooms  
Total Rooms 0-Rooms  
Stories 1.0

Frame	05-STEEL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1980
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	10,080	HC&V	01-NONE
Heated Area	10,080	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	0-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1980
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	7,100	HC&V	01-NONE
Heated Area	6,100	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1995
Floor Cover	03-FIN CONCRETE	Effective Year Built	1995
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	11,618	HC&V	01-NONE
Heated Area	11,618	HVAC	01-NONE
Exterior Walls	15-CONCRETE BLOCK; 25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	2.0
Frame	05-STEEL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1980
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	11,360	HC&V	01-NONE
Heated Area	11,360	HVAC	01-NONE
Exterior Walls	24-CORR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	0-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	05-STEEL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1980
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	17,238	HC&V	01-NONE
Heated Area	17,238	HVAC	01-NONE
Exterior Walls	29-NONE	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1990
Floor Cover	02-MINIMUM	Effective Year Built	1990
Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	3,600	HC&V	01-NONE
Heated Area	3,600	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	1980
Floor Cover	03-FIN CONCRETE	Effective Year Built	1980
Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	1,269	HC&V	03-FORCED - NO DT
Heated Area	1,269	HVAC	02-WIND/WALL UNIT
Exterior Walls	26-ALUMINUM SIDNG	Bathrooms	1.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	3-3 BEDROOMS
Roofing	03-ASPHALT	Total Rooms	
Roof Type	04-WOOD TRUSS	Stories	1.0
Frame		Actual Year Built	1990
Floor Cover	08-SHEET VINYL	Effective Year Built	1990

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	16,000	HC&V	01-NONE
Heated Area	16,000	HVAC	01-NONE
Exterior Walls	17-CB STUCCO; 27-PRE-FINSH METL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	2009
Floor Cover	03-FIN CONCRETE	Effective Year Built	2009

Type	AIRCRAFT HANGAR	Heat	01-NONE
Total Area	13,400	HC&V	01-NONE
Heated Area	12,000	HVAC	01-NONE
Exterior Walls	17-CB STUCCO; 27-PRE-FINSH METL	Bathrooms	
Interior Walls	07-NONE	Bedrooms	
Roofing	01-MINIMUM	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	05-STEEL	Actual Year Built	2009
Floor Cover	03-FIN CONCRETE	Effective Year Built	2009

Type	FIRE STATION-STAFFED	Heat	04-ELECTRIC
Total Area	9,529	HC&V	04-FORCED AIR
Heated Area	4,715	HVAC	04-ROOF TOP AIR
Exterior Walls	17-CB STUCCO; 22-PRECAST PANEL	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	26-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	1.0
Frame	06-FIREPROOF STL	Actual Year Built	2017
Floor Cover	04-CONC ABV GRD; 15-HARD TILE	Effective Year Built	2017

Type	SOH MISC	Heat	
Total Area	6,555,074	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2000

## Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	52,076	3	7100	TRANSPORT TERMINAL	\$1,000,188
CAN	CANOPY (NO SIDES)	133	3	7100	TRANSPORT TERMINAL	\$511
CAN	CANOPY (NO SIDES)	1,152	3	7100	TRANSPORT TERMINAL	\$4,424
CAN	CANOPY (NO SIDES)	144	3	7100	TRANSPORT TERMINAL	\$553
CAN	CANOPY (NO SIDES)	3,744	3	7100	TRANSPORT TERMINAL	\$14,376
CAN	CANOPY (NO SIDES)	589	3	7100	TRANSPORT TERMINAL	\$2,262
CDN	DETACHED CANOPY	8,640	3	7100	TRANSPORT TERMINAL	\$58,089
UGR	UNFINISHED GARAGE	1,728	3	7100	TRANSPORT TERMINAL	\$13,271
UST	UNFINISHED STORAGE	425	3	7100	TRANSPORT TERMINAL	\$3,264
UST	UNFINISHED STORAGE	42	3	7100	TRANSPORT TERMINAL	\$323

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	960	3	6700	SERVICE SHOP	\$14,635
CAN	CANOPY (NO SIDES)	290	3	6700	SERVICE SHOP	\$885
CDN	DETACHED CANOPY	440	3	6700	SERVICE SHOP	\$2,348

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,174	3	4900	OFFICE LOW RISE	\$41,951
BAS	BASE AREA	361	3	4900	OFFICE LOW RISE	\$12,900
BAS	BASE AREA	361	3	4900	OFFICE LOW RISE	\$12,900
FUS	FINISHED UPPER STORY	361	3	4900	OFFICE LOW RISE	\$12,900
FUS	FINISHED UPPER STORY	361	3	4900	OFFICE LOW RISE	\$12,900

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	9,274	3	4900	OFFICE LOW RISE	\$212,643

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
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BAS	BASE AREA	45,600	3	8500	AIRCRAFT HANGAR	\$1,350,599
CAN	CANOPY (NO SIDES)	304	3	8500	AIRCRAFT HANGAR	\$1,800
CDN	DETACHED CANOPY	7,065	3	8500	AIRCRAFT HANGAR	\$73,233
GOF	OFFICE - GOOD	5,168	3	8500	AIRCRAFT HANGAR	\$176,032
SDA	SERVICE DISPLAY AREA	10,800	3	8500	AIRCRAFT HANGAR	\$319,879

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	8,160	3	8500	AIRCRAFT HANGAR	\$114,159

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	7,600	3	8500	AIRCRAFT HANGAR	\$156,700
UDG	UNFIN DET GARAGE	885	3	8500	AIRCRAFT HANGAR	\$7,302

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
AOF	AVERAGE OFFICE	1,350	3	8500	AIRCRAFT HANGAR	\$31,743
BAS	BASE AREA	10,000	3	8500	AIRCRAFT HANGAR	\$235,133
FST	FINISHED STORAGE	1,150	3	8500	AIRCRAFT HANGAR	\$13,525
UST	UNFINISHED STORAGE	162	3	8500	AIRCRAFT HANGAR	\$1,524

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
AOF	AVERAGE OFFICE	2,400	3	8500	AIRCRAFT HANGAR	\$34,848
BAS	BASE AREA	10,000	3	8500	AIRCRAFT HANGAR	\$145,200
CAN	CANOPY (NO SIDES)	500	3	8500	AIRCRAFT HANGAR	\$1,453

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	11,808	3	8500	AIRCRAFT HANGAR	\$256,708

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,908	3	7100	TRANSPORT TERMINAL	\$117,550
CAN	CANOPY (NO SIDES)	768	3	7100	TRANSPORT TERMINAL	\$3,055
CAN	CANOPY (NO SIDES)	782	3	7100	TRANSPORT TERMINAL	\$3,111

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
AOF	AVERAGE OFFICE	720	3	8500	AIRCRAFT HANGAR	\$8,172
AOF	AVERAGE OFFICE	1,000	3	8500	AIRCRAFT HANGAR	\$11,350
BAS	BASE AREA	12,240	3	8500	AIRCRAFT HANGAR	\$138,924
FST	FINISHED STORAGE	680	3	8500	AIRCRAFT HANGAR	\$3,859

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,980	3	4900	OFFICE LOW RISE	\$85,537
CAN	CANOPY (NO SIDES)	360	3	4900	OFFICE LOW RISE	\$3,112
CAN	CANOPY (NO SIDES)	300	3	4900	OFFICE LOW RISE	\$2,593
FST	FINISHED STORAGE	221	3	4900	OFFICE LOW RISE	\$4,774

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,338	3	8500	AIRCRAFT HANGAR	\$10,597

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	9,728	3	8500	AIRCRAFT HANGAR	\$106,570
SDA	SERVICE DISPLAY AREA	192	3	8500	AIRCRAFT HANGAR	\$2,104

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	10,284	3	8500	AIRCRAFT HANGAR	\$81,450

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	19,000	3	8500	AIRCRAFT HANGAR	\$208,145

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
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BAS	BASE AREA	10,080	3	8500	AIRCRAFT HANGAR	\$110,427
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	6,100	3	8500	AIRCRAFT HANGAR	\$82,130
CAN	CANOPY (NO SIDES)	1,000	3	8500	AIRCRAFT HANGAR	\$2,694
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
AOF	AVERAGE OFFICE	1,628	3	8500	AIRCRAFT HANGAR	\$24,070
AOF	AVERAGE OFFICE	1,628	3	8500	AIRCRAFT HANGAR	\$24,070
BAS	BASE AREA	8,362	3	8500	AIRCRAFT HANGAR	\$123,632
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	11,360	3	8500	AIRCRAFT HANGAR	\$86,961
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	17,238	3	8500	AIRCRAFT HANGAR	\$100,153
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	3,600	3	8500	AIRCRAFT HANGAR	\$55,116
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,269	3	4900	OFFICE LOW RISE	\$53,449
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
AOF	AVERAGE OFFICE	4,000	3	8500	AIRCRAFT HANGAR	\$97,927
BAS	BASE AREA	12,000	3	8500	AIRCRAFT HANGAR	\$293,782
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	12,000	3	8500	AIRCRAFT HANGAR	\$293,782
OHA	1.5 WITH ATTIC	1,400	3	8500	AIRCRAFT HANGAR	\$51,412
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
BAS	BASE AREA	1,044	4	7400	FIRE STATION-STAFFED	\$89,460
BAS	BASE AREA	3,671	4	7400	FIRE STATION-STAFFED	\$308,576
FGR	FINISHED GARAGE	4,524	4	7400	FIRE STATION-STAFFED	\$228,183
FOP	FINISHED OPEN PORCH	290	4	7400	FIRE STATION-STAFFED	\$7,313
<b>Type</b>	<b>Description</b>	<b>Sq. Footage</b>	<b>Quality</b>	<b>Imprv Use</b>	<b>Imprv Use Descr</b>	<b>Value</b>
3542	CANOPY 2	3,500		C6	COMM	\$17,850
3542	CANOPY 2	1,800		C6	COMM	\$16,524
3542	CANOPY 2	1,600		C6	COMM	\$8,160
3722	DECK 2	274		C2	COMM	\$1,041
3800	DRIVE/WALK	21,416		C1	COMM	\$17,133
3882	FENCE CB	3,404		C1	COMM	\$8,306
3883	FENCE CL	27,198		C1	COMM	\$14,143
3883	FENCE CL	3,320		C1	COMM	\$3,453
3883	FENCE CL	227,496		C1	COMM	\$118,298
3900	FIRE PRO/COMM-INTERIOR	264,599		C2	COMM	\$499,431
3900	FIRE PRO/COMM-INTERIOR	9,239		C2	COMM	\$19,056
4020	GATE EL OP	1		C6	COMM	\$893
4230	GUARD HOUSE	240		C2	COMM	\$15,315
4240	GUTTER	1,144		C1	COMM	\$2,689
4420	LIGHTS	43		C1	COMM	\$18,500
4680	PAVING 1	1,585,654		C1	COMM	\$4,558,800
4680	PAVING 1	338,290		C1	COMM	\$194,517
4680	PAVING 1	254,780		C1	COMM	\$146,499
4680	PAVING 1	1,125,450		C1	COMM	\$6,471,300
4680	PAVING 1	414,700		C1	COMM	\$238,453
4680	PAVING 1	197,339		C1	COMM	\$113,470
4680	PAVING 1	314,700		C1	COMM	\$180,953

4680	PAVING 1	166,700	C1	COMM	\$95,853
4680	PAVING 1	122,550	C1	COMM	\$70,467
4680	PAVING 1	647,600	C1	COMM	\$372,370
4680	PAVING 1	198,480	C1	COMM	\$114,126
4680	PAVING 1	107,304	C1	COMM	\$61,700
4682	PAVING 2	496,681	C1	COMM	\$310,426
4682	PAVING 2	18,500	C1	COMM	\$17,344
4800	PUMP HOUSE	500	C5	COMM	\$2,720
5160	SPR SYSTEM	8	C6	COMM	\$6,400
5223	STG 3	564	C2	COMM	\$4,332

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/1990	\$100	FS	1774	344	U - UNQUALIFIED	Improved		CITY OF GAINESVILLE	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

Permit Number	Type	Primary	Active	Issue Date	Value
21-09089	SIGN PERMIT	Yes	Yes	12/16/2021	\$14,000
21-06274	MECHANICAL	Yes	No	8/19/2021	\$0
21-06273	MECHANICAL	Yes	No	8/19/2021	\$0
21-05941	MECHANICAL	Yes	No	8/10/2021	\$0
21-05940	MECHANICAL	Yes	No	8/10/2021	\$0
21-02889	ROOFING	Yes	No	4/21/2021	\$82,350
20-05607	MISCELLANEOUS	Yes	Yes	9/25/2020	\$0
19-07264-02	ROOFING	Yes	No	9/9/2020	\$0
19-07263-02	ROOFING	Yes	No	9/9/2020	\$0
19-07260-02	ROOFING	Yes	No	7/29/2020	\$0
19-07935-01-10	ROOFING	Yes	No	5/13/2020	\$0
19-07259-03	ROOFING	Yes	No	5/7/2020	\$0
19-07257-02	ROOFING	Yes	No	5/7/2020	\$0
20-01702	DEMOLITION PERMIT	Yes	Yes	5/5/2020	\$0
19-07263	COMM REMODEL PERMIT	Yes	No	4/30/2020	\$100,098
19-07257	COMM REMODEL PERMIT	Yes	Yes	4/29/2020	\$146,622
20-01726	MODULAR STRUCT.	Yes	Yes	4/21/2020	\$140,000
19-07265	COMM REMODEL PERMIT	Yes	No	4/3/2020	\$185,000
19-07261-01	ROOFING	Yes	No	3/16/2020	\$0
19-07261	COMM REMODEL PERMIT	Yes	No	3/16/2020	\$176,000
19-07259	COMM REMODEL PERMIT	Yes	No	3/10/2020	\$303,943
19-07258	COMM REMODEL PERMIT	Yes	No	11/25/2019	\$30,400
19-07260	COMM REMODEL PERMIT	Yes	No	11/25/2019	\$208,541
19-07262	COMM REMODEL PERMIT	Yes	No	11/25/2019	\$37,300
19-07264	COMM REMODEL PERMIT	Yes	No	11/25/2019	\$122,612
19-07542	MECHANICAL	Yes	No	11/4/2019	\$0
18-07634	MISCELLANEOUS	Yes	No	11/19/2018	\$0
18-05830	DEMO NON-RES. BLDG.	Yes	No	10/18/2018	\$0
18-06655	ROOFING	Yes	No	9/27/2018	\$13,370
18-05532	COMMERCIAL BUILDING	Yes	No	9/17/2018	\$0
18-02708	COMM REMODEL PERMIT	Yes	No	4/26/2018	\$0
17-05580	SIGN PERMIT	Yes	No	10/4/2017	\$2,745
17-06082	FIRE SPR. SYS.	Yes	No	10/2/2017	\$104,000
17-05935	ROOFING	Yes	No	9/26/2017	\$0
17-04682	MISCELLANEOUS	Yes	No	9/6/2017	\$6,100
17-05041	MISCELLANEOUS	Yes	No	8/21/2017	\$1,042,788
16-07698-09	MISCELLANEOUS	Yes	No	8/10/2017	\$0
17-04373	COMM REMODEL PERMIT	Yes	No	8/9/2017	\$7,000
16-07698-07	FIRE SPR. SYS.	Yes	No	5/22/2017	\$18,000
17-02050	MECHANICAL	Yes	No	4/20/2017	\$0
16-07698	COMMERCIAL BUILDING	Yes	No	3/22/2017	\$2,100,000
16-07698-01	MISCELLANEOUS	Yes	No	12/22/2016	\$583,000
16-06690	SIGN PERMIT	Yes	No	11/18/2016	\$40,000
16-06258	MECHANICAL	Yes	No	10/3/2016	\$5,322
16-03681	FIRE SPR. SYS.	Yes	No	6/21/2016	\$9,475

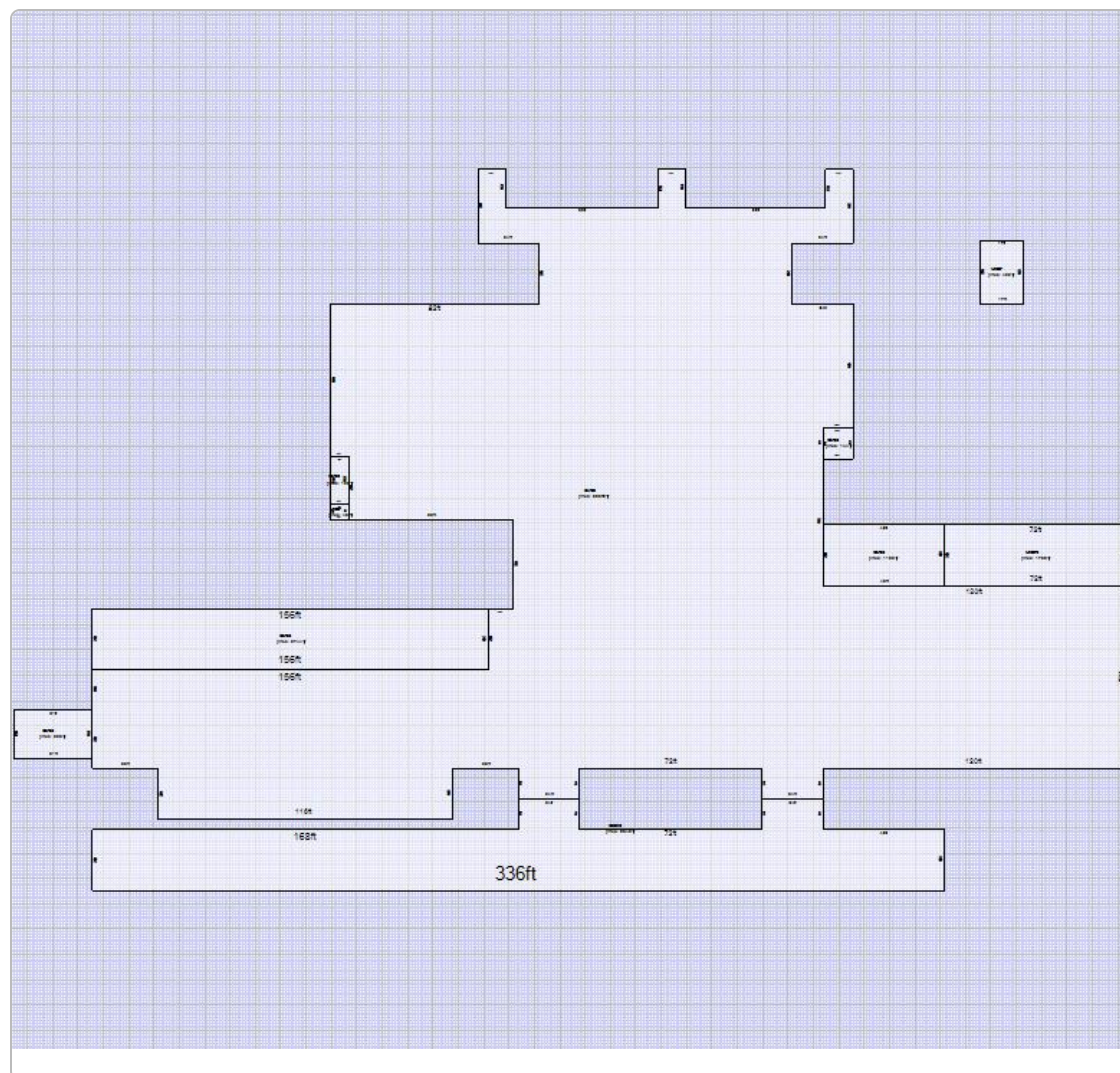
16-00835	STORAGE BUILDING	Yes	No	3/8/2016	\$65,000
15-05862	MECHANICAL	Yes	No	10/15/2015	\$4,050
15-04962	ROOFING	Yes	No	9/3/2015	\$0
15-01655	NON-RES ADDN/ALT CONVERT	Yes	No	5/5/2015	\$700,000
15-01050	FIRE SPR. SYS.	Yes	No	3/9/2015	\$15,000
15-00550	FIRE SPR. SYS.	Yes	No	2/16/2015	\$3,000
15-00194	COMM REMODEL PERMIT	Yes	No	1/23/2015	\$350,000
14-06385	MISCELLANEOUS	Yes	No	11/19/2014	\$15,000
14-02382	MECHANICAL	Yes	No	5/5/2014	\$4,376
14-01914	COMM REMODEL PERMIT	Yes	No	4/21/2014	\$16,224
13-04944	CHANGE OF USE-NO CONST	Yes	No	9/27/2013	\$0
13-00842	SIGN PERMIT	Yes	No	3/4/2013	\$8,694
12-04869	TOWER COMMERCIAL	Yes	No	10/30/2012	\$7,500
12-05232	FIRE SPR. SYS.	Yes	No	10/23/2012	\$1,500
12-04862	COMM REMODEL PERMIT	Yes	No	10/19/2012	\$250
12-02251	AWNING	Yes	No	5/29/2012	\$4,900
12-02249	MISCELLANEOUS	Yes	No	5/22/2012	\$0
12-02059	COMM REMODEL PERMIT	Yes	No	5/3/2012	\$1,800,000
12-00322	MISCELLANEOUS	Yes	No	3/12/2012	\$0
12-00467	MISCELLANEOUS	Yes	No	2/2/2012	\$0
12-00198	MISCELLANEOUS	Yes	No	1/31/2012	\$0
11-03610	MODULAR OFFICE BUILDING	Yes	No	11/15/2011	\$669,000
11-05533	MECHANICAL	Yes	No	10/24/2011	\$5,050
11-03133	COMM REMODEL PERMIT	Yes	No	7/11/2011	\$1,000
11-02230	MECHANICAL	Yes	No	5/12/2011	\$0
10-4760	MISCELLANEOUS	Yes	No	9/23/2010	\$0
10-4764	MISCELLANEOUS	Yes	No	9/23/2010	\$0
10-4213	COMM REMODEL PERMIT	Yes	No	8/10/2010	\$217,000
10-4213-01	MISCELLANEOUS	Yes	No	8/9/2010	\$72,000
09-5893	TOWER COMMERCIAL	Yes	No	11/3/2009	\$10,000
09-4192	SIGN PERMIT	Yes	No	8/25/2009	\$488
09-3144	COMM REMODEL PERMIT	Yes	No	6/24/2009	\$26,000
09-2098	MISCELLANEOUS	Yes	No	5/12/2009	\$9,880
09-1946	FIRE SPR. SYS.	Yes	No	4/20/2009	\$0
09-1629	COMM REMODEL PERMIT	Yes	No	4/10/2009	\$31,677
09-1116	COMM REMODEL PERMIT	Yes	No	3/12/2009	\$32,500
09-204	MISCELLANEOUS	Yes	No	2/23/2009	\$0
08-6291	AWNING	Yes	No	10/17/2008	\$2,940
08-5370	TOWER COMMERCIAL	Yes	No	9/15/2008	\$0
08-2896	FIRE SPR. SYS.	Yes	No	8/12/2008	\$2,000
08-195	COMMERCIAL BUILDING	Yes	No	6/4/2008	\$947,520
08-196	COMMERCIAL BUILDING	Yes	No	6/4/2008	\$1,082,880
08-2798	FIRE SPR. SYS.	Yes	No	5/13/2008	\$675
08-2678	FOUNDATION ONLY	Yes	No	5/2/2008	\$1,000
08-2679	FOUNDATION ONLY	Yes	No	5/2/2008	\$1,000
08-1971	MISCELLANEOUS	Yes	No	4/25/2008	\$3,000
07-8428	MISCELLANEOUS	Yes	No	1/7/2008	\$500,000
07-7608	MISCELLANEOUS	Yes	No	11/29/2007	\$30,970
07-6089	TOWER COMMERCIAL	Yes	No	10/15/2007	\$70,000
07-6179	FIRE SPR. SYS.	Yes	No	10/4/2007	\$109,000
07-6294	FIRE SPR. SYS.	Yes	No	9/17/2007	\$11,000
06-1199	MISCELLANEOUS	Yes	No	4/30/2007	\$7,372,972
07-2235	SIGN PERMIT	Yes	No	4/4/2007	\$0
07-1748	SIGN PERMIT	Yes	No	3/15/2007	\$0
07-0335	STORAGE BUILDING	Yes	No	2/8/2007	\$7,500
07-0596	SIGN PERMIT	Yes	No	2/7/2007	\$50,340
06-7150	COMM REMODEL PERMIT	Yes	No	12/12/2006	\$5,500,000
06-7773	MISCELLANEOUS	Yes	No	12/11/2006	\$780,000
06-6928	FIRE SPR. SYS.	Yes	No	10/3/2006	\$0
06-6855	COMMERCIAL BUILDING	Yes	No	9/30/2006	\$10,000
06-6854	MISCELLANEOUS	Yes	No	9/22/2006	\$1,000
06-4042	STORAGE BUILDING	Yes	No	6/8/2006	\$2,792,790
06-3946	COMMERCIAL BUILDING	Yes	No	6/8/2006	\$1,000
06-3868	MISCELLANEOUS	Yes	No	5/25/2006	\$119,950
05-03432	FIRE SPR. SYS.	Yes	No	6/13/2005	\$0
05-03920	MISCELLANEOUS	Yes	No	6/13/2005	\$0
05-03683	COMM REMODEL PERMIT	Yes	No	6/6/2005	\$21,500

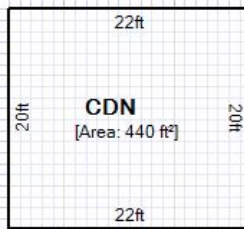
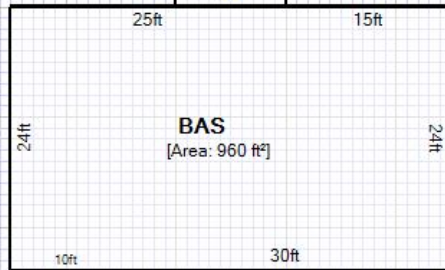
05-02436	MISCELLANEOUS	Yes	No	4/7/2005	\$54,000
04-07223	NON-RES ADDN/ALT CONVERT	Yes	No	12/3/2004	\$1,110,000
04-07791	MISCELLANEOUS	Yes	No	11/4/2004	\$1,500,000
04-07756	SIGN PERMIT	Yes	No	10/27/2004	\$0
04-07452	MECHANICAL	Yes	No	10/7/2004	\$2,000
04-04995	MISCELLANEOUS	Yes	No	7/26/2004	\$0
04-02331	COMM BUILDING PERMIT	Yes	No	4/19/2004	\$302,400
04-01736	COMM BUILDING PERMIT	Yes	No	4/13/2004	\$6,000
03-06051	COMM BUILDING PERMIT	Yes	No	11/3/2003	\$24,000
02-06619	COMM REMODEL PERMIT	Yes	No	11/27/2002	\$10,000
02-04070	COMM REMODEL PERMIT	Yes	No	10/24/2002	\$20,000
01-02708	COMM BUILDING PERMIT	Yes	No	6/6/2001	\$200,000
01-00043	MECHANICAL	Yes	No	1/3/2001	\$86,848
00-04755	COMM BUILDING PERMIT	Yes	No	9/22/2000	\$330,000
00-04757	COMM BUILDING PERMIT	Yes	No	9/6/2000	\$80,000
00-04329	COMM REMODEL PERMIT	Yes	No	8/4/2000	\$3,800
00-03404	COMM REMODEL PERMIT	Yes	No	8/1/2000	\$454,000
00-03402	COMM REMODEL PERMIT	Yes	No	7/17/2000	\$35,000
00-04001	FUEL TANK PERMIT	Yes	No	7/14/2000	\$4,000
00-04001	COMM REMODEL PERMIT	Yes	No	7/14/2000	\$4,000
00-03403	COMM BUILDING PERMIT	Yes	No	6/15/2000	\$128,000
98-08833	COMM REMODEL PERMIT	Yes	No	12/28/1998	\$11,800
98-05511	FUEL TANK PERMIT	Yes	No	9/15/1998	\$0
98-06181	SIGN PERMIT	Yes	No	9/10/1998	\$3,530
98-05310	BUILDING PERMIT	Yes	No	8/20/1998	\$3,000
98-02883	FIRE SPR. SYS.	Yes	No	4/14/1998	\$0
98-03201	FIRE ALARM	Yes	No	4/1/1998	\$0
97-05651	COMM REMODEL PERMIT	Yes	No	1/8/1998	\$2,500
97-06322	FIRE SPR. SYS.	Yes	No	12/3/1997	\$0
97-01299	FIRE SPR. SYS.	Yes	No	7/11/1997	\$0
97-01694	SIGN PERMIT	Yes	No	3/20/1997	\$6,085
97-00549	COMM REMODEL PERMIT	Yes	No	2/20/1997	\$0
97-00548	DEMOLITION PERMIT	Yes	No	2/4/1997	\$52,930
97-00677	COMM REMODEL PERMIT	Yes	No	2/4/1997	\$0
97-00418	MECHANICAL	Yes	No	1/22/1997	\$10,000
96-08363	FIRE SPR. SYS.	Yes	No	11/15/1996	\$0
96-04508	COMM BUILDING PERMIT	Yes	No	10/24/1996	\$600,000
96-02544	FUEL TANK PERMIT	Yes	No	4/17/1996	\$0
96-02543	FUEL TANK PERMIT	Yes	No	4/17/1996	\$0
96-00304	MECHANICAL	Yes	No	1/17/1996	\$0
95-07405	COMM REMODEL PERMIT	Yes	No	1/11/1996	\$2,000
95-07421	BUILDING PERMIT	Yes	No	12/8/1995	\$0
94-02075	COMM REMODEL PERMIT	Yes	No	4/22/1994	\$11,500
93-02436	COMM REMODEL PERMIT	Yes	No	6/1/1993	\$1,000
92-02903	COMM REMODEL PERMIT	Yes	No	6/24/1992	\$0
92-01480	COMM REMODEL PERMIT	Yes	No	6/4/1992	\$60,000
92-02048	COMM BUILDING PERMIT	Yes	No	5/15/1992	\$1,200,000

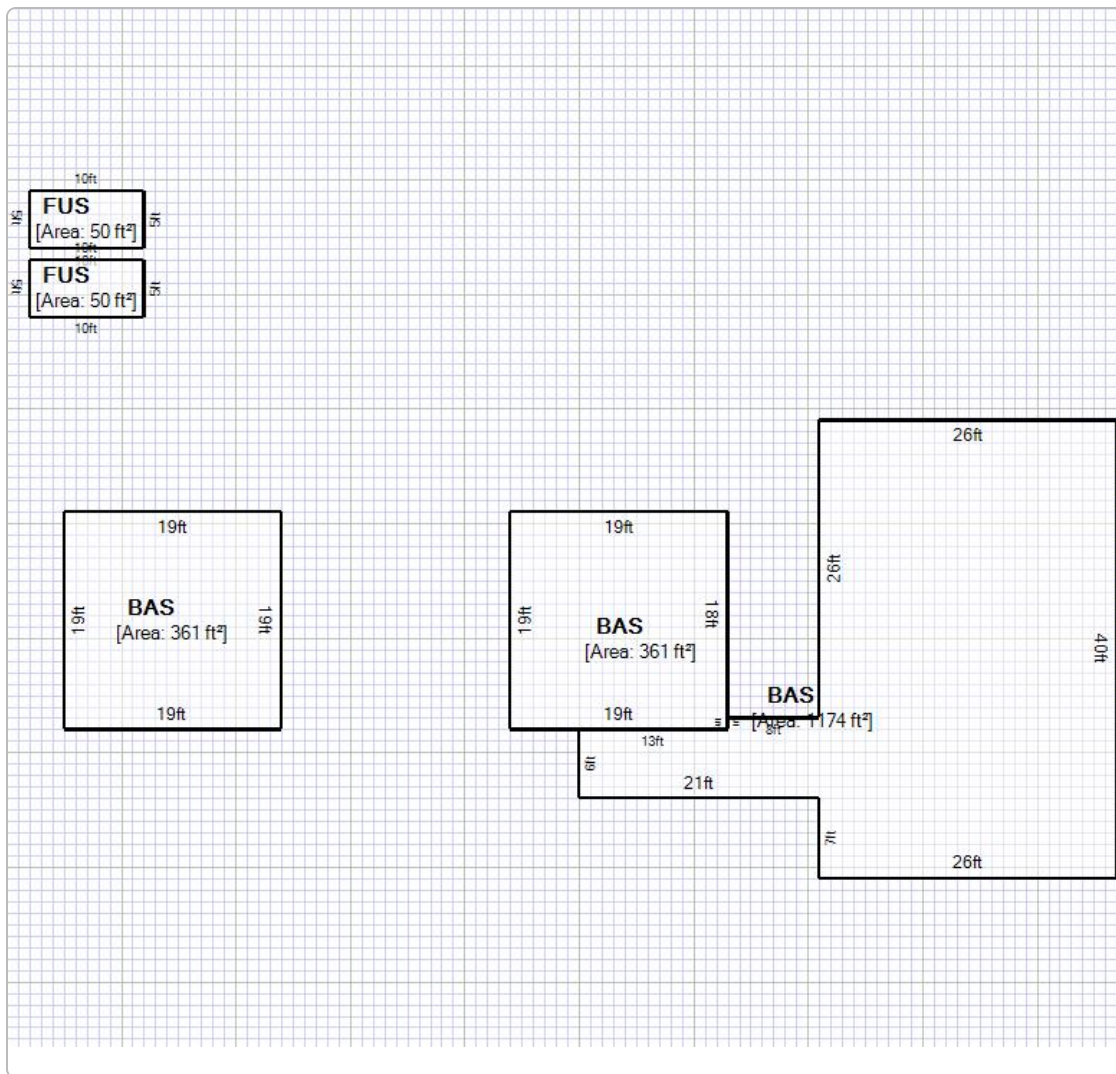
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Sketches

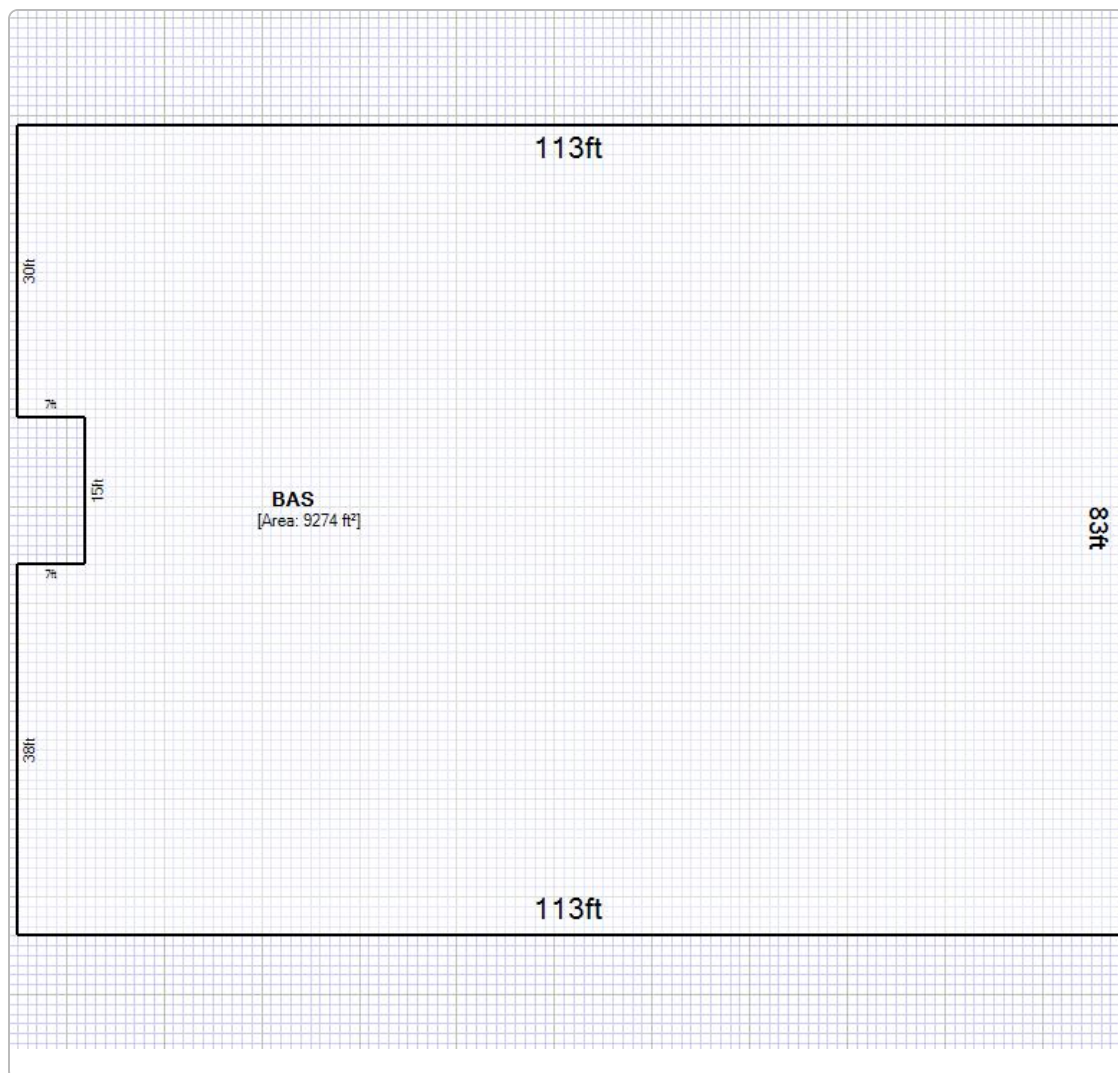


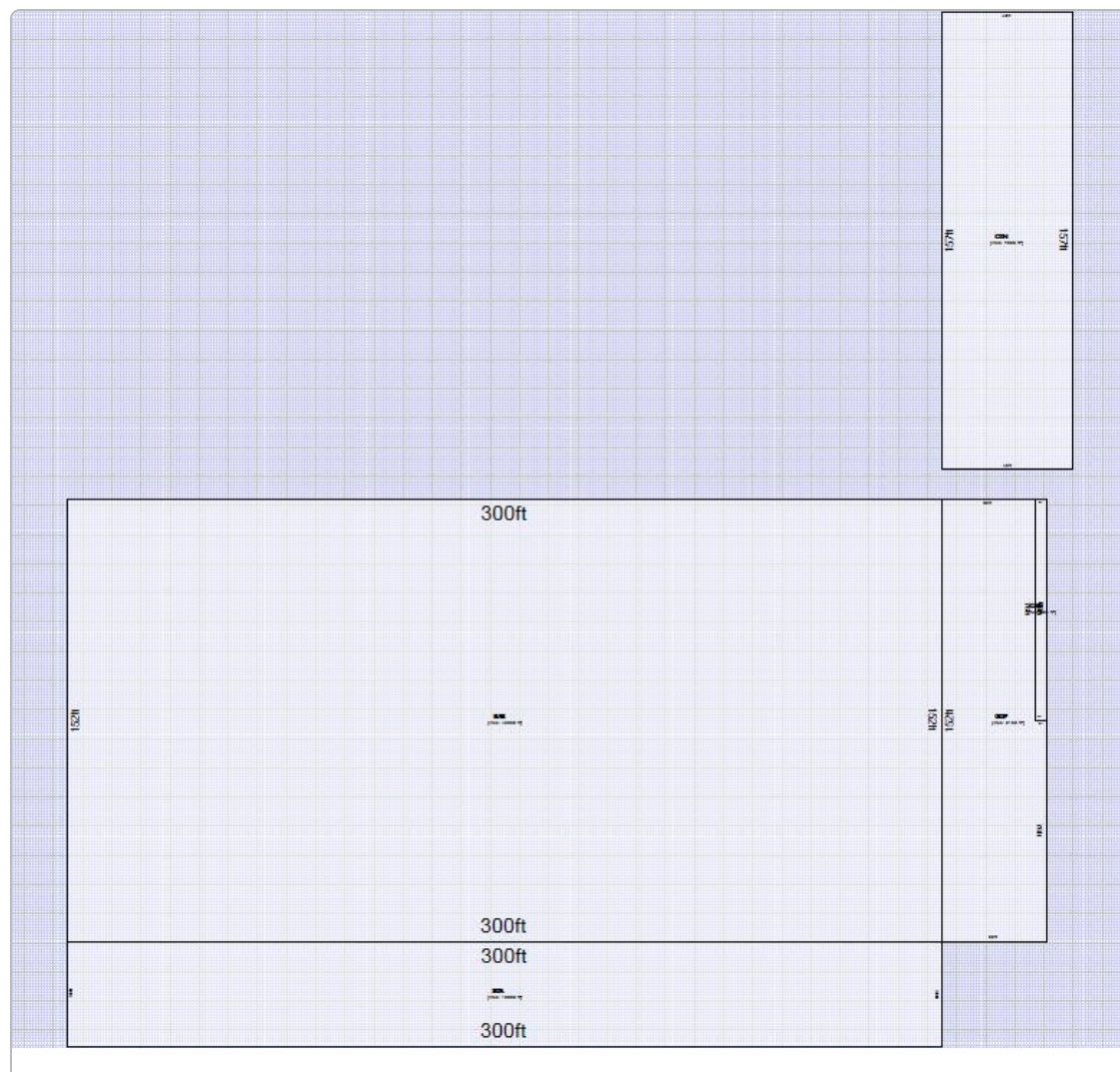


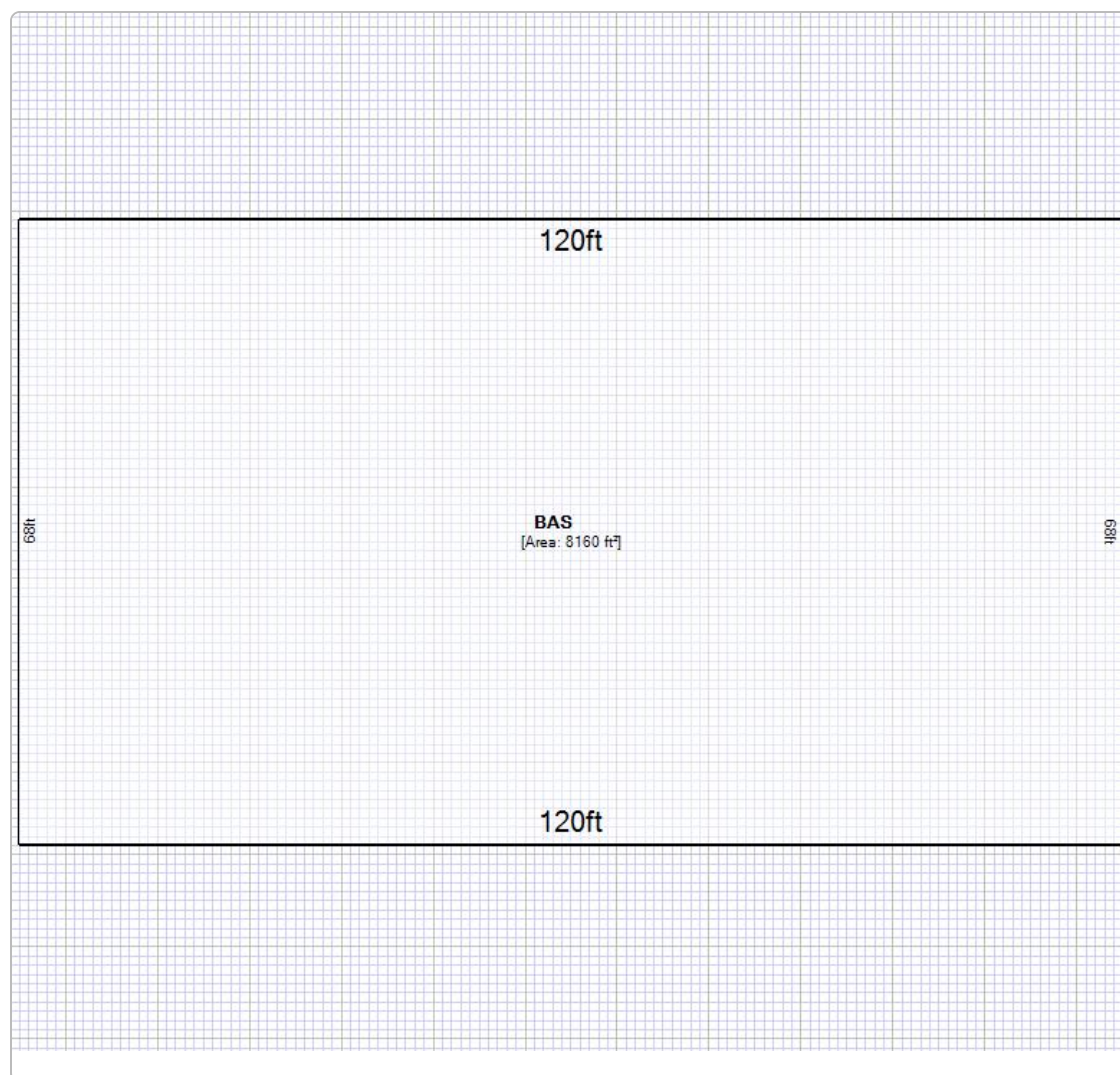


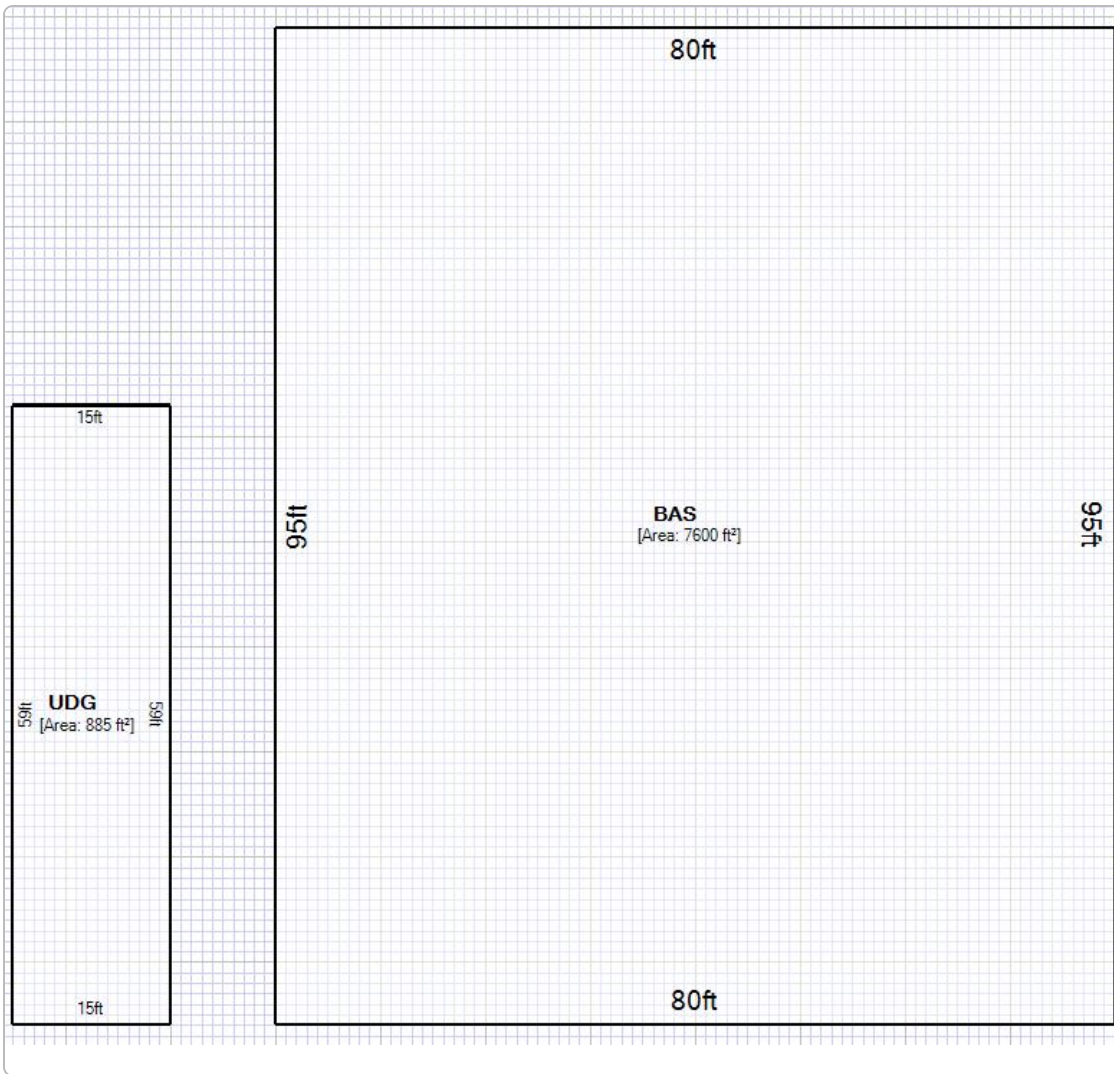




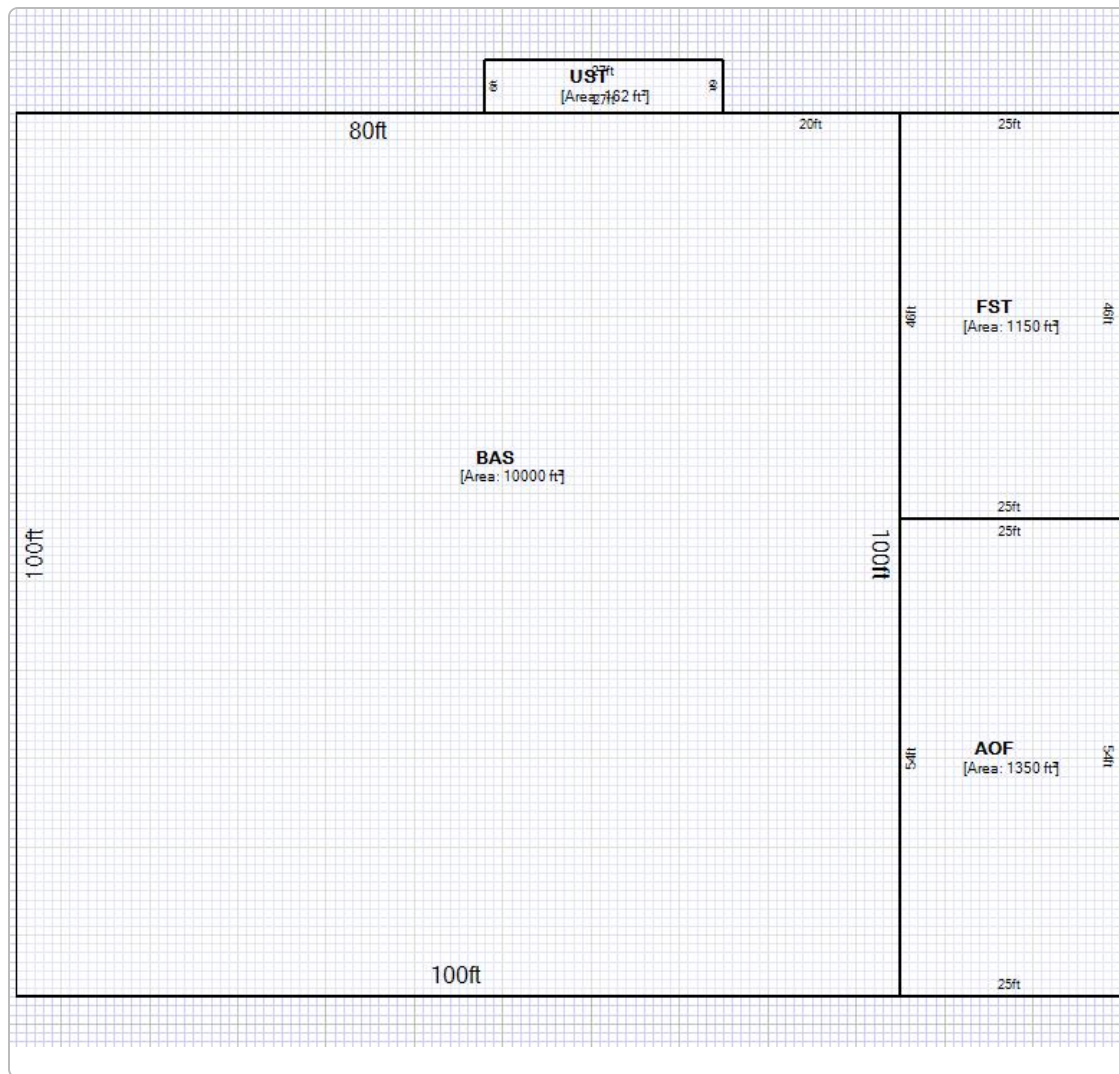




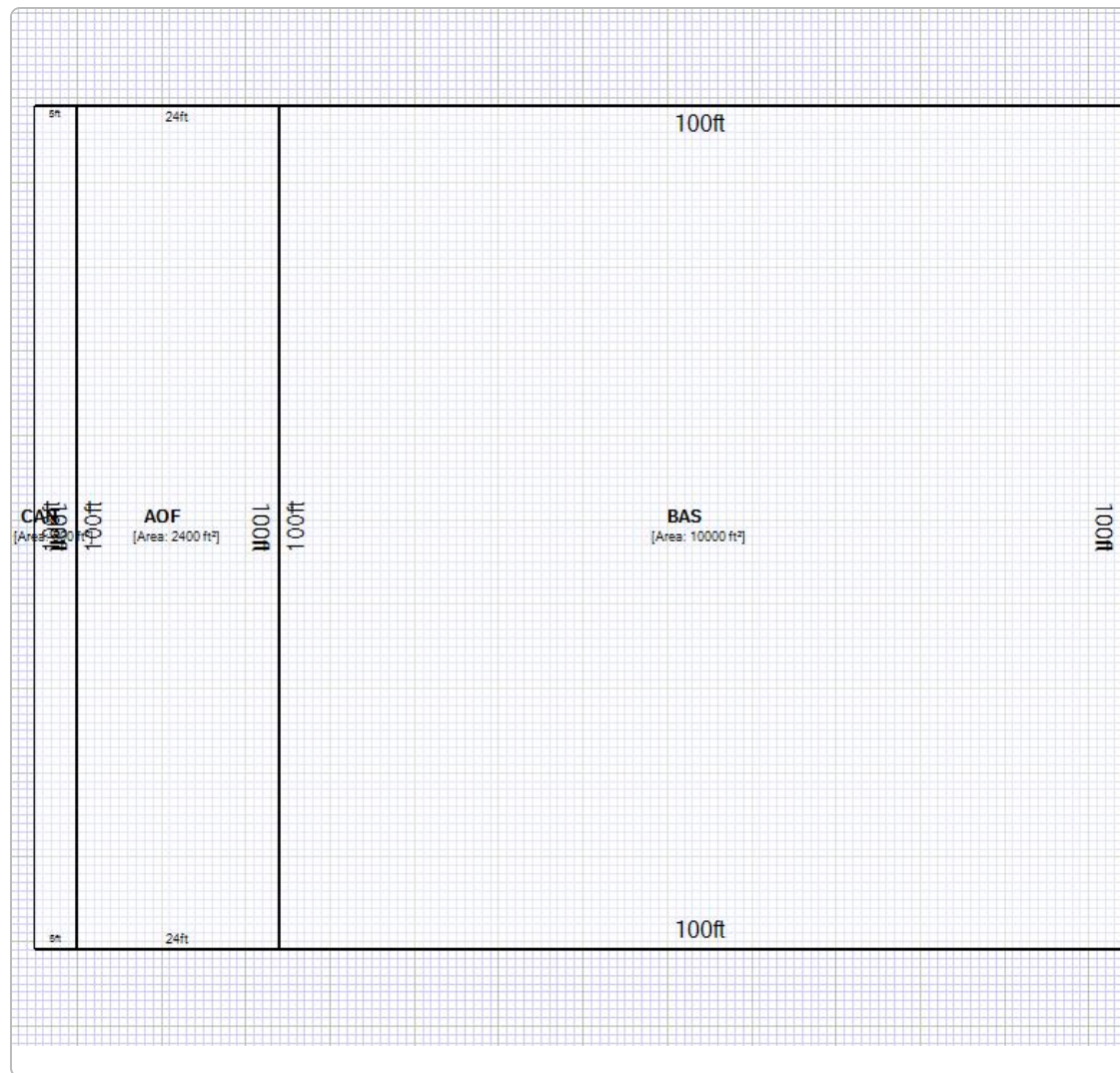


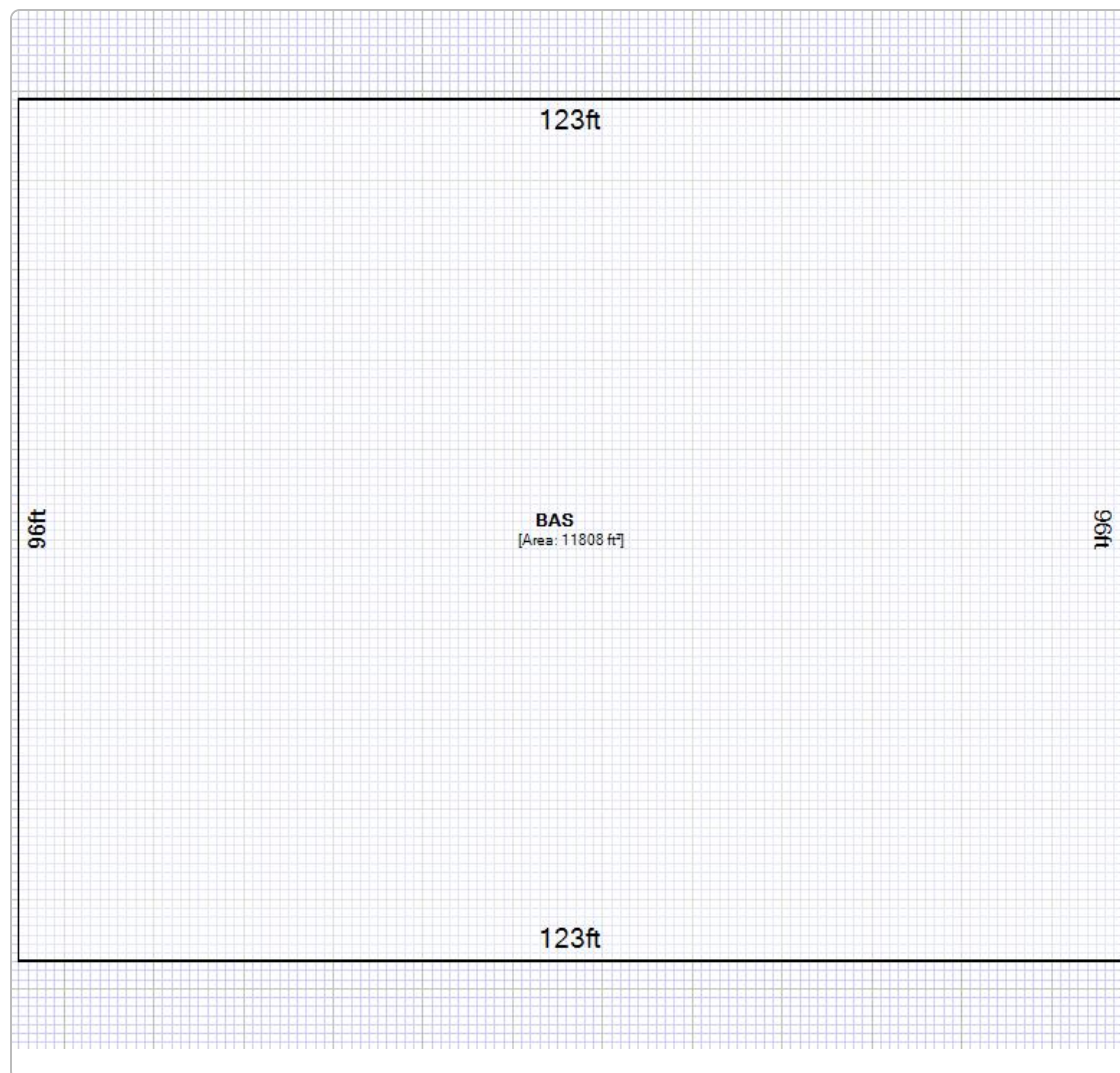


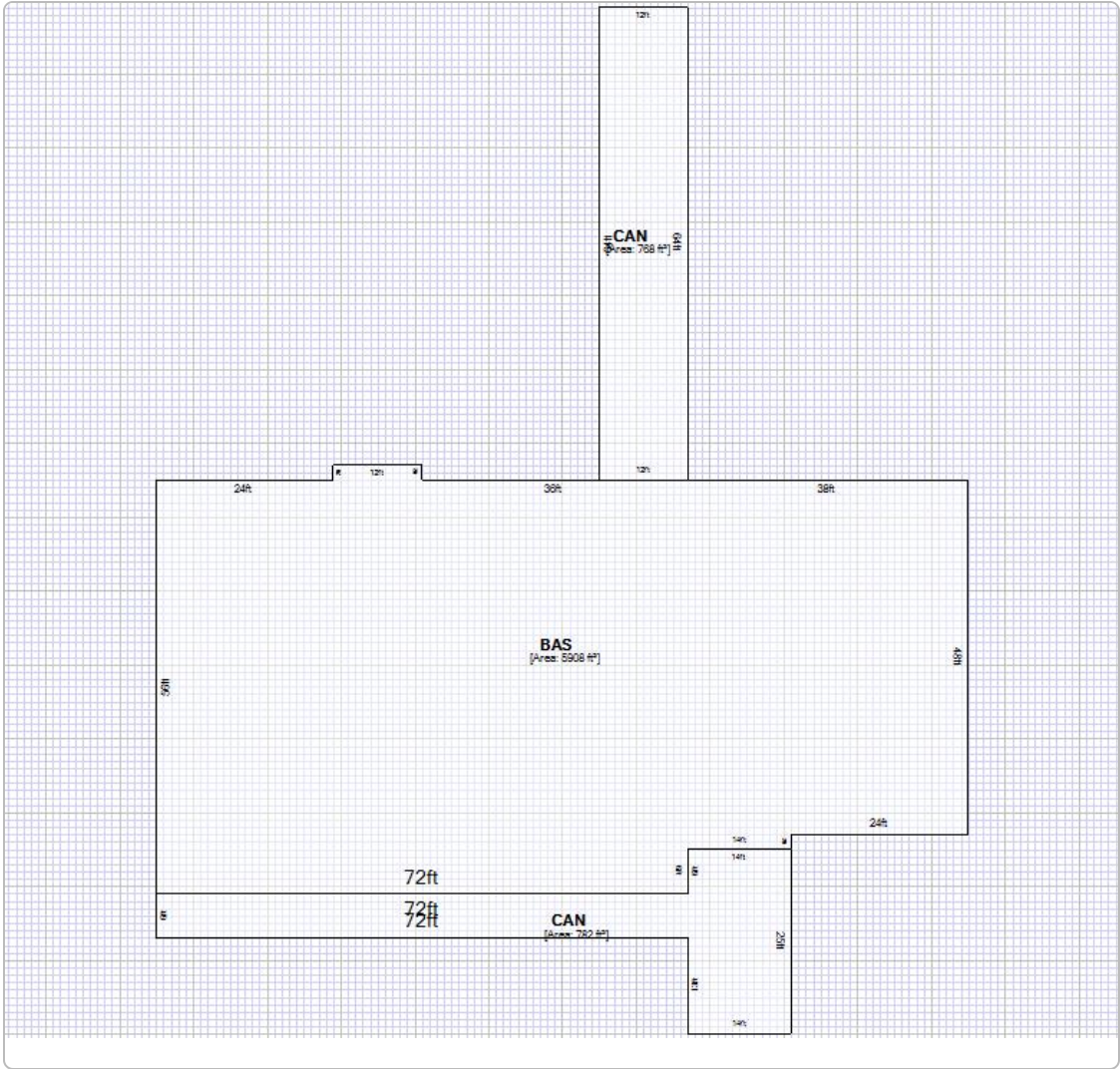


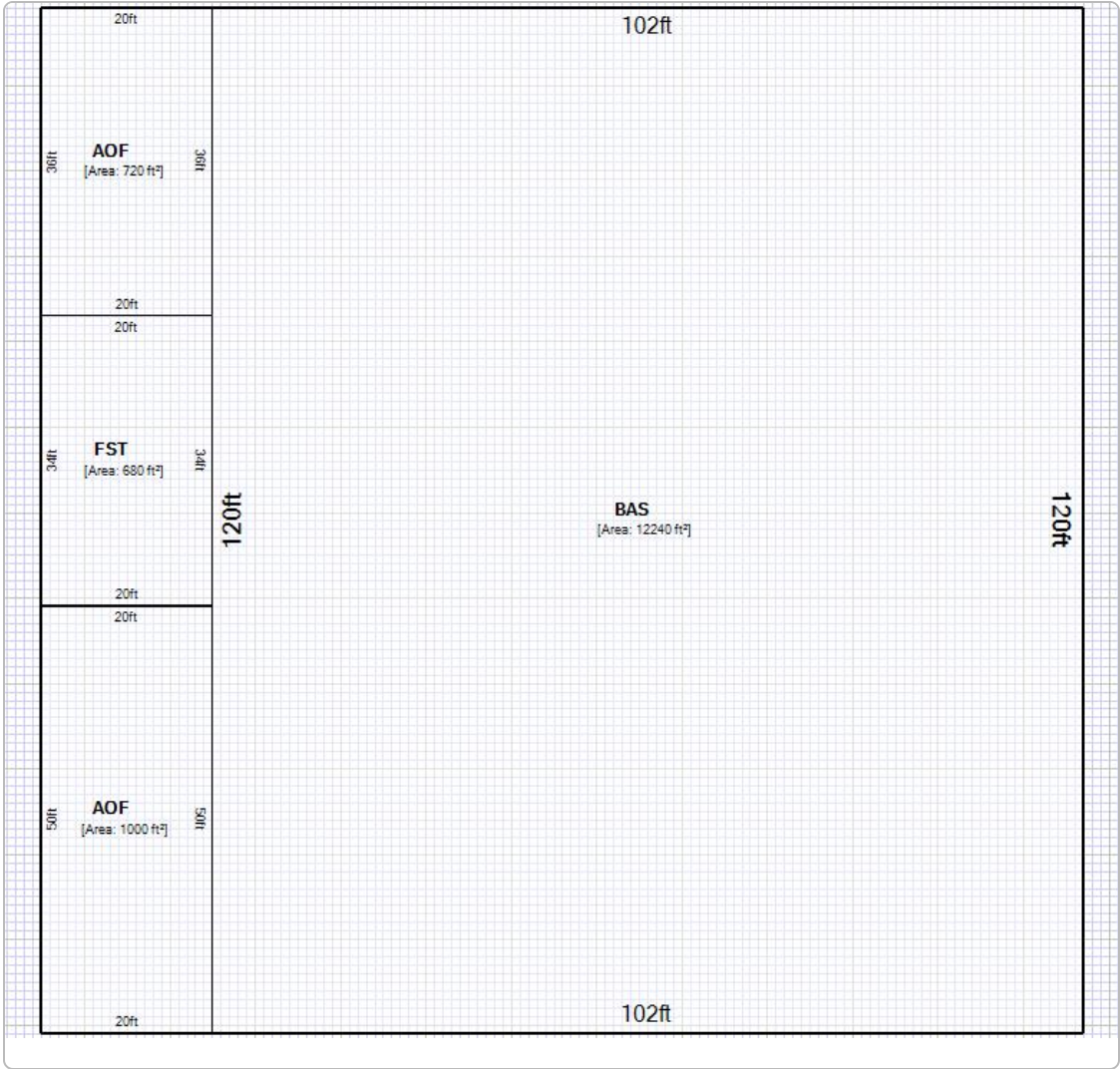




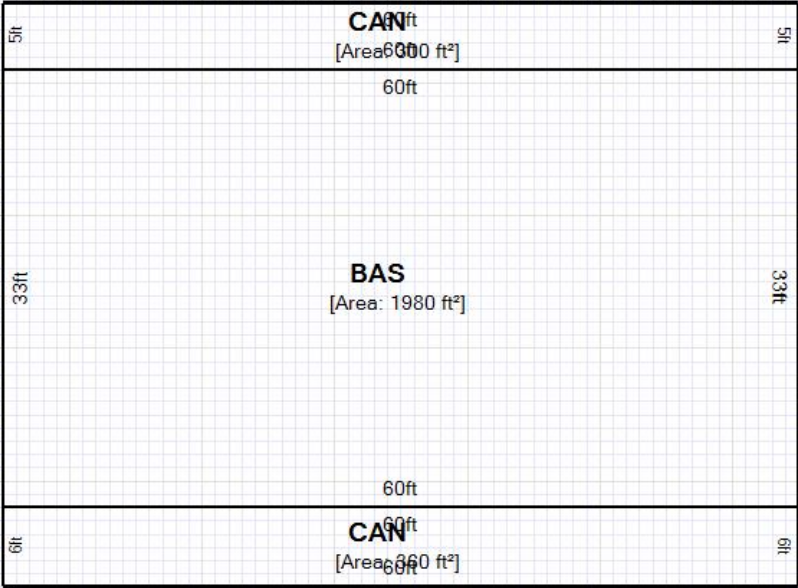
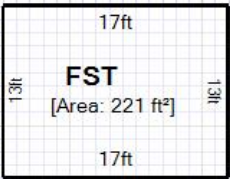


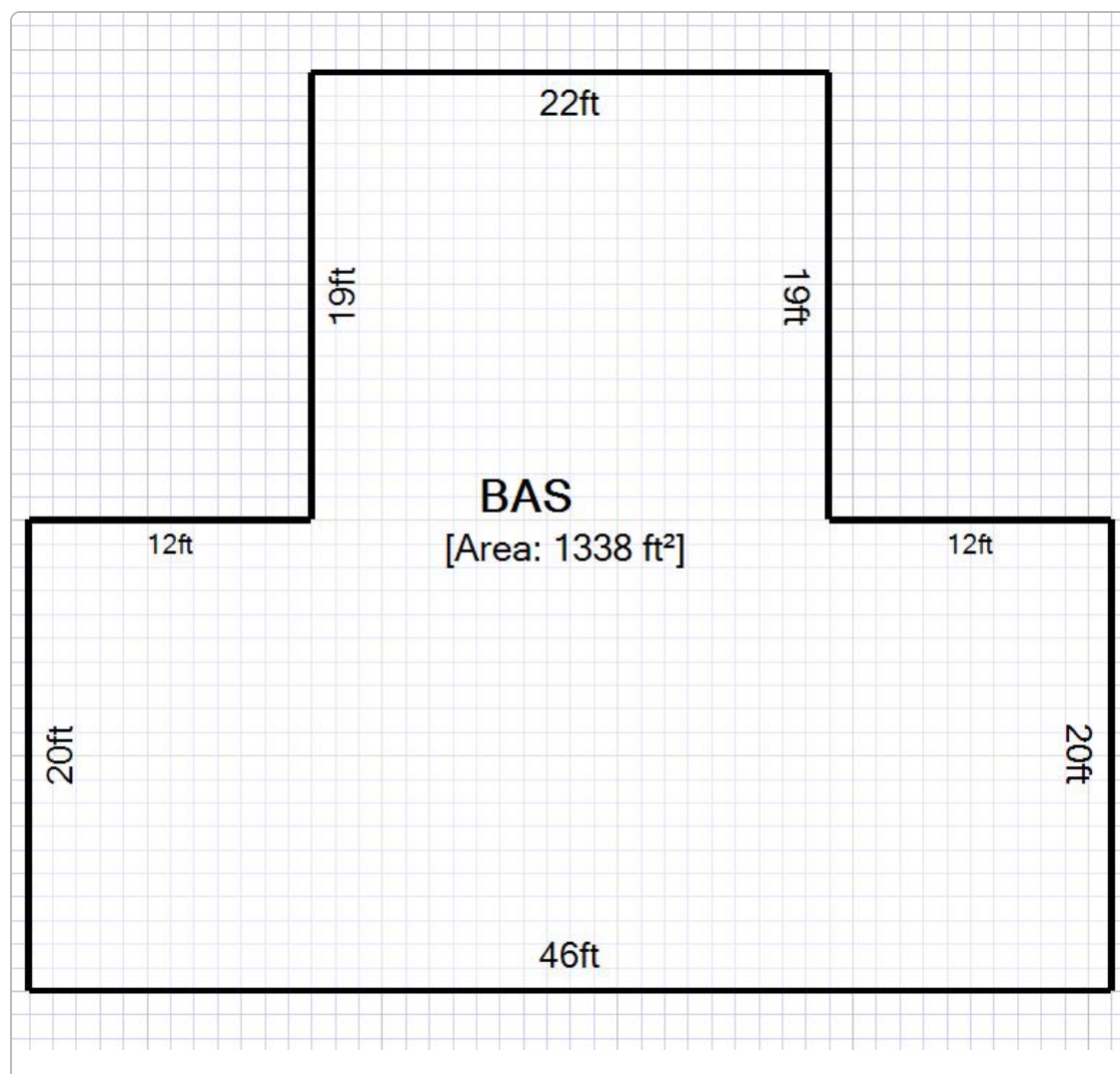


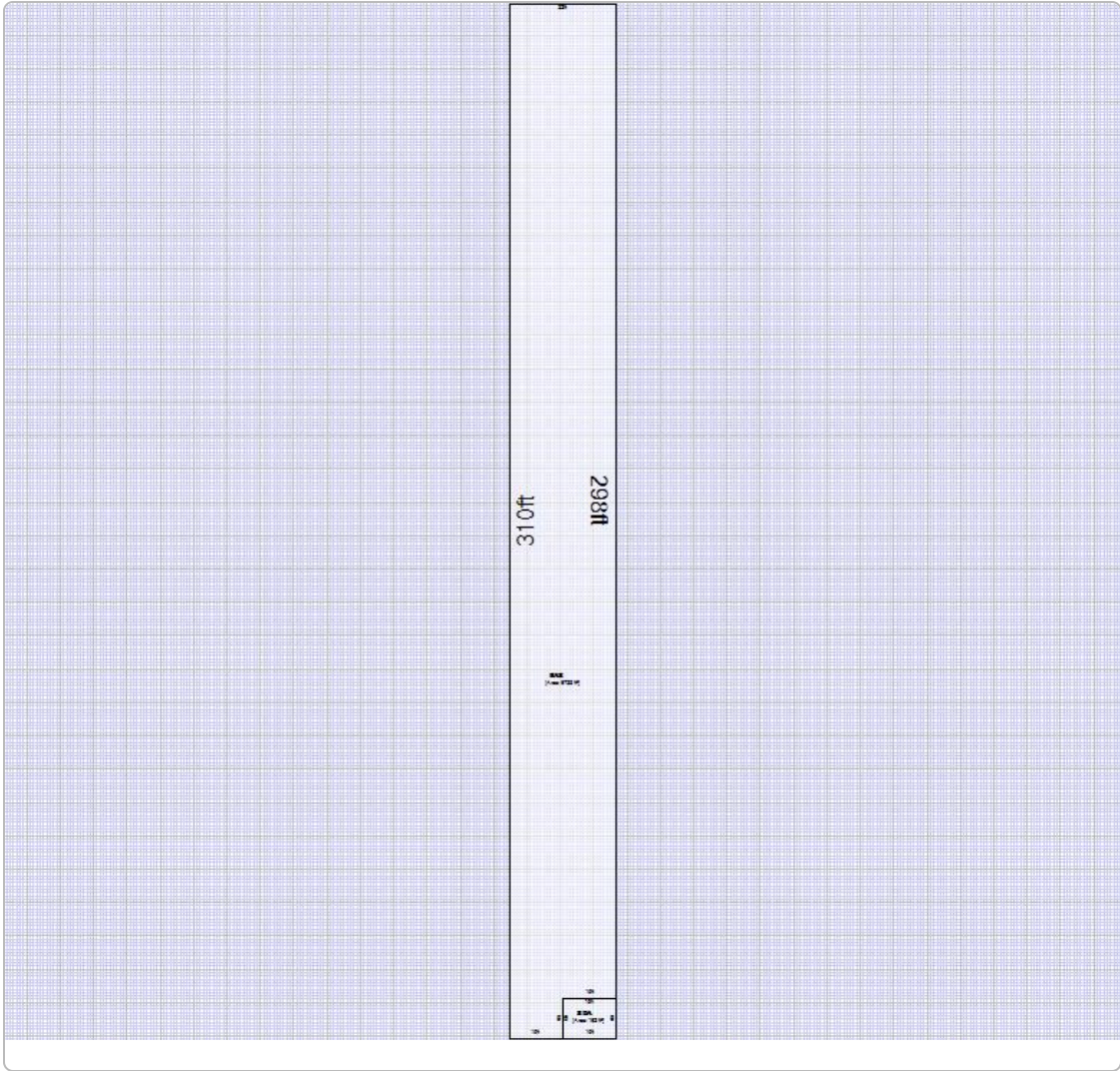




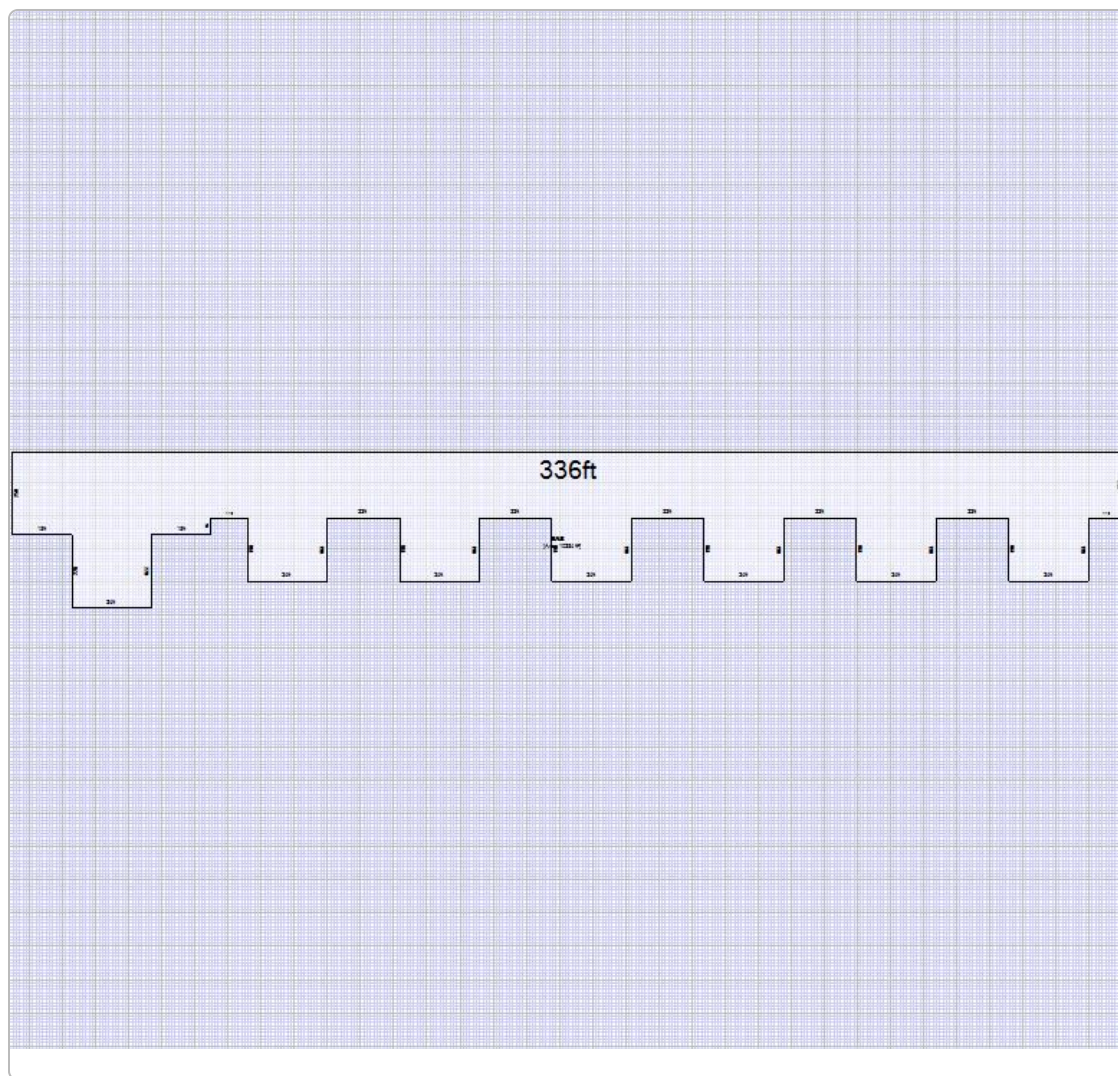




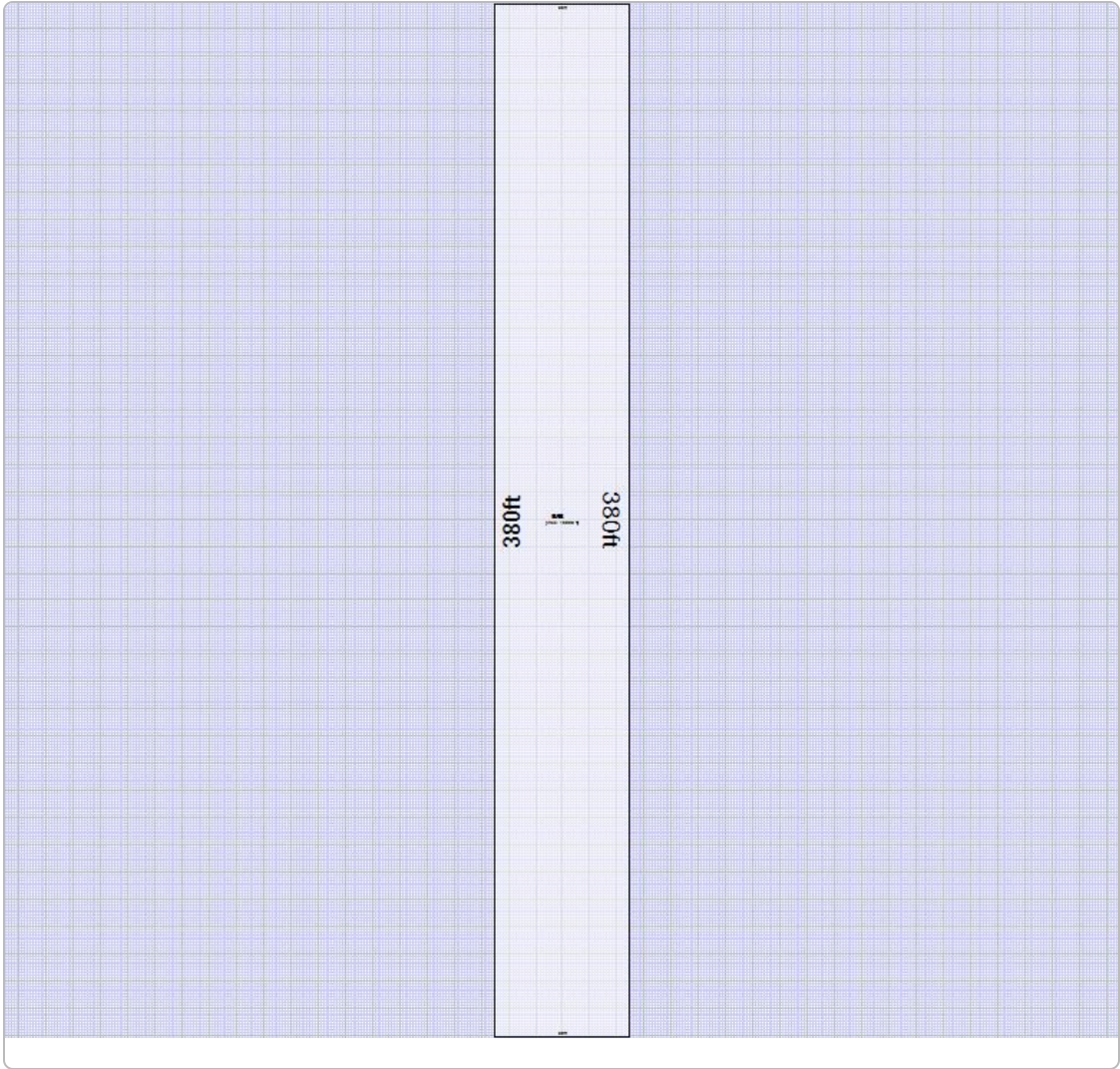


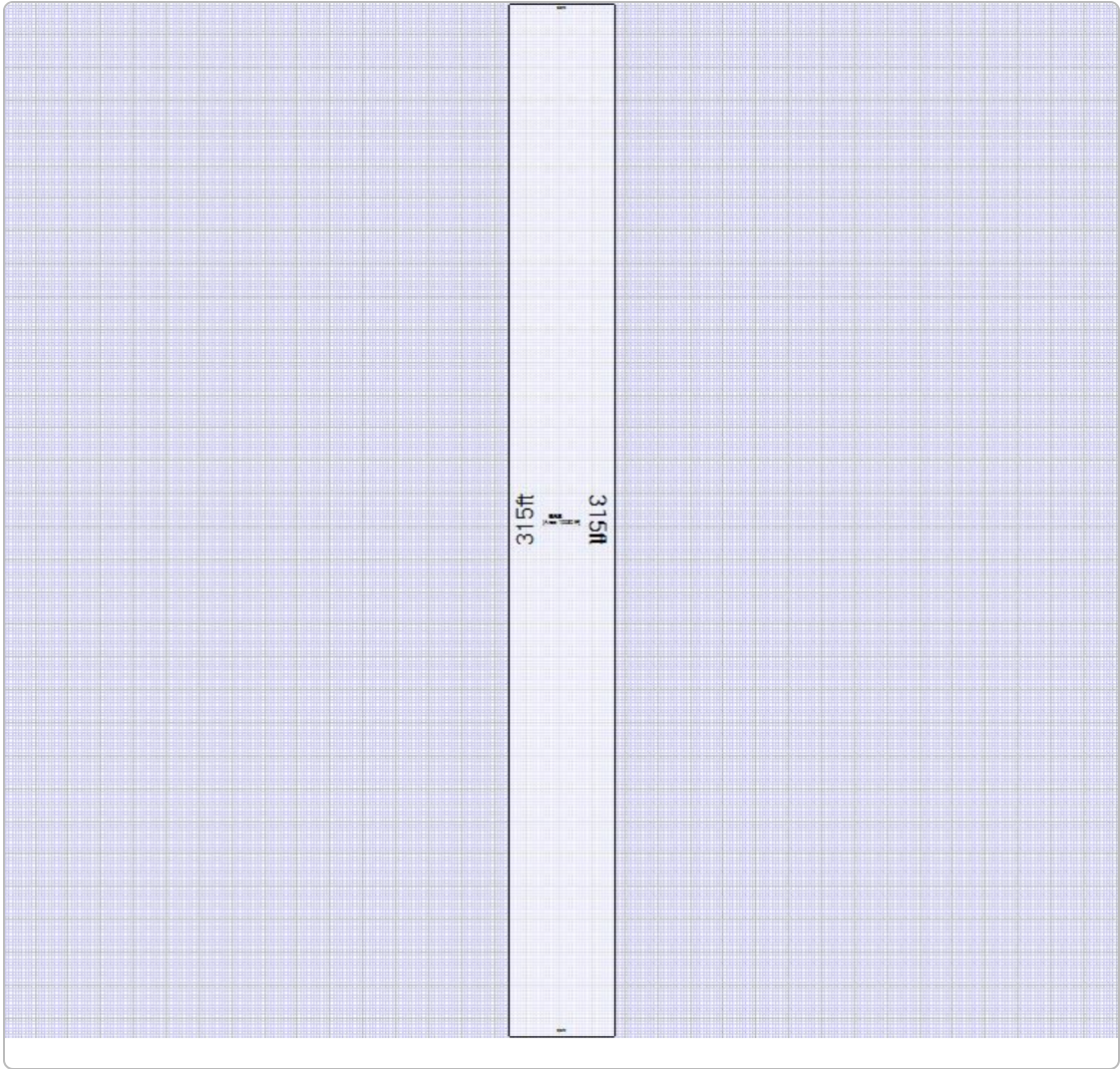




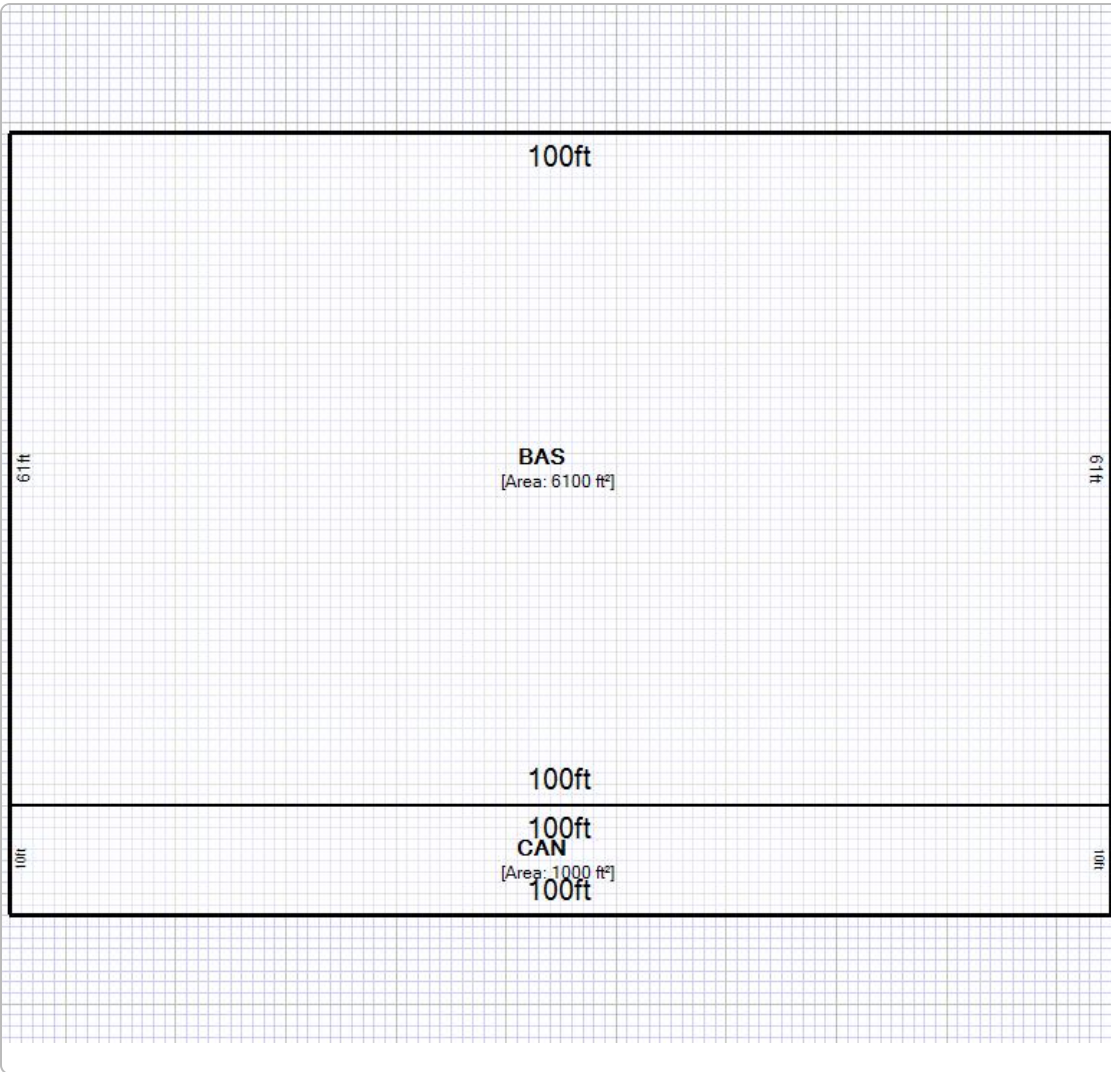


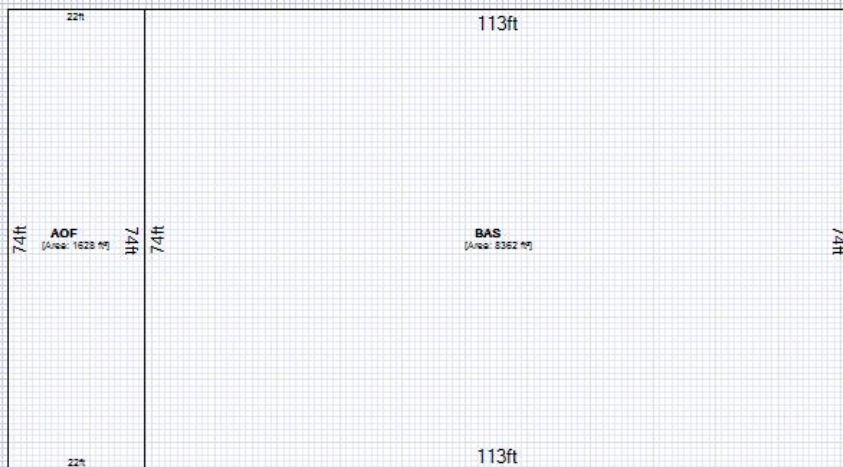
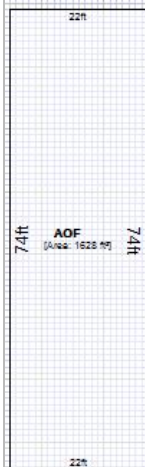


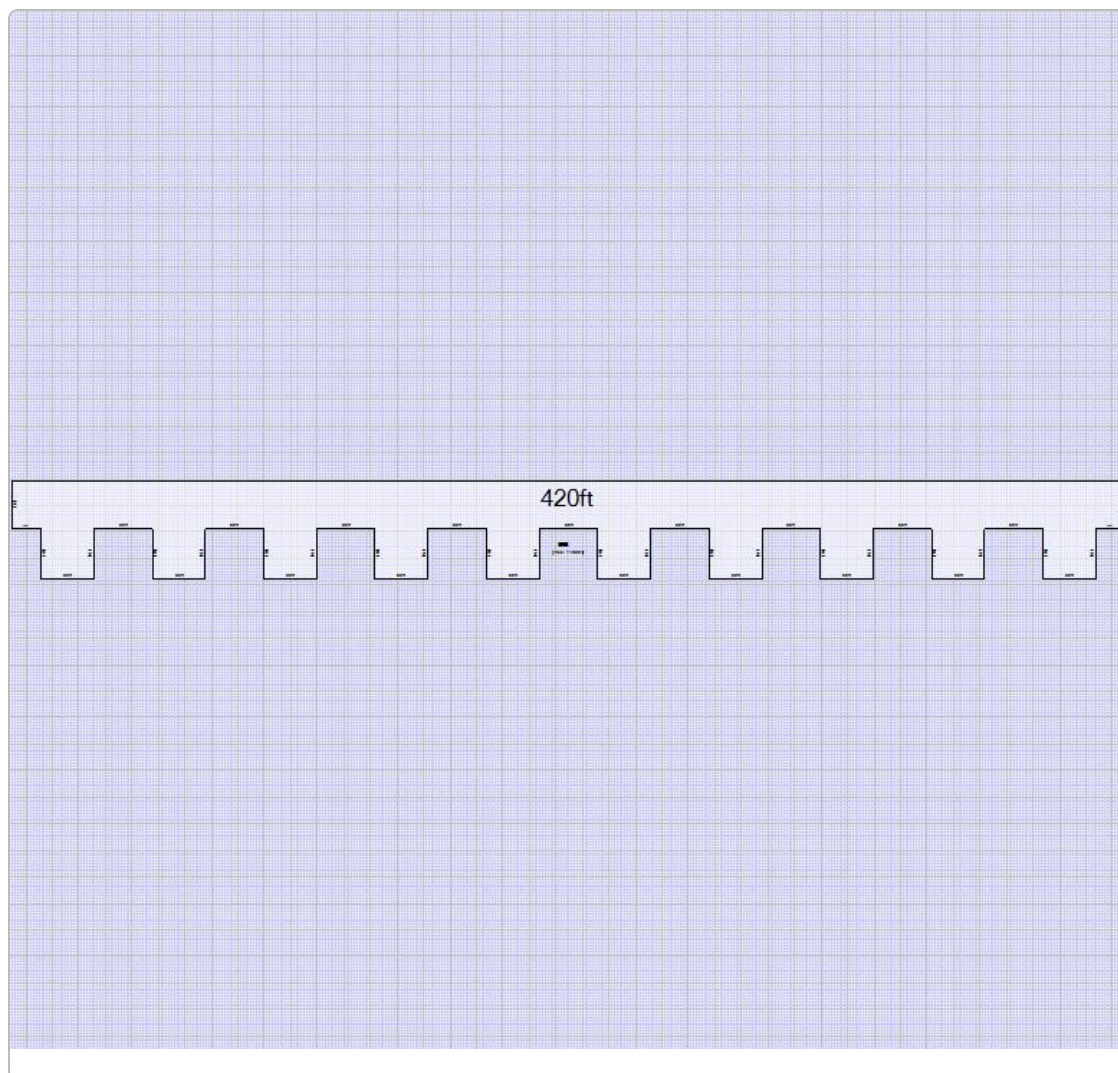






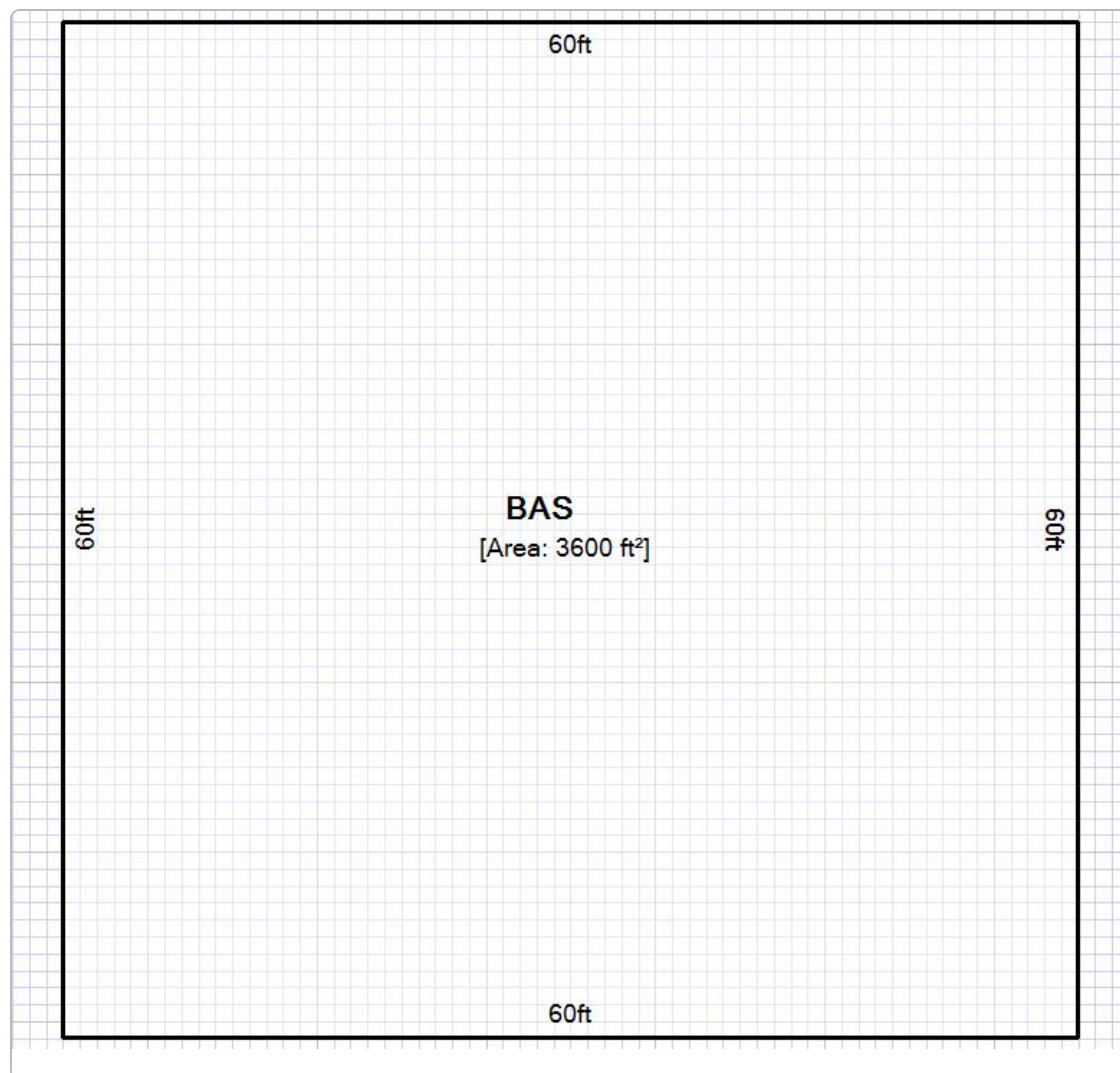




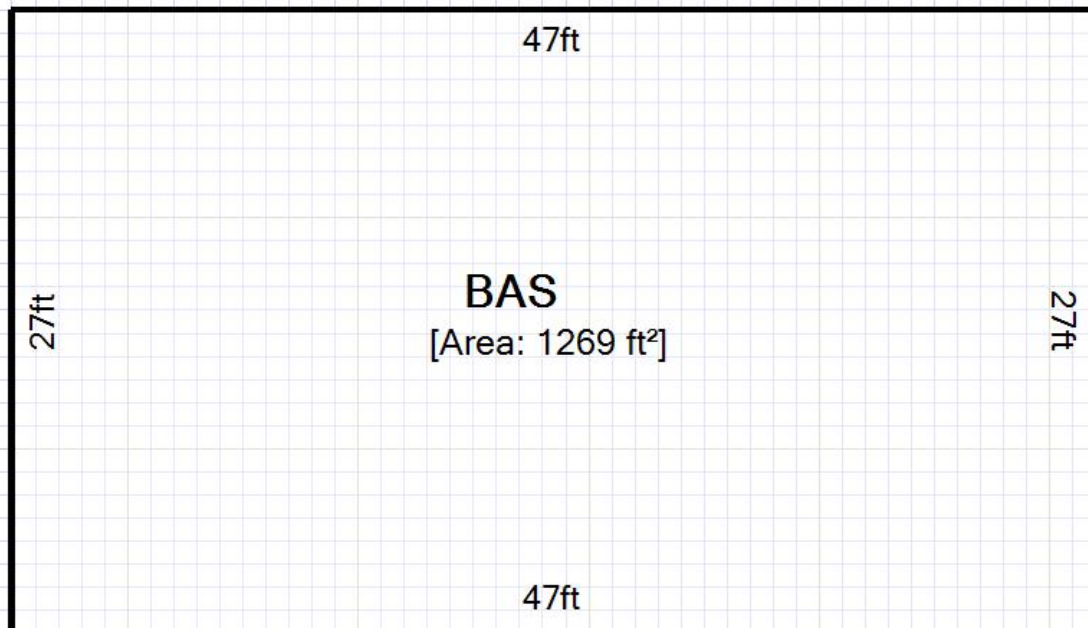


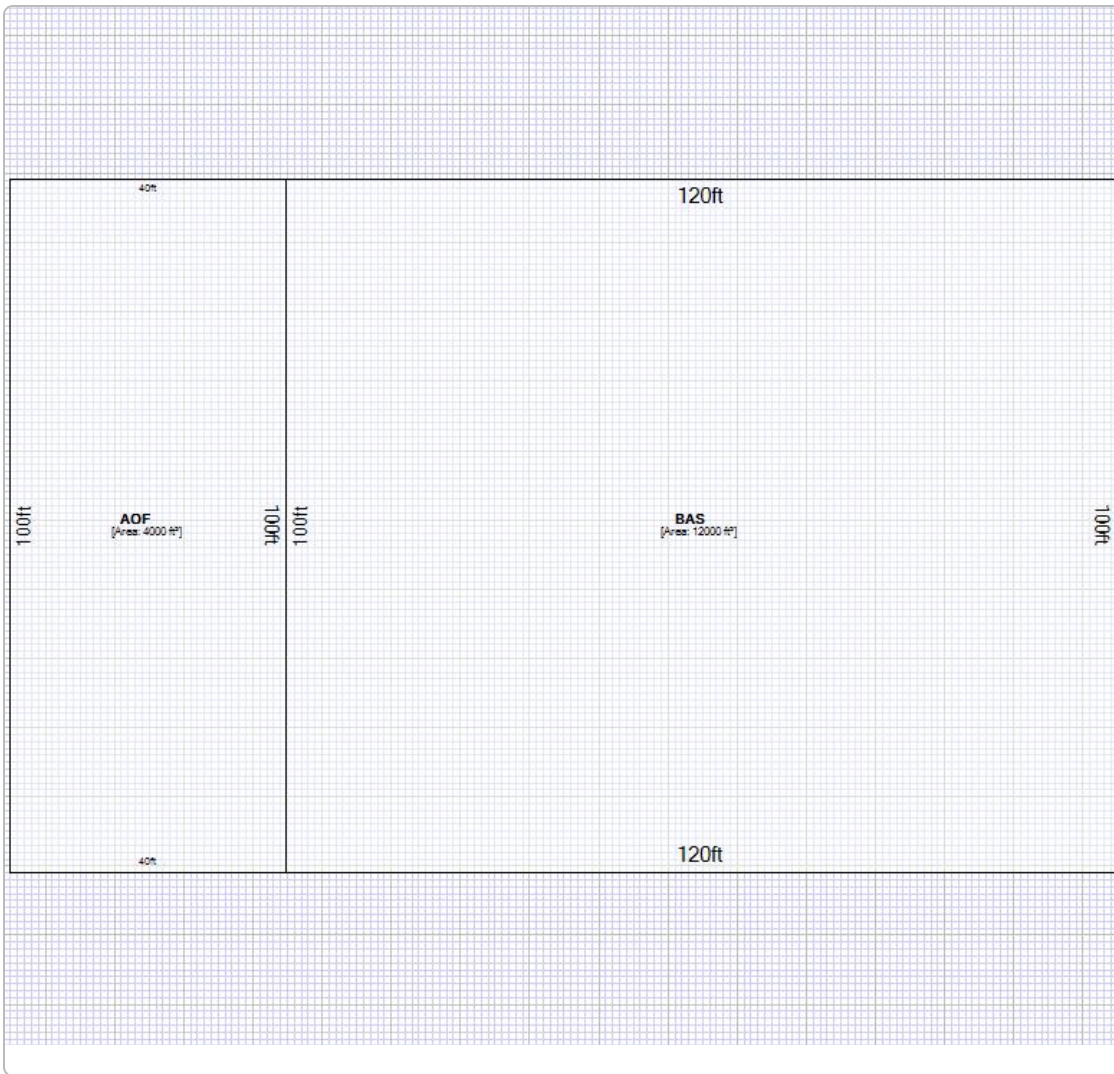


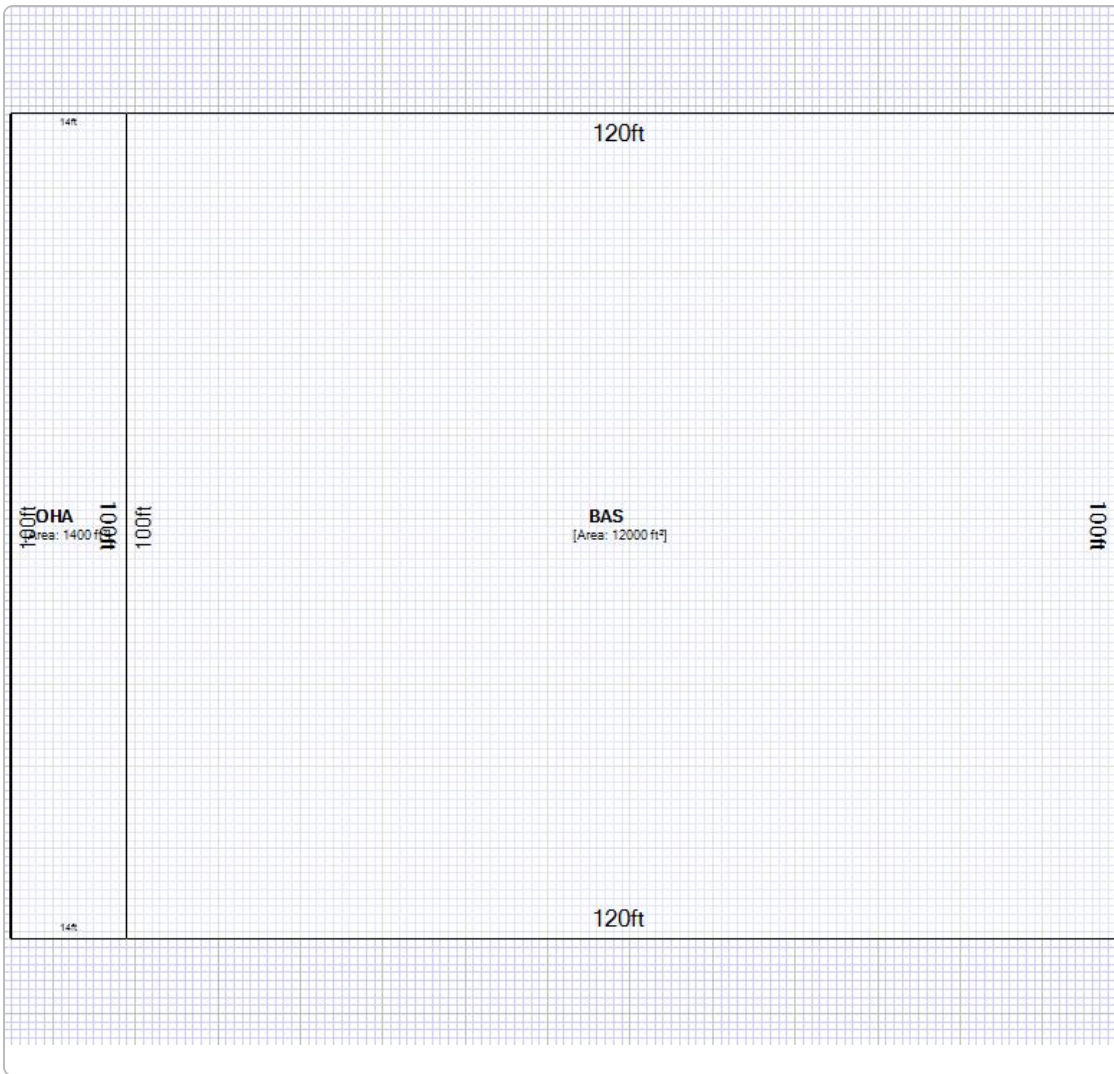


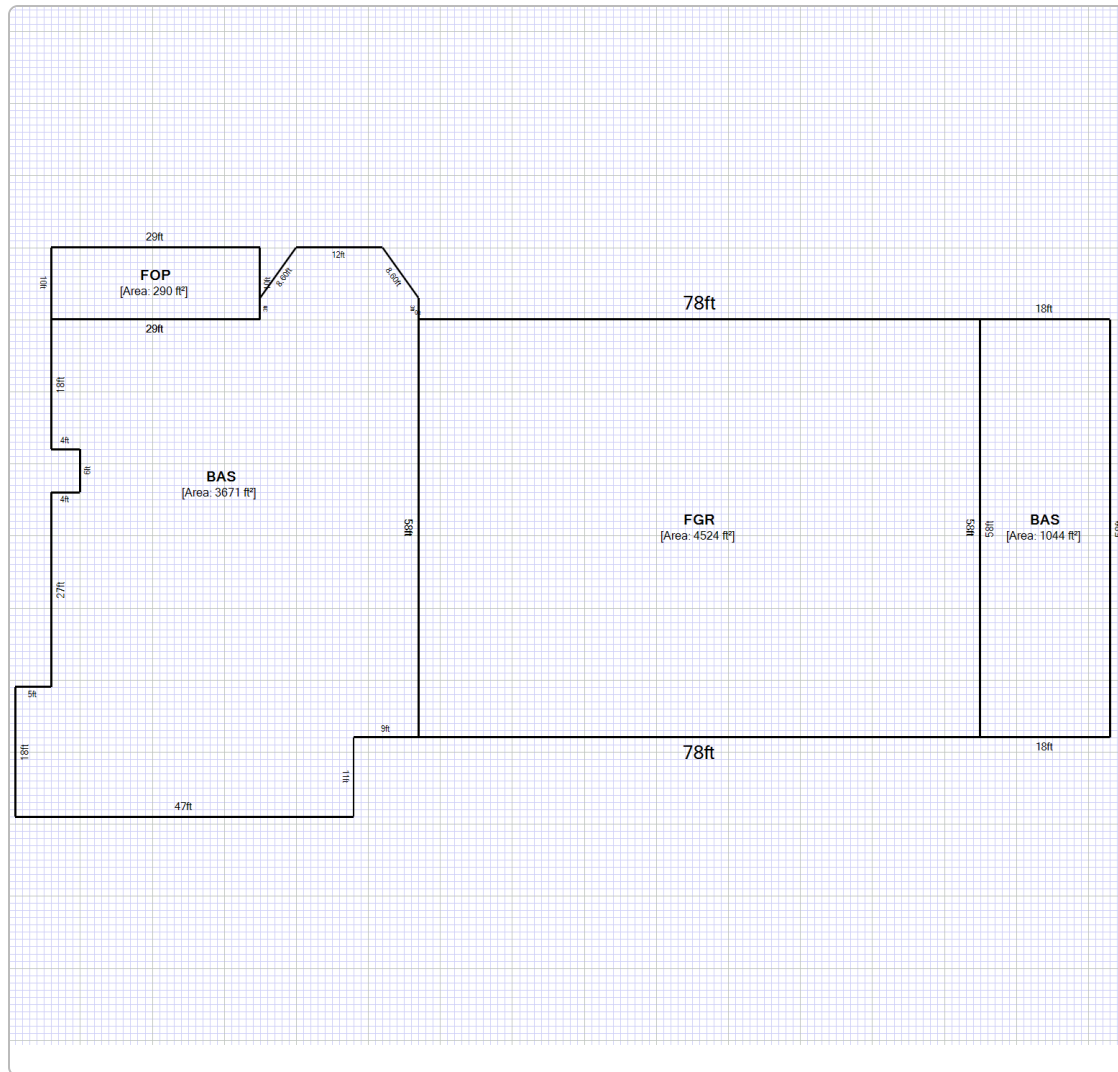












## Map

## Photos

No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Version 2.3.176

Developed by  
 **Schneider**  
 GEOSPATIAL

THIS INSTRUMENT PREPARED BY:  
PHILIP A. DeLANEY  
SCRUGGS & CARMICHAEL, P.A.  
P. O. DRAWER C  
GAINESVILLE, FLORIDA 32602

RECORDED  
OFFICIAL RECORDS  
1990 JUN -5 A 11:00  
CLERK OF COURT  
ALACHUA COUNTY, FL.

CORRECTIVE FEE SIMPLE DEED

THIS INDENTURE, made and entered into this 18<sup>th</sup> day of May, 1990, by and between C. VERNON MIZE, A/K/A VERNON MIZE, A/K/A C. V. MIZE, A/K/A CUTHBERT VERNON MIZE, as Grantor, and CITY OF GAINESVILLE, a Florida municipal corporation, whose address is c/o City Hall, Gainesville, Florida 32602, and whose Tax I. D. Number is \_\_\_\_\_, as Grantee,

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged by these presents, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all his interest in that certain land situate in Alachua County, Florida, viz:

PORTION OF TAX PARCEL NO. 8161-000-000

SEE LEGAL DESCRIPTION CONSISTING OF 2 PAGES  
ATTACHED HERETO AND BY REFERENCE INCORPORATED  
HEREIN.

GRANTOR WARRANTS THAT THE PROPERTY CONVEYED HEREIN IS  
NOT NOW, NOR WAS IT AT ANY TIME DURING THE YEAR 1943,  
THE HOMESTEAD OF THE GRANTOR.

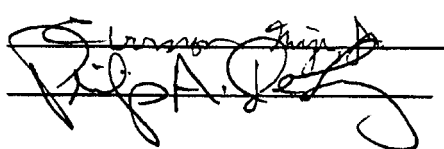
THIS DEED IS MADE TO CORRECT SCRIVENER'S ERROR IN THE LEGAL  
DESCRIPTION CONTAINED IN THOSE DEEDS RECORDED IN DEED BOOK  
200, AT PAGE 372, DEED BOOK 201, AT PAGE 27, AND IN DEED  
BOOK 202, AT PAGE 31, ALL REFERENCES BEING TO THE PUBLIC  
RECORDS OF ALACHUA COUNTY, FLORIDA.

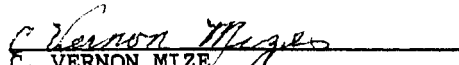
TOGETHER WITH all and singular the rights, tenements,  
hereditaments and appurtenances to the same belonging or in  
anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to  
be executed on the day and year first above written.

Signed sealed and delivered  
in our presence as witnesses:

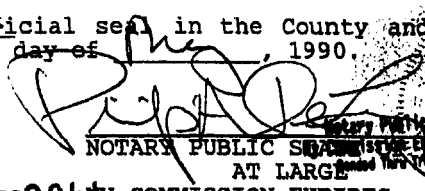


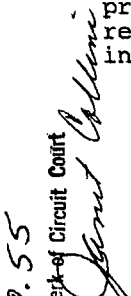
  
C. VERNON MIZE  
A/K/A VERNON MIZE  
A/K/A C. V. MIZE  
A/K/A CUTHBERT VERNON MIZE

STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, personally appeared  
before me, C. VERNON MIZE, A/K/A VERNON MIZE, A/K/A C. V. MIZE,  
A/K/A CUTHBERT VERNON MIZE, to me known to be the person  
described in and who executed the foregoing instrument and he  
acknowledged before me that he executed the same for the purposes  
therein expressed.

WITNESS my hand and official seal in the County and State  
last aforesaid, on this 18 day of May, 1990.

  
NOTARY PUBLIC STATE OF FLORIDA  
AT LARGE  
COMMISSION EXPIRES:

Doc. St. Amt. \$ 0.55  
A. Curtis Powers, Clerk of Circuit Court  
Alachua County - By 

1011781

1774 60344

EXHIBIT "A"



4128 N.W. 13th Street  
Gainesville, Florida 32609  
(904) 371-3159

LAND DESCRIPTION

JOB # 88-730

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST, AND BEING THE REMAINDER OF THE CITY OF GAINESVILLE PARCELS AS RECORDED IN OFFICIAL RECORD BOOK 202, PAGE 31 (MIZE TO CITY OF GAINESVILLE), AND OFFICIAL RECORD BOOK 200, PAGE 303 (MERCER TO CITY OF GAINESVILLE), LESS DEEDS OF RECORD AS PER OFFICIAL RECORD BOOK 167, PAGE 397 (EMPLOYEES FIDELITY FUND, INC.), AND OFFICIAL RECORD BOOK 28, PAGE 159, (PENINSULAR CHEMICAL RESEARCH, INC.) AND OFFICIAL RECORD BOOK 485, PAGE 12 (PCR), AND OFFICIAL RECORD BOOK 1158, PAGE 819 (PCR), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a found concrete monument marking the Southeast corner of Section 13, Township 9 South, Range 20 East for the Point of Beginning, thence along the South line of said section South 89° 18' 20" West, a distance of 3342.70 feet to a set concrete monument (#3524), marking the intersection with the Southeast corner of that parcel as described in Official Record Book 167, Page 397, thence continue along the East line of said parcel, North 15° 03' 53" East a distance of 86.45 feet to a found concrete monument (#509), thence North 20° 20' 53" East, a distance of 425.35 feet to a found iron pin, thence North 28° 05' 53" East a distance of 457.35 feet to a found iron pin, marking the Northeast corner of said parcel, thence leaving said parcel and proceed North 08° 29' 27" East, a distance of 78.55 feet to a found concrete monument, marking a point on a curve concave to the Northwest, and being a point on the South line of the P.C.R. parcel as recorded in Official Records Book 485, Page 12, said curve having a delta of 51° 17' 13", a radius of 63.72 feet, and a chord bearing North 70° 17' 54" East 55.15 feet, thence along the South line of said P.C.R. parcel and the arc of said curve a distance of 57.04 feet to a found iron pin, marking the Point of Tangency, thence continue North 44° 39' 23" East a distance of 136.09 feet to a found iron pin, marking the Point of Curvature of a curve concave to the Southeast having a delta of 25° 38' 19", a radius of 781.77 feet, and a chord bearing, North 57° 28' 32" East 346.91 feet, thence along the arc of said curve a distance of 349.82 feet to a found concrete monument (#509), marking the Southeast corner of said parcel, thence North 00° 33' 20" West a distance of 356.05 feet to a found iron pin, marking the Northeast corner of said parcel, thence continue along the North line of said parcel, South 89° 22' 17" West a distance of 442.87 feet, to a found iron pin, thence North 00° 32' 57" West a distance of 99.97 feet to a found concrete monument, marking the Northeast corner of the P.C.R. parcel as described in Official Records Book 28, Page 159, said point also being the intersection with the North line of the

*Terrence Brannan*  
32190 BR 1774 P60345

City limits of the City of Gainesville, thence continue along said North line, North 89° 22' 23" East, a distance of 921.51 feet to a set concrete monument (#3524), thence continue North 89° 22' 23" East, a distance of 1000.00 feet to a set concrete monument (#3524), thence continue North 89° 22' 23" East, a distance of 1000.00 feet to a set concrete monument (#3524), marking the intersection with the East line of Section 13, said point being 1708.21 feet North of the Southeast corner of said section, thence continue along the East line of said section, South 00° 59' 22" East a distance of 908.22 feet to a set concrete monument (#3524), marking the intersection with the Northeastly extension of the North edge of pavement of the airport runway No. 26 taxiway, thence continue South 00° 59' 22" East, a distance of 799.99 feet to the Point of Beginning, containing 114.64 acres more or less.

*[Signature]* 32190  
PAD

Scotch® 7664 "Post-It" Routing-Request Pad

### ROUTING - REQUEST

Please

- ☐ READ  
☒ HANDLE  
☐ APPROVE  
and  
☐ FORWARD  
☒ RETURN  
☐ KEEP OR DISCARD  
☐ REVIEW WITH ME

To Record + Return to:

CITY LEGAL DEPARTMENT  
 220 N MAIN ST  
 2nd FLOOR  
 P.O. BOX 1110  
 GAINESVILLE, FL 32602

RETURN TO

Date 6/5/90

From Atty. Gordon, PLS

1774 P60346





Search all services we offer...



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

## Real Estate Account #08161 000 000

Owner:

CITY OF GAINESVILLE

Situs:

3681 NE 47TH AVE  
GAINESVILLE 32609

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

## Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
<a href="#">2021 Annual Bill</a>	\$2,895.15	<a href="#">Add To Cart</a>
		<a href="#">Print (PDF)</a>
Total Amount Due: \$2,895.15		

[Apply for the 2022 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS			ACTION
<a href="#">2021 Annual Bill</a> ⓘ	\$2,895.15	Unpaid			<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	Paid	\$2,836.66	12/31/2020	Receipt #20-0084824
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	Paid	\$1,854.76	03/09/2020	Receipt #19-0125888
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	Paid	\$1,854.76	03/31/2019	Receipt #19-0051905
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	Paid	\$662.25	04/25/2018	Receipt #17-0161073
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	Paid	\$662.25	04/25/2018	Receipt #17-0161073
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	Paid	\$662.25	04/25/2018	Receipt #17-0161073
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
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<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	Paid			<a href="#">Print (PDF)</a>
Total Amount Due		\$2,895.15			





# SIVANCE SUP/WPSUP

**Special Use Permit (SUP) and Wellfield  
Protection SUP – Justification Report**  
February 18, 2022

**Prepared for:**

City of Gainesville Department of Sustainable Development

**Prepared on behalf of:**

SiVance, LLC (Wholly owned subsidiary of Milliken & Co.)

**Prepared by:**

**CHW**

**PN# 19-0090.05**

N:\2019\19-0090\Planning\Reports\RPT 220118 SiVance - WPSUP.docx

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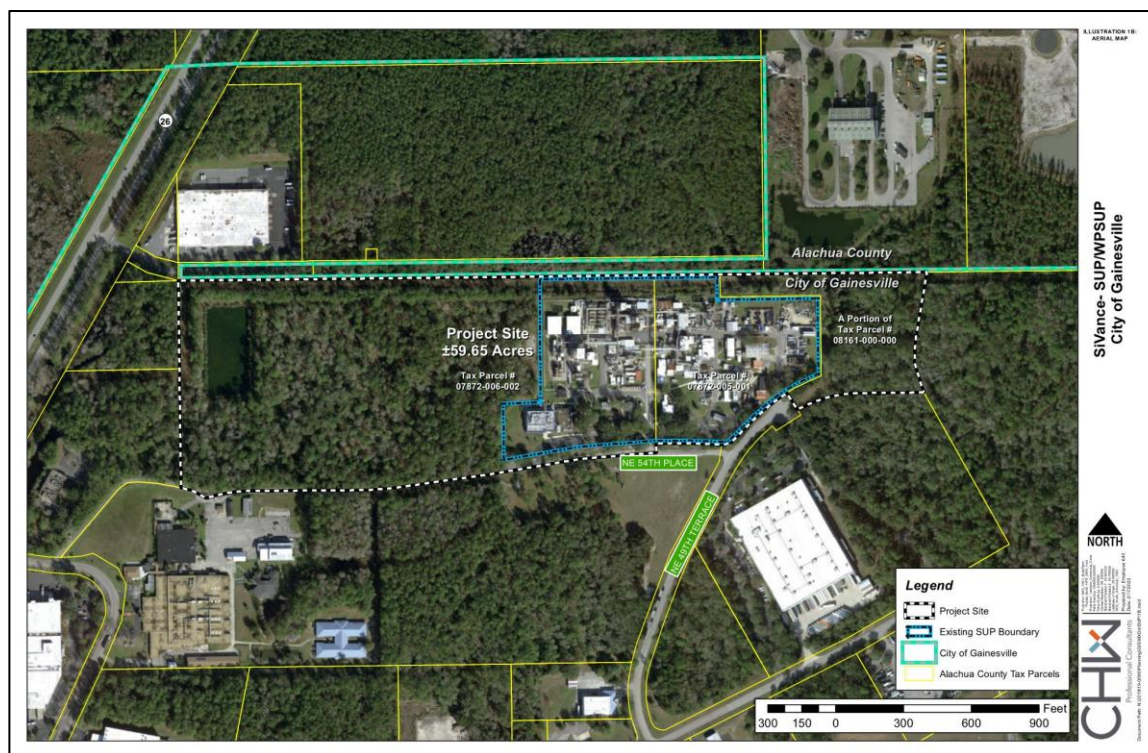
# 1. Executive Summary

**To:** Andrew Persons, AICP, City of Gainesville Department of Sustainable Development, Director  
**From:** Ryan Thompson, AICP, Sr. Project Manager 19-0090.05  
**Date:** February 18, 2022  
**Re:** SiVance SUP/WPSUP – Special Use Permit (SUP) and Wellfield Protection SUP Application

<b><u>Jurisdiction:</u></b> City of Gainesville	<b><u>Development Intent:</u></b> Modify the existing SUP/WPSUP to incorporate additional property
<b><u>Location Description/Address:</u></b> 5002 NE 54th PI, Gainesville, FL 32609	
<b><u>Parcel Numbers:</u></b> 07872-005-001, 07872-006-002, and a portion of 08161-000-000	<b><u>Site Acreage:</u></b> ±58.2-acres (Source: CHW Survey)
<b><u>Existing Future Land Use:</u></b> <i>Industrial</i> The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.	
<b><u>Existing Zoning District:</u></b> <i>General Industrial (I-2)</i> The I-2 Zoning District is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding land uses.	
<b><u>Overlay District:</u></b> Murphree Wellfield Protection Zone – Tertiary	

## 2. STATEMENT OF PROPOSED CHANGE

SiVance currently has an approved and valid Special Use Permit (SUP) and Wellfield Protection SUP (WPSUP). This application is to allow SiVance to expand operations to additional property, which requires a modified, combined SUP. This justification report and accompanying documentation demonstrate SiVance's compliance with the SUP and WPSUP review criteria. The intent of this request is to allow the geographic expansion of the SUP/WPSUP boundary to include portions of property to the east and west but hold true to all other requirements, conditions (as modified to address code and site changes), and development standards that are currently approved.



**Figure 1: Aerial Map**

The project site is located at 5002 NE 54<sup>th</sup> Place, Gainesville, FL 32609 (Alachua County Tax Parcels 07872-005-001, 07872-006-002, and a portion of 08161-000-000) and consists of approximately 58.2 acres (**Figure 1**). The site has an Industrial (IND) Future Land Use (FLU) classification and a General Industrial (I-2) Zoning District category (as depicted on **Illustrations 2A and 3A** of the accompanying map set included with this application.) The existing SUP (blue boundary in **Figure 1**) allows the use of industrial inorganic and organic chemicals to manufacture and produce silicone products within the General Industrial (I-2) zoning district while the WPSUP allows these uses within the Tertiary Murphree Wellfield Protection Zone.

**Table 1** identifies surrounding zoning district and FLU designations as well as existing land uses.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Zoning	FLU	Existing Use
North	MP/PD	Heavy Ind.	Vacant/Drainage/Industrial (Leveda Brown Environmental Park)
East	I-2	Industrial	NW 54 <sup>th</sup> Place ROW; Vacant/Education (Job Corps Center)
South	I-2	Industrial	Vacant
West	I-2	Industrial	Vacant/Office (Milliken Chemical)



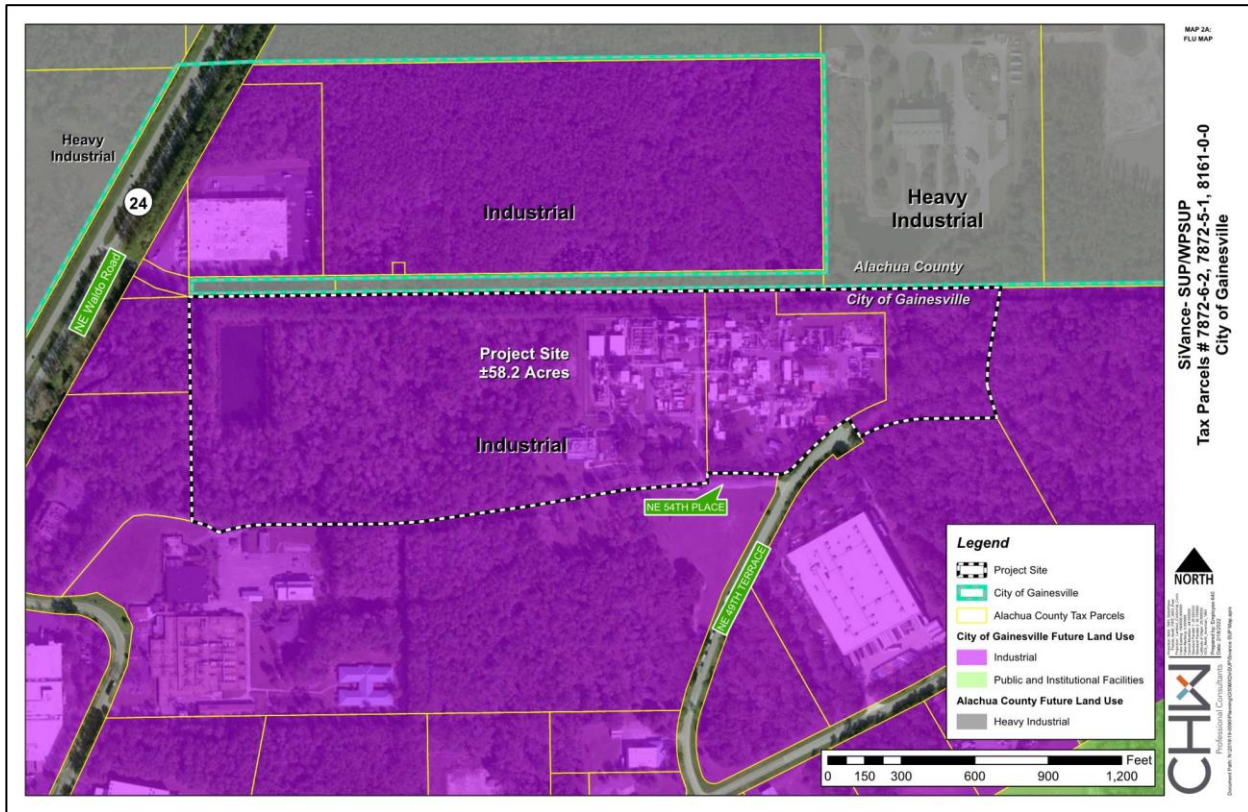


Figure 2: Future Land Use Map

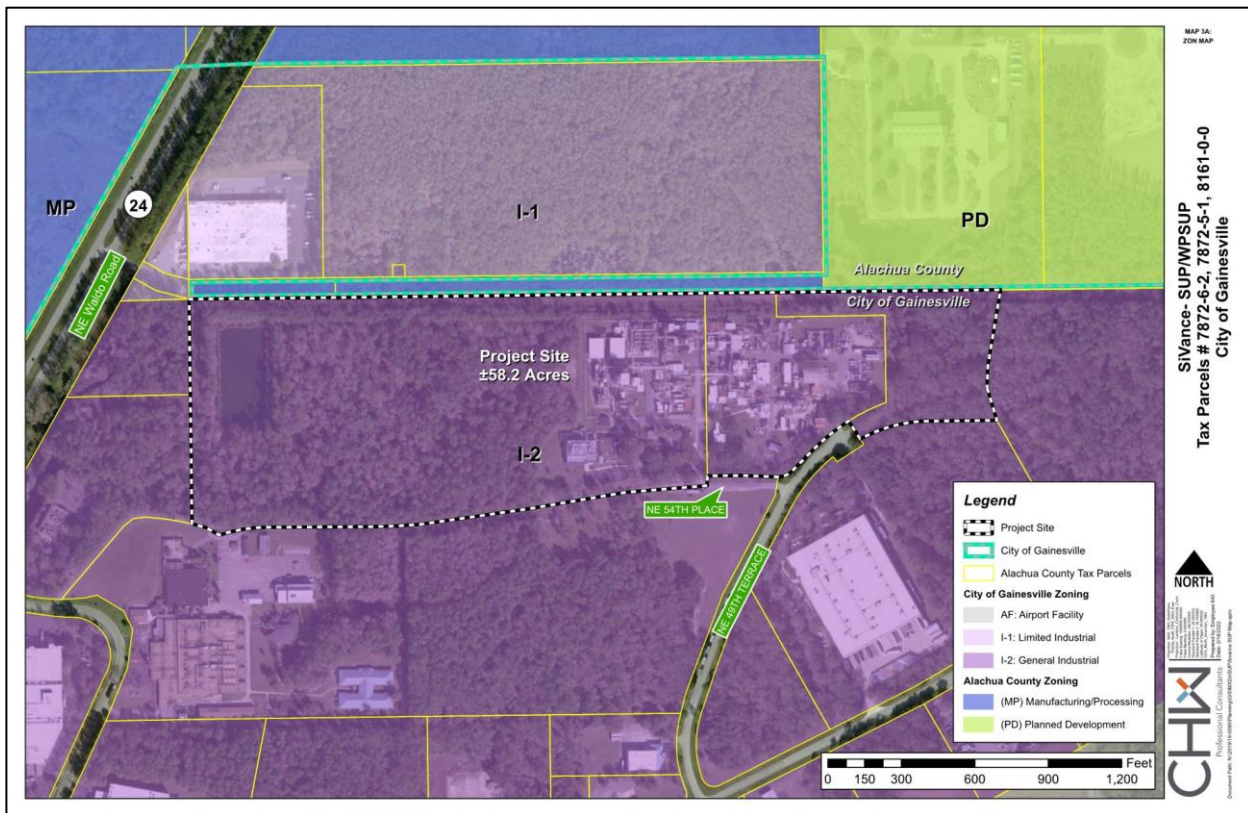


Figure 3: Zoning Map



SiVance (now a wholly owned subsidiary of Milliken & Co.) was founded nearly 60 years ago by two (2) University of Florida chemistry professors and has previously operated under the ownership of PCR, Inc., Archimica, Inc., and Clariant Life Science Molecules (Florida), Inc. SiVance is a leader in the silicone chemistry industry with a focus on developing and manufacturing specialty silicone technologies and intermediates required to modify many different silicone and non-silicone materials. SiVance provides various silicone-based products that meet specific customer performance needs in a range of industries, including adhesives, semiconductors, optics, personal care and cosmetics, and automotive. SiVance has a flexible, multi-purpose facility with the ability to produce quantities from lab scale to multi-ton scale all on one site. Currently, SiVance manufactures approximately 200 products annually, with about 100 of these being made on commercial scale each year and the remainder being made on laboratory and pilot plant scale as needed to maintain inventory and to meet customer demand.

SiVance has continuously operated at its existing location since 1959. In 2001, the City of Gainesville adopted the Specially Regulated Industry SUP and in 1999, the WPSUP. In 2011, the city adopted the current SUP/WPSUP that enabled SiVance to update aging office and laboratory buildings and redevelop its existing facilities over time to meet changing market demands.

Currently, SiVance is only requesting approval of the combined SUP/WPSUP; SiVance is not requesting approval of any development plans. As previously stated, SiVance is anticipating the need to redevelop and expand facilities over time because of changing market demand, including the surging demand on a national and global level for innovative and green technologies such as advanced integrated circuits, extended wear contact lenses, LED lighting and solar photovoltaics. These changes have accelerated new product demand and production schedules.

While SiVance knows that changes will be needed to its facilities to accommodate requests for new product development and manufacturing, it cannot yet predict what those changes are – making it impossible for SiVance to meet the SUP requirement of a preliminary development plan at this time. Moreover, the nature of SiVance's business is such that when a decision to manufacture a new product is made, SiVance has a relatively brief period in which to modify its facilities to reach production capacity, making it prohibitive for SiVance to meet production schedules if it must apply for an SUP each time a development plan must be approved. To accommodate SiVance's unique need to modify its facilities over time and relatively quickly, SiVance is requesting:

- (a) The SUP be approved to cover anticipated development over a twenty (20) year time-span, and
- (b) The SUP requirement for a preliminary development plan be waived.

In place of a preliminary development plan, SiVance has submitted a master plan to be adopted with this SUP application that addresses the design/development standards by which site (re)development will occur. Specific development plans shall be submitted consistent with the requirements of LDC Article III, Division 9. – Development Plan Review.

As shown on the SUP Master Plan the 58-acre site has seven (7) access points. The main access point is located central to the site's southern boundary on NE 54<sup>th</sup> Place. And secondary entrances are on NE 54<sup>th</sup> Place to the east and west, as well as two (2) access points located at the cul-de-sac on NE 49<sup>th</sup> Terrace. Off-street parking is predominately located along property boundaries on NE 54<sup>th</sup> Place and NE 49<sup>th</sup> Terrace, which will remain generally consistent with the additional lands.

On-site recycling is located throughout the site at strategic, convenient locations. The site has recycling facilities for florescent light bulbs, E-waste, mercury-containing devices, rechargeable batteries, office paper, cardboard, scrap metal, wooden pallets, decommissioned equipment, empty metal and plastic drums, and aluminum. These facilities will remain, and additional facilities may be established to better serve new development.

### 3. COMPREHENSIVE PLAN CONSISTENCY

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

#### FUTURE LAND USE ELEMENT (FLUE)

The subject property has an Industrial (IND) Future Land Use (FLU) classification. The City's Comprehensive Plan Policy 4.1.1 defines the IND FLU classification as follows:

Policy 4.1.1 The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

**The SiVance site is located adjacent to the Airport Industrial Park north of the Gainesville Regional Airport. Neighboring properties share the Industrial FLU classification. The nearest residential FLU classified property is located approximately 2,600 feet from the subject property's southwest boundary, Brittany Estates Active Senior Community on Waldo Road. Substantial evidence documented throughout this report demonstrates that the SiVance site is an appropriate location for industrial uses.**

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant, urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

**The proposed SUP allows SiVance to (re)develop facilities to meet changing market demands in a timely manner. SiVance recognizes the economic value of redevelopment over relocation in limiting blight and urban sprawl. Approval of this SUP is consistent with FLUE Goal 2 of promoting redevelopment and a healthy economy and discouraging sprawl on property with Industrial FLU and I-2 Zoning, which are intended for the existing/future uses.**

GOAL 3 ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES AND URBAN INFRASTRUCTURE.

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

Policy 3.1.1 Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Please see response to Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 below.

Policy 3.1.4 The City shall protect floodplain and flood channel areas consistent with Policy 2.4.9 of the Conservation, Open Space & Groundwater Recharge Element.

Please see response to Conservation, Open Space, and Groundwater Recharge Element Policy 2.4.9 below.

Objective 3.3 Provide adequate land for utility facilities.

Gainesville Regional Utilities (GRU) currently serves SiVance with potable water, sanitary sewer, and fiber optics high-speed communications. The existing utility facilities will be expanded to adequately serve the site's future needs. Future development will not significantly increase demands on public utilities or require significant changes to the off-site utility facilities. As development plans are submitted, the utility needs will be reevaluated in accordance with City's regulations. GRU provided maps at the first step meeting identifying utility size and location, which are included as part of this application package.

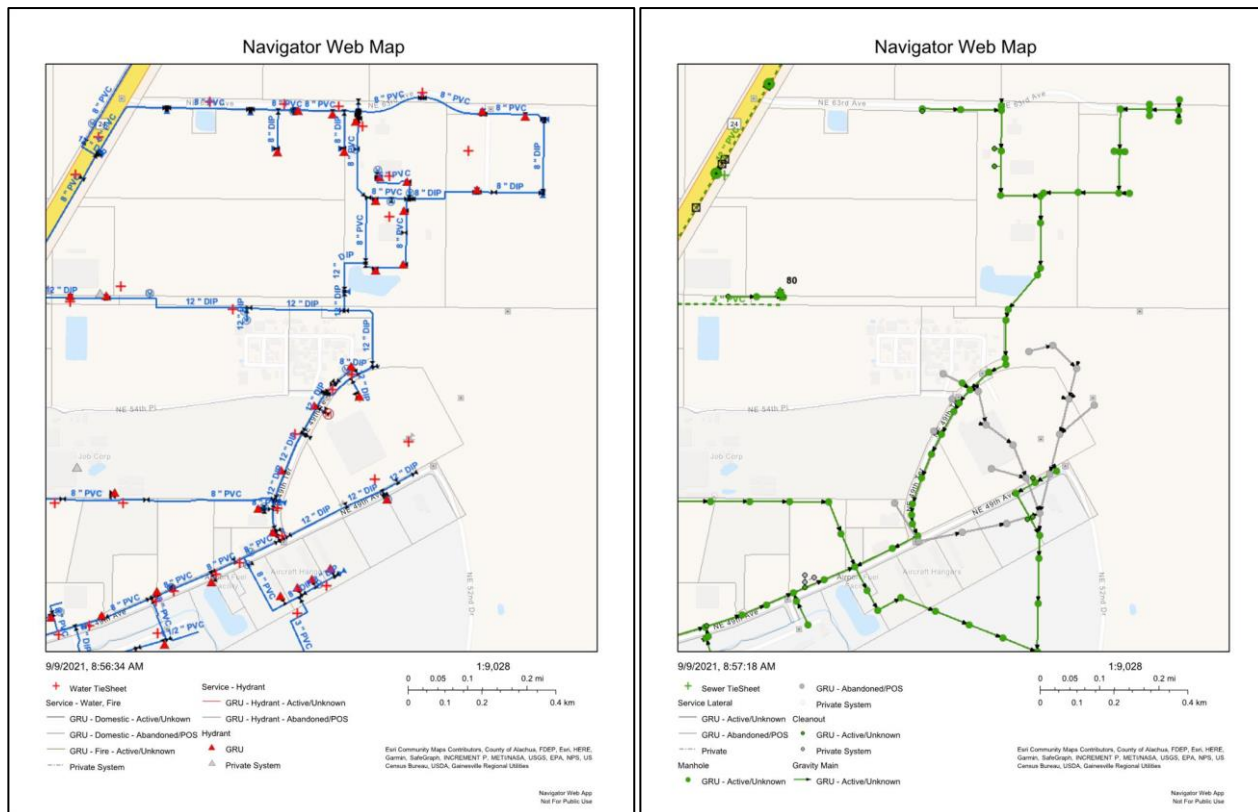


Figure 4: GRU Water and Sewer Maps

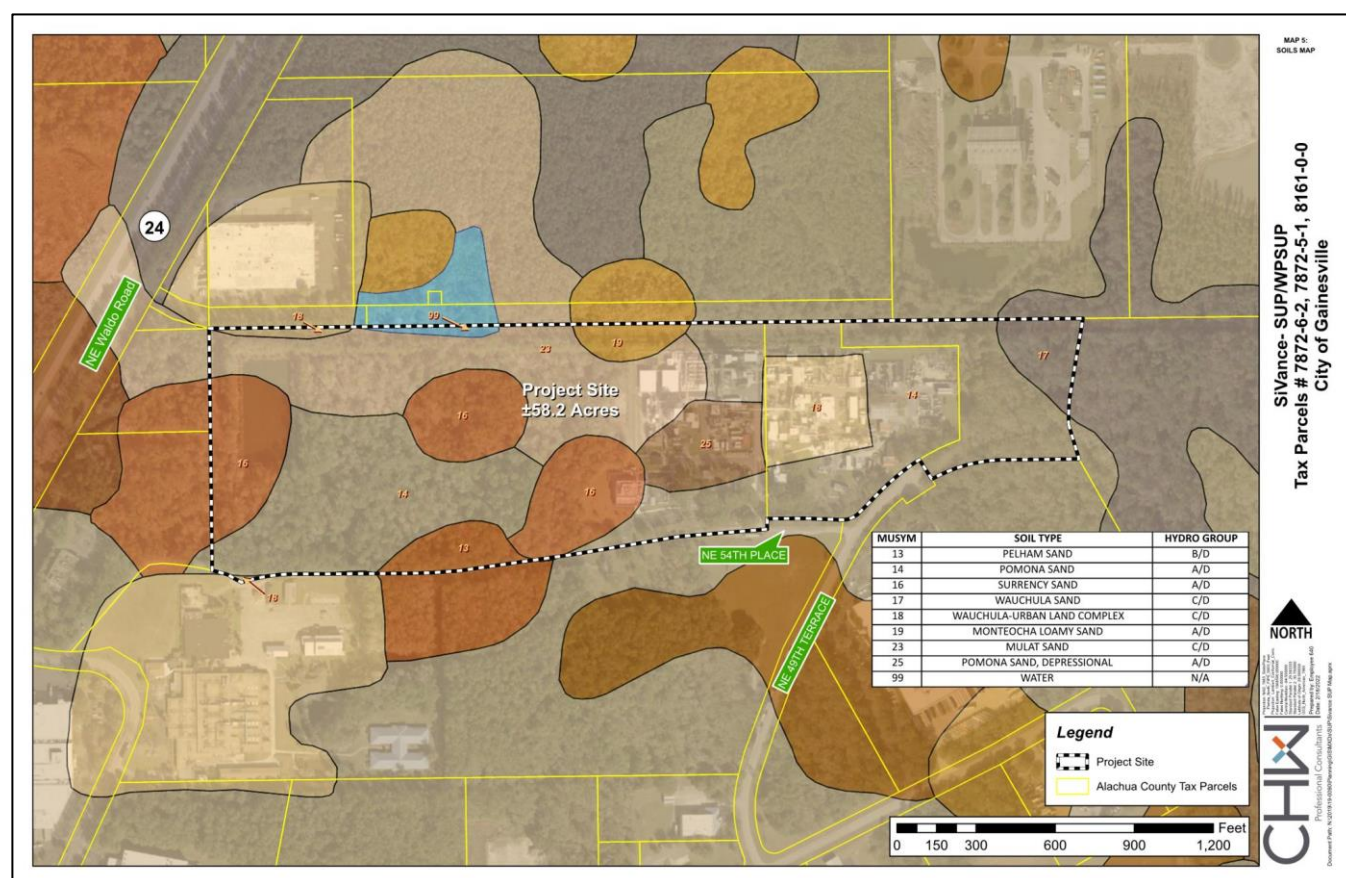
Objective 3.6 Land use designations shall be coordinated with soil conditions and topography.

As shown in Illustration 5 of the map set included as part of this application, most of the site's developable area is Pomona Sand, Wachula-Urban Land Complex, and Mulat Sand. A complete list of on-site soils include:

**Table 2: On-site Soil Types**

SOIL NAME	HYDRO GROUP	% of Site
PELHAM SAND	B/D	2%
POMONA SAND	A/D	20%
SURRENCY SAND	A/D	3%
WAUCHULA SAND	C/D	45%
WAUCHULA-URBAN LAND COMPLEX	C/D	5%
MONTEOCHA LOAMY SAND	A/D	17%
MULAT SAND	C/D	1%
POMONA SAND, DEPRESSIONAL	A/D	7%
WATER	N/A	3%

These soil types do require good drainage systems to adequately treat excess water during wet periods. Sivance's master stormwater management facility design considers the various soil types and their associated development limitations. Future development will continue to address the site's drainage needs through existing or new facilities. Site topography is suitable for the on-site industrial uses. The site is relatively flat, sloping northwest to southeast from 148 feet to 153 feet.



**Figure 5: Natural Resources Conservation Service Soils Map**



## CONSERVATION, OPEN SPACE AND GROUNDWATER RECHARGE ELEMENT

GOAL 1 ESTABLISH AND MAINTAIN AN INTEGRATED AND URBAN-DEFINING OPEN SPACE NETWORK THAT PROTECTS AND CONSERVES KEY ENVIRONMENTAL FEATURES.

Objective 1.1 The City shall protect significant environmental lands and resources identified in the Environmentally Significant Land and Resources Series within the Future Land Use Map Series. The City shall identify environmentally significant open space and recreation sites for acquisition.

**There are on-site wetlands that have been delineated by a professional environmental scientist (Pete Wallace, ERC) and verified by appropriate regulatory agencies. A report of the wetlands and other environmental resources is submitted with this application. Wetland areas are delineated on the accompanying SUP Master Plan. Appropriate buffer distances will be established during development plan review based on the proximity and use of proposed structures.**

GOAL 2 MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.

Objective 2.3 The City shall conserve and protect the quality and quantity of current and projected water sources through the planning period.

Policy 2.3.2 The City shall allow land uses and facility design within wellfield protection zones (and other “community water system” cones of influence as defined by Rule 62-550.200, F.A.C.) as identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, and that are in compliance with the Murphree Wellfield Protection Code.

**As demonstrated by Section 4, SiVance complies with the Murphree Wellfield Protection Code. Any future site development will continue to comply with the Code.**

Objective 2.4 The City shall amend its land development regulations as necessary to conserve natural systems of surface waters and wetlands; areas subject to high rates of Floridan aquifer recharge; listed species of plants and animals; significant natural communities, and other significant natural and archaeological resource areas, including strategic ecosystems and significant geological resource features; and minimize the spread of invasive vegetation. The adopted regulations shall be designed to maintain these characteristics and resources, and the functions and values which they provide, and allow development activities which are compatible with the conservation of these resource areas as identified in the Comprehensive Plan or by provisions of the Land Development Code.

Policy 2.4.9 The City shall protect floodplains and flood channels through land development regulations that at a minimum meet all applicable State and federal requirements and regulations.

**As shown on Illustration 4 of the map series, the site contains potential 100-year floodplain areas. Although the map shows the floodplain primarily covering the site’s northern half, the FEMA data is not accurate, as it was based on aerial photographs and known soil types and not field verified. Mitigation in accordance with Federal and State regulations and/or evidence that no floodplain impacts have occurred will be provided as development moves forward.**

**CHW is conducting a FEMA floodplain study in coordination with Andy Renshaw and Lalit Lalwani (City of Gainesville and Alachua County Floodplain administrators). At this point, we**

have discussed methodology and obtained the County-wide flood model for use with our study. We estimate our initial submittal to FEMA will be in mid-April 2022 but is subject to change if additional survey fieldwork is required. This is a large study with a tentative anticipated approval date is March 2023.

The City agreed with us that the existing flood zone is outdated and appears to be based on an old Quad map from the 1960s. We expect that the existing SiVance site will be removed from the floodplain with the flood study revisions, and the floodplain will mostly be revised/relocated to the adjacent drainage ditches.

## 4. LAND DEVELOPMENT REGULATIONS CONSISTENCY

The following identifies how this application is consistent with the City of Gainesville Land Development Regulations (LDR). LDR language is provided in normal font while the consistency statements are provided in **bold** font.

### ARTICLE IV. - ZONING

#### DIVISION 4. – MIXED-USE AND NONRESIDENTIAL

**The proposed site is located within the General Industrial (I-2) zoning district. The I-2 district is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding land uses. It is generally inappropriate to locate this district adjacent to residential zoning districts or most arterial streets.**

**The SiVance SUP site's proposed permitted uses and development standards are described in detail below.**

Permitted uses:

**The SUP/WPSUP shall allow I-2 Zoning District uses permitted by right, as well as the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987, which includes class D hazardous materials, as classified by Alachua County. Consistency with specially regulated industries requirements is addressed below.**

Maximum Building Height:

The maximum building height for structures within the SUP area is subject to the City of Gainesville Airport Zoning Overlay, LDC §30-4.26.E.1.a.i. The site is located wholly within the Airport Height Notification Subzone 1 and is approximately between 3,300-feet to 4,900-feet from the nearest runway. Buildings located within the Airport Height Notification Subzone 1 are permitted one foot (1') of vertical development for every 100 feet measured horizontally from the sides and ends of the Gainesville Regional Airport's runways, which translates to 33-49-feet for on-site structures, depending on location.

**SiVance has obtained Airport Obstruction Permits for on-site structures built following adoption of the City's Airport Zoning Overlay regulations. Structures exceeding the height limitations built prior to the overlay's adoption shall be treated as existing non-conforming structures. If necessary, Airport Obstruction Permits will be acquired per LDC §30-4.26 for new structures exceeding the adopted height limitations. Airport Obstruction Permits can be granted by the City Manager or designee upon development plan review by the Federal Aviation Administration (FAA).**

Setbacks:

Per LDC §30-4.20. – Dimensional Standards, minimum building setbacks are listed as follows:

- Front = 25 feet
- Side (street) = 25 feet
- Side (interior) = 20 feet
- Rear = 10 feet

**SUP building setbacks shall be measured from the SUP boundary as depicted on the SUP Master Plan. Front, side, and rear setbacks are consistent with LDC §30-4.20 and shall remain unchanged. Existing non-conforming buildings will be addressed consistent with the LDC. No setback encroachments will occur because of future development.**

Parking:



LDC §30-7.5 requires the provision of off-street parking facilities for any new building constructed and for any new use established, for any addition or enlargement of an existing building, and for any change in the occupancy of a building or the way any use is conducted that would result in additional parking spaces being required.

**At this time, SiVance is proposing nothing that would trigger requirements for additional parking. The number of existing parking spaces adequately serves the current SUP area and employee needs. Overflow and visitor parking is provided at the main office building, which is in the SiVance site's western portion along NE Waldo Road/SR 24 (tax parcel 07872-006-001). Additional parking will be added to the SUP area as required by new development.**

Buffers. Per LDC §30-8.5, there is no compatibility buffer required for industrial uses that are located next to existing industrial uses. The subject property is surrounded by industrial zoning. LDC §30-8.4 requires a minimum nine foot (9') parking area buffer, measured from the public right-of-way.

**Consistent with LDC §30-8.5, the SUP Master Plan does not include a buffer strip. Since minimal traffic utilizes NE 54<sup>th</sup> Place and NE 49<sup>th</sup> Terrace and that all surrounding uses are industrial in nature, this SUP application proposes that no parking area buffers be required.**

#### ARTICLE III. – HOW-TO-GUIDE

#### DIVISION 5. – SPECIAL USE PERMITS

##### LDC §30-3.23. – Required.

The applicable uses listed in article IV may be established in that zoning district only after issuance and recordation of a special use permit by the city plan board.

**The SUP/WPSUP shall allow I-2 Zoning District uses permitted by right, as well as the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987, which includes class D hazardous materials, as classified by Alachua County. Consistency with specially regulated industries requirements is addressed below.**

##### LDC §30-3.24. – Review criteria.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

**Sections 3 and 4 of this report demonstrate how this application is consistent with the City of Gainesville Comprehensive Plan and Land Development Code.**

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

**The SiVance facility is compatible with the surrounding properties. The site is located adjacent to the Airport Industrial Park and is over 2,600 feet from residentially zoned property. Adjacent uses include warehouse, manufacturing, and distribution operations on properties designated City I-1 or I-2 zoning category on the Official Zoning Atlas.**

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

**As demonstrated throughout this report and most specifically in response to LDC §30-5.15, approval of this application will not adversely impact public health, safety, and welfare.**

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

**As shown on the SUP Master Plan the 58-acre site has seven (7) access points. The main access point is located central to the site's southern boundary on NE 54<sup>th</sup> Place. And secondary entrances are on NE 54<sup>th</sup> Place to the east and west, as well as two (2) access points located at the cul-de-sac on NE 49<sup>th</sup> Terrace. Off-street parking is predominately located along property boundaries on NE 54<sup>th</sup> Place and NE 49<sup>th</sup> Terrace, which will remain generally consistent with the additional lands.**

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

**At this time, SiVance is proposing nothing that would trigger requirements for additional parking. The number of existing parking spaces adequately serves the current SUP area and employee needs. Overflow and visitor parking is provided at the main office building, which is in the SiVance site's western portion along NE Waldo Road/SR 24 (tax parcel 07872-006-001). Additional parking will be added to the SUP area as required by new development.**

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

**Please see response to LDC §30-5.15. – Industrial uses, below.**

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

**Existing facilities have adequate refuse and service/loading areas that meet access, screening, and safety requirements. No new facilities are associated with this application.**

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

**GRU currently serves SiVance's existing facilities with potable water and sanitary sewer. GRU provided maps, which are included as part of this application package, identifying the infrastructure's size and location. No new facilities are proposed with this application. As development plans are submitted, the utility needs will be reevaluated as required by City regulations.**

**An eight inch (8") sanitary sewer gravity main runs south along the site's eastern boundary and is located within the NE 49<sup>th</sup> Terrace right-of-way. The site connects to the gravity main via an eight-inch (8") Polyvinyl Chloride (PVC) gravity main located at Man Hole #1. A 12-inch Ductile Iron Pipe (DIP) pressurized main runs along the site's northern and eastern boundaries and continues south along NE 49<sup>th</sup> Terrace. These facilities have adequate capacity to meet SiVance's existing and future potable water and sanitary sewer requirements.**

**Existing fiber optic is located overhead along NE Waldo Road and underground along NW 54<sup>th</sup> Avenue. An overhead fiber optic line runs along the site's northern boundary.**

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

In accordance with LDC Sec. 30-253(1), no landscape buffer is required because SiVance is an industrial use located next to other industrial uses. Since minimal traffic utilizes NE 54<sup>th</sup> Place and NE 49<sup>th</sup> Terrace and that all surrounding uses are industrial in nature, this SUP application proposes that no parking area buffers be required.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

**The closest residential use is ±2,600 feet from the nearest proposed SUP boundary.**

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

**See response to LDC §30-5.15. – Industrial uses, below.**

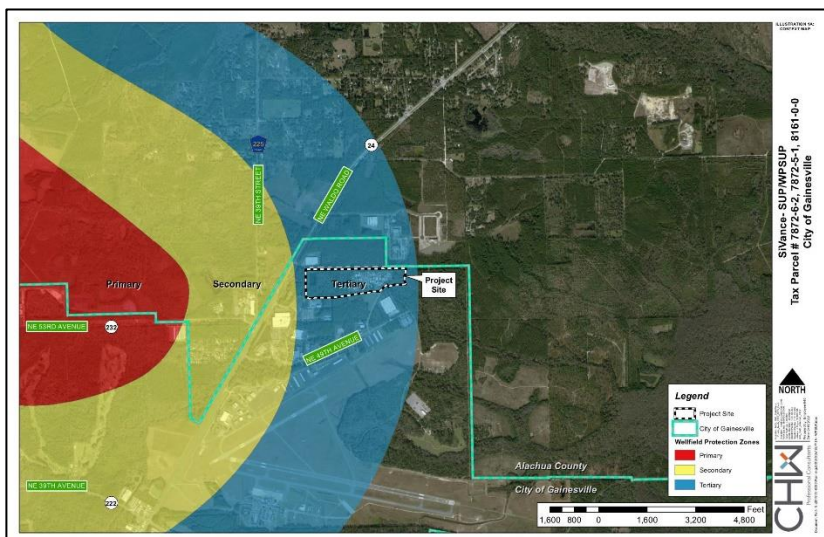
#### DIVISION 6. – WELLFIELD PROTECTION SPECIAL USE PERMIT

LDC §30-3.28. – Required.

Unless exempt as provided in this division, all new development and existing development within the primary, secondary, and tertiary wellfield protection (management) zones of Alachua County that will intensify, expand, or modify a use directly associated with the storage of hazardous materials (as defined in the Alachua County Hazardous Materials Management Code) shall first obtain a Wellfield Protection Special Use Permit (WPSUP).

- A. The standards and requirements of this division shall apply to all properties located in the wellfield protection management zones. Properties that may only be partially located in a wellfield protection management zone shall be treated as if the entire property is located completely within the wellfield protection management zone.
- B. The primary, secondary, and tertiary wellfield protection zones are those zones delineated on the Murphree Wellfield Protection management zones map on file with the city.

**The subject property is wholly within the Tertiary Wellfield Protection Management Zone and is not exempt under LDC §30-3.29.**



**Figure 6: Murphree Wellfield Protection Zone Map**

LDC §30-3.30 – Review criteria.

B. *Secondary and tertiary zone.* The development or use will be reviewed using the following mandatory criteria:

1. The criteria for special use permits provided in section 30-3.24 have been met.

**Please see response to LDC §30-3.24, above.**

2. The proposed use or development will not endanger the city's potable water supply.

**Compliance with Federal, State, and local regulations ensures that proposed use(s) will not endanger the city's potable water supply. SiVance complies with the Alachua County Hazardous Materials Code to ensure that all hazardous materials are properly stored on site. SiVance has a GRU Industrial Wastewater Discharge Permit that requires wastewater be treated onsite before being discharged into GRU's wastewater treatment system.**

**In accordance with its wastewater permit, SiVance performs regular monitoring of wastewater according to the schedule set forth in its wastewater permit to verify that treatment standards are being met before discharge. In addition, SiVance has an FDEP Multi-Sector Generic Permit (MSGP) for Stormwater Discharge Associated with Industrial Activity, which requires SiVance to comply with practices designed to prevent contamination of stormwater runoff and requires monitoring of stormwater discharges to ensure that those practices are sufficient.**

**SiVance also had a groundwater recovery system on site, which is no longer in service. The wells are being monitored annually for natural attenuation of the contaminants.**

3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.

**The SiVance site is adequately served by GRU's public utilities. This SUP application does not request facility modifications or new facilities that would demand potable water and wastewater capacities. Please see response to LDC §30-5.24.H, above, for more information.**

4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

**There is an old irrigation well on the west addition that has a gear shaft but no motor. Proper abandonment will be verified prior to approval of a development plan in this area. There are also two (2) water wells on the existing site for industrial uses. Both have been properly abandoned as part of ongoing construction.**

5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by the GRU General Manager or designee.

**There is no underground storage of petroleum products or hazardous materials on site.**

6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

**SiVance's existing facilities are in compliance with the Alachua County Hazardous Materials Management Code and all applicable State and Federal regulations. Specific documentation shall be submitted to appropriate review agencies during development plan review, as required by SUP Condition #1. Documentation may include USDOT Hazardous Materials Certificate of Registration, the FDEP Storage Tank Registration, and the Alachua County Environmental Protection Department Hazardous Materials Storage Facility Registration.**

**SiVance also has a 24-hour Emergency Response Team (ERT). The ERT is scheduled on 12-hour shifts from 7:00 am to 7:00 pm and from 7:00 pm to 7:00 am. The day shift typically consists of 23 primary ERT members on-site and 22 members on-call. The night shift is typically comprised of eight (8) ERT members on-site and 37 ERT members on-call. As required by OSHA 29 CFR 1910.120, the ERT receives industrial fire brigade training.**

7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

**This SUP application does not request the modification of existing or the construction of new facilities that would endanger sensitive environmental features including wetlands and soils by allowing hazardous materials to infiltrate the potable water supply. Protection of potable water is discussed above.**

#### ARTICLE V. – USE STANDARDS

##### DIVISION 1. – PRINCIPAL USES

##### LDC §30-5.15. – Industrial uses.

- A. Standards *for manufacturing uses*. All permitted manufacturing uses shall conform to the following standards:
  1. Manufacturing uses shall be limited to the fabrication, manufacture, assembly or processing of materials that are already substantially processed.

**As mentioned in greater detail in Section 2 of this report, SiVance is a chemical company that manufactures silicone products.**

2. All activity and uses except storage, loading/unloading operations and parking shall be conducted within completely enclosed buildings.

**All activity except storage, loading/unloading operations and parking is conducted in completely enclosed buildings.**

3. Outside operations between the hours of 9:00 p.m. and 6:00 a.m., including loading/unloading but not including security operations, are prohibited within 100 feet of the property line of any property in a residential zoning district or a planned development district with predominately residential uses, unless conducted within a completely enclosed building that has no openings other than stationary windows or required fire exits. The appropriate reviewing board may grant a waiver to this prohibition if the board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations.



**The proposed SUP boundary is not within 100 feet of residential zoning or a Planned Development with predominantly residential uses.**

B. *Hazardous materials.* Uses involving class D hazardous materials, as classified by Alachua County, shall be considered specially regulated industries and shall require special use permit approval. The following apply to uses designated as subject to specially regulated industry provisions:

1. *Reports.* The applicant for a special use permit shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes, including time-of-day levels, odor levels, glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local, regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the specially regulated industry.

#### Air Emissions.

**The emissions unit is a batch chemical manufacturer with facility wide Federally Enforceable State Operating Permit (FESOP). The SiVance site has multiple emission points served by a single emissions unit with wet scrubber high efficiency (95.0-99.9%), ammonia scrubbing, and other miscellaneous control devices. The unit operates on a 24 hour per day, 7 days a week schedule. All emissions comply with local, regional, State, and Federal requirements. All surrounding properties are zoned industrial and are compatible with the limited emissions from the site.**

#### Surface and Groundwater Emissions.

**SiVance does not discharge wastewater to surface or ground water; SiVance has an industrial wastewater permit from GRU through which it discharges all wastewater to GRU's water treatment plant.**

**SiVance also has an active Florida Department of Environmental Protection (FDEP) Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity (MSGP). This permit requires SiVance to comply with practices designed to prevent contamination of stormwater runoff and requires monitoring of stormwater discharges to ensure that those practices are sufficient.**

**SiVance also had a groundwater recovery system on site, which is no longer in service. The wells are being monitored annually for natural attenuation of the contaminants.**

#### Noise Levels.

**SiVance will not create noise that will unreasonably disturb the adjoining industrial lands or exceed the sound level standards identified in Gainesville Code of Ordinances, Chapter 15. See additional description of adjacent lands below.**

#### Truck Traffic Volumes.

**The SiVance site currently has approximately 24 truck trips per day. Future plans anticipate 48 trucks per day. The traffic impact will not exceed the City of Gainesville's accepted Level of Service (LOS) volumes. NE Waldo Road/State Road 24 will still have adequate roadway capacity.**

#### Odor Levels.

**The SiVance facility does not produce odors that would unreasonably disturb the adjoining lands or lands within 2,000 feet of the SUP boundary, which are all industrial or vacant property with industrial zoning. Specific Condition #5 of the active Air FESOP regulates "objectionable odor."**



**This condition states, “no person shall cause, suffer, allow or permit the discharge of air pollutants, which cause or contribute to an objectionable odor. An objectionable odor is any odor present in the outdoor atmosphere, which by itself or in combination with other odors, is or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance.”**

Glare Impacts.

**The SiVance facility does contain glare reducing architecture or building elements. SiVance structures do not pose glare impacts on adjacent property owners.**

Adjacent Lands Summary.

**The emissions described above are compatible with adjacent lands and uses within 2,000 feet of the project site. Current uses located within 2,000 feet of the SUP perimeter include the Alachua County Transfer Station and SP Recycling to the north, the Nordstrom’s Distribution Center and the Ryder Truck Rental facility to the south, and industrial uses within the Airport Industrial Park located along NE 49<sup>th</sup> Avenue to the southwest. The closest residential neighborhood is located approximately 2,600 feet from the proposed SUP boundary.**

2. *Exemption.* Uses or developments that will result in releases of pollutants to the air and water of no more than one percent of the average release of those pollutants on a list maintained by the city for that industry shall be exempt from the special use permit process, except for the report required in subsection 1. above. The owner requesting this exemption shall provide evidence acceptable to the city manager or designee that the use qualifies. Any use that was permitted under this exemption and is found to be releasing more than one percent of the average release of air or water pollutants reported for that industry shall cease operation until a special use permit is applied for and obtained.

**This SUP is not requesting exemption from the hazardous materials standards.**

## 5. PROPOSED SUP CONDITIONS

- Condition 1: During development plan review, the applicant shall be required to demonstrate compliance with the requirements of LDC §30-5.15.B.1 by providing professionally documented evidence of compliance with each of the requirements contained therein.
- Condition 2: Development standards shall be as designated on Sheet 2 of Exhibit B (the Special Use Permit Area Plan). Buildings currently encroaching into the I-2 setbacks shall remain as non-conforming buildings and must comply with the requirements of the LDC for nonconforming structures.
- Condition 3: The Special Use Permit shall allow in addition to the uses allowed by right in the I-2 zoning district only the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987.
- Condition 4: During development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the Special Use Permit Area.
- Condition 5: A maximum of seven (7) access points as shown on Sheet #2 of Exhibit B (the Special Use Permit Area Plan) shall be allowed.
- Condition 6: Buffers and setbacks shall be as shown on Sheet #2 of Exhibit B (the Special Use Permit Area Plan).
- Condition 7: Wetland buffers shall be determined during Development Plan review based on the wetland characteristics and proposed structure location and use.

**DATE:** FEBRUARY 16, 2022

**PROJECT NAME:** SIVANCE PROPERTY

**PROJECT NO:** 19-0090.05

**DESCRIPTION FOR:** OVERALL PARCEL

PARCEL "2" AS SHOWN ON MINOR SUBDIVISION BOOK '1", PAGE 76 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "3" AS SHOWN ON MINOR SUBDIVISION BOOK '1", PAGE 76 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 344 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF AIRPORT INDUSTRIAL PARK: UNIT III, AS DESCRIBED IN PLAT BOOK "T", PAGE 88, OF THE AFOREMENTIONED PUBLIC RECORDS, THENCE NORTH 28°42'45" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID AIRPORT INDUSTRIAL PARK: UNIT III, A DISTANCE OF 770.90 FEET TO THE NORTHEAST CORNER OF SAID AIRPORT INDUSTRIAL PARK: UNIT III AND TO THE **POINT OF BEGINNING**; THENCE NORTH 89°57'25" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID AIRPORT INDUSTRIAL PARK: UNIT III, A DISTANCE OF 264.35 FEET TO A NORTHERLY BOUNDARY CORNER OF SAID AIRPORT INDUSTRIAL PARK: UNIT III, AND TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 660.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°51'22" WEST, 303.32 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY LINE OF AIRPORT INDUSTRIAL PARK: UNIT III AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°34'09", AN ARC DISTANCE OF 306.05 FEET THE NORTHWEST CORNER OF SAID AIRPORT INDUSTRIAL PARK: UNIT III AND TO THE END OF SAID CURVE; THENCE NORTH 31°43'34" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID AIRPORT INDUSTRIAL PARK: UNIT III, A DISTANCE OF 87.88 FEET TO THE NORTHWEST CORNER OF SAID AIRPORT INDUSTRIAL PARK: UNIT III AND TO SOUTH BOUNDARY LINE OF MINOR SUBDIVISION BOOK "1", PAGE 76, OF AFOREMENTIONED PUBLIC RECORDS AND TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 781.39 FEET, AND BEING SUBTENDED BY A

CHORD BEARING AND DISTANCE OF NORTH 64°50'23" EAST, 168.18 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'21", AN ARC DISTANCE OF 168.51 FEET TO THE END OF SAID CURVE AND TO A BOUNDARY CORNER OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76; THENCE NORTH 00°09'23" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76, A DISTANCE OF 355.94 FEET TO A BOUNDARY CORNER OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76; THENCE NORTH 89°52'22" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76, A DISTANCE OF 442.84 FEET TO A BOUNDARY CORNER OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76; THENCE NORTH 00°08'06" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76, A DISTANCE OF 100.03 FEET TO THE NORTHEAST CORNER OF SAID MINOR SUBDIVISION BOOK "1", PAGE 76 AND TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1774, PAGE 344 OF AFOREMENTIONED RECORDS; THENCE SOUTH 89°50'32" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID OFFICIAL RECORDS BOOK 1774, PAGE, 344, A DISTANCE OF 916.93 FEET; THENCE, DEPARTING SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 10°26'25" WEST, A DISTANCE OF 318.10 FEET; (2) SOUTH 02°44'51" WEST, A DISTANCE OF 89.37 FEET; (3) SOUTH 17°15'52" EAST, A DISTANCE OF 135.92 FEET TO THE **POINT OF BEGINNING**.

ALL OF THE ABOVE CONTAIN 58.209 ACRES, MORE OR LESS.



# SIVANCE SUP/WPSUP

**Special Use Permit (SUP) and Wellfield  
Protection SUP – Workshop Materials**  
February 18, 2022

**Prepared for:**

City of Gainesville Department of Sustainable Development

**Prepared on behalf of:**

SiVance, LLC (Wholly owned subsidiary of Milliken & Co.)

**Prepared by:**

**CHW**

**PN# 19-0090.05**

N:\2019\19-0090\Planning\Reports\RPT 220118 SiVance - WPSUP.docx

## **Mailed Memorandum**



## MEMORANDUM

### *Wellfield Protection Special Use Permit*

19-0090.05



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**To:** The Neighbors of NW 49<sup>th</sup> Terrace  
**From:** Ryan Thompson, AICP, Sr. Project Manager  
**Date:** January 31, 2022  
**RE:** Neighborhood Workshop Public Notice

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A Neighborhood Workshop will be held to discuss a combined Special Use Permit (SUP)/ Wellfield Protection SUP and Site Plan applications to expand existing operations to the east on ±6.7-acres in the City of Gainesville. The site is located at NW 49<sup>th</sup> Terrace (a portion of Alachua County Tax Parcel 08161-000-000.)

Existing Future Land Use is Industrial. Existing Zoning is General Industrial (I-2). Existing and proposed uses are I-2 Zoning by-right uses and IN 2819 and 2869 uses per the Standard Industrial Classification Manual.

This is not a public hearing. The meeting's purpose is to inform the public about the application and seek their comments.

**Time/Date:** 6:00 PM on February 15, 2022

**Virtual Link:** <https://bit.ly/8161-0>

**Zoom Call-in Number:** +1 301-715-8592

**Meeting ID:** 886 2278 9971

**Instructions:** Type the link above in a web browser or call the number above. If unable to participate in the meeting or to provide comments, please contact CHW.

**Contact:** Ryan Thompson, AICP

**Address:** 11801 Research Drive, Alachua, FL, 32615

**Phone Number:** (352) 331-1976

**Email:** [Live@CHW-inc.com](mailto:Live@CHW-inc.com)

## Mailing Labels

**Neighborhood Workshop Notice**

08162-003-000 SiVance East  
49TH AVE PARTNERS LLC  
2504 NW 71ST PL  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

08192-010-000 SiVance East  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

07872-003-009 SiVance East  
ALACHUA COUNTY  
5620 NW 120TH LN  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

08163-001-000 SiVance East  
BRITTANY ESTATES GROUP LLC  
31200 NORTHWESTERB HIGHWAY  
FARMINGTON HILLS MI 48334

**Neighborhood Workshop Notice**

08163-000-000 SiVance East  
CIR K STORES INC  
PO BOX 52085 DC-17  
PHOENIX AZ 85072-2085

**Neighborhood Workshop Notice**

08162-009-000 SiVance East  
CITY OF GAINESVILLE  
PO BOX 490 MS 58  
GAINESVILLE FL 32627

**Neighborhood Workshop Notice**

08161-001-000 SiVance East  
FABCO-AIR INC  
3716 NE 49TH AVE  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

08162-013-000 SiVance East  
FLORIDA FOOD SERVICE INC  
PO BOX 5247  
GAINESVILLE FL 32627-5247

**Neighborhood Workshop Notice**

08174-006-001 SiVance East  
GAINESVILLE-ALACHUA CTY REGIO  
3880 NE 39TH AVE #A  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

08167-000-000 SiVance East  
GOODLAND OF FLORIDA LLC  
9921 SW 22ND LN  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

08162-014-000 SiVance East  
HP INVESTMENT PROPERTIES LLC  
101 SE 2ND PL #201-B  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

08162-011-000 SiVance East  
KENNETH O LESTER CO  
PO BOX 688  
LEBANON TN 37088-0688

**Neighborhood Workshop Notice**

08161-002-000 SiVance East  
KENNETH O LESTER COMPANY INC  
245 N CASTLE HEIGHTS AVE  
LEBANON TN 37087

**Neighborhood Workshop Notice**

08187-000-000 SiVance East  
MCKNIGHT PINKNEY HEIRS  
2629 COBB PKWY SE #A  
SMYRNA GA 30080-3008

**Neighborhood Workshop Notice**

07872-014-004 SiVance East  
MJP ACQUISITIONS LLC  
121 WEST 19TH ST SE  
NEW YORK NY 10011

**Neighborhood Workshop Notice**

08164-000-000 SiVance East  
MULLALLY & MULLALLY TRUSTEES  
6202 NW 19TH PL  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

08162-023-000 SiVance East  
NORDSTROM INC  
PO BOX 2229  
SEATTLE WA 98111-2229

**Neighborhood Workshop Notice**

08188-000-000 SiVance East  
NYPAVER & VERSAW TRUSTEES  
PO BOX 55  
VALENCIA PA 16059

**Neighborhood Workshop Notice**

17685-001-000 SiVance East  
RAYONIER FOREST RESOURCES LP  
PO BOX 161139  
MOBILE AL 36616-2139

**Neighborhood Workshop Notice**

08162-006-000 SiVance East  
REGIONAL GAINESVILLE LLC  
4750 THE GROVE DR #220  
WINDERMERE FL 34786

**Neighborhood Workshop Notice**

17685-001-001 SiVance East  
RENROT ENTERPRISERS LLC  
10137 GA HIGHWAY 219  
HAMILTON GA 31811-6829

**Neighborhood Workshop Notice**

08162-021-000 SiVance East  
RYDER TRUCK RENTAL INC  
PO BOX 025719  
MIAMI FL 33102

**Neighborhood Workshop Notice**

07872-005-001 SiVance East  
SIVANCE LLC  
PO BOX 1466  
GAINESVILLE FL 32627-1466

**Neighborhood Workshop Notice**

07872-006-002 SiVance East  
SIVANCE LLC  
PO BOX 1466  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

08192-200-000 SiVance East  
STATE OF FLA IIF  
TIITF/STATE OF FLORIDA  
TALLAHASSEE FL 32399

**Neighborhood Workshop Notice**

08184-000-000 SiVance East  
STATE OF FLA IIF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE FL 32399

**Neighborhood Workshop Notice**

08161-200-000 SiVance East  
STATE OF FLA IIF DOT  
500 WATER ST TAX DEPARTMENT J-910  
JACKSONVILLE FL 32202-4423

**Neighborhood Workshop Notice**

07872-300-000 SiVance East  
STATE OF FLA IIF DOT  
605 SUWANNEE ST  
TALLAHASSEE FL 32399-6544

**Neighborhood Workshop Notice**

07872-006-000 SiVance East  
UNITED STATES OF AMERICA  
7745 ST #400  
ATLANTA GA 30303

**Neighborhood Workshop Notice**

07872-003-011 SiVance East  
VITAL PROPERTIES LLC  
2627 NW 43RD ST #300  
GAINESVILLE FL 32606

Neighborhood Workshop Notice  
5th Avenue  
ROBERTA PARKS  
616 NW 8 ST  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Azalea Trails  
MARIE SMALL  
1265 SE 12 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Black Acres/Black Pines  
REGINA HILLMAN  
506 NW 30 STREET  
GAINESVILLE, FL 32607

b

Neighborhood Workshop Notice  
Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Carol Estates South  
BECKY RUNNESTRAND  
1816 NE 16 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Cedar Grove II  
HELEN HARRIS  
1237 NE 21 ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Creekwood  
HELEN SCONYERS  
2056 NW 55 BLVD.  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Debra Heights  
SARAH POLL  
PO BOX 359004  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
Northwood at Possum Creek  
WES WHEELER  
4728 NW 37 WAY  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Edgewood Hills  
BONNIE O'BRIAN  
2329 NW 30 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Elizabeth Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
LEE NELSON  
DIRECTOR OF REAL ESTATE – UF  
PO BOX 113135  
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice  
Gateway Park  
HAROLD SAIVE  
1716 NW 10 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Greater Northeast Community  
MIRIAM CINTRON  
915 NE 7 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Grove Street  
MARIA HUFF-EDWARDS  
1102 NW 4 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
Hibiscus Park  
CAROL BISHOP  
2616 NW 2 AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Hidden Lake  
GEORGE KASNIC  
2116 NW 74 PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Kensington Park  
MAXINE HINGE  
5040 NW 50 TER  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice  
Kingswood Court  
BARBARA KELLEHER  
5350 NW 8 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Kirkwood  
JANE BURMAN-HOLTON  
701 SW 23 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Lamplighter  
LARRY NICHOLSON (PROP MGR)  
5200 NE 50 DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Landmark Woods  
JACK OSGARD  
4332 NW 12 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Woodland Terrace  
PETER PRUGH  
207 NW 35 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Lincoln Estates  
DORIS EDWARDS  
1040 SE 20 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Mason Manor  
JOANNA LEATHERS  
2550 NW 13 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Mill Pond  
HAROLD HANEL  
309 NW 48 BLVD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
North Lincoln Heights  
ANDREW LOVETTE SR.  
430 SE 14 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Northwood  
SUSAN W WILLIAMS  
P.O. BOX 357492  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Northeast Neighbors  
SHARON BAUER  
1011 NE 1 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Northwest Estates  
VERN HOWE  
3710 NW 17 LN  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Phoenix  
APRIL JONES  
3214 SW 26 TERR, APT B  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Pine Park  
DELORES BUFFINGTON  
721 NW 20 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Kirkwood  
KATHY ZIMMERMAN  
1127 SW 21 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Pleasant Street  
DOTTY FAIBISY  
505 NW 3 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Porters Community  
GIGI SIMMONS  
712 SW 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Rainbows East  
JOE THOMAS  
5014 NW 24 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Rainbows End  
SYLVIA MAGGIO  
4612 NW 21 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Royal Gardens  
DOUGLAS BURTON  
2720 NW 27 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Shadow Lawn Estates  
CONNIE SPITZNAGEL  
3521 NW 35 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
South Black Acres  
DEANNA MONAHAN  
14 SW 32 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Southeast Evergreen Trails  
MAUREEN RESCHLY  
1208 SE 22 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Springhill/Mount Olive  
VIVIAN FILER  
1636 SE 14 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Stephen Foster  
ROBERT PEARCE  
714 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Suburban Heights  
BETH GRAETZ  
4321 NW 19 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Sugarfoot Community/Anglewood  
KELLY AISSIN  
4306 SW 5 AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing  
PETER REBMAN  
3656 NW 68 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: URBAN DIRECTOR  
4055 NW 86 BLVD  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
1710 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
MARCIA GREEN  
2215 NW 21 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
BERNADINA TUCKER  
721 NW 20 AVENUE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval  
JUANITA MILES HAMILTON  
2419 NE 8 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community  
GIGI SIMMONS  
712 SW 5 STREET  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board  
VICK McGRATH  
3700 NE 53 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida  
LINDA DIXON  
PO BOX 115050  
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park  
ROBERT MOUNTS  
1639 NW 11 RD  
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
13840 W NEWBERRY RD  
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park  
RICHARD DOTY  
2158 NW 5 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc  
SANDRA WATTS KENNEDY  
514 NW 31 LANE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association  
PENNY WHEAT  
2530 SW 14 DR  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE  
% BRAXTON LINTON  
1907 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653



**Scanned Mailing Envelope**

**CHW**  
**11801 Research Drive**  
**Alachua, FL 32615**

*Neighborhood Workshop Notice*  
**Duckpond**  
**MELANIE BARR**  
**216 NE 5 ST**  
**GAINESVILLE, FL 32601**

**FIRST-CLASS**



**US POSTAGE** IMPI/TNEY BOWES  
  
ZIP 32615  
02 7H  
0001252164  
**\$ 000.53<sup>0</sup>**  
JAN 31 2022

## Newspaper Advertisement

2A | MONDAY, JANUARY 31, 2022 | THE GAINESVILLE SUN

## Charles Perry Partners announces two promotions

Special to Gainesville Sun  
USA TODAY NETWORK

Charles Perry Partners Inc. (CPPI) announced that **Eric Drummond** has been promoted to vice president of business development of the Charles Perry Partners, Inc. North Central Florida Region.



**Drummond**

Drummond will continue to oversee various strategic growth opportunities in Alachua and the surrounding counties while expanding client relationships within the region. His comprehensive knowledge in business development, strategy and construction management operations continues to enhance CPPI's client services in both the private and public sectors.

A Gainesville native, Drummond, who earned a Bachelor of Science in building construction at the University of Florida, is a longtime member of the Builders Association of North Central Florida, and has served as the organization's president. In 2019, he received the Builder of the Year award followed by the President's Award in 2020.

Drummond currently serves on the board of the Southwest Advocacy Group CHILD Center, a group that he has been involved with since 2012. In early 2021, Drummond led efforts in a CPPI partnership with Inclusive Gainesville. The new initiative was launched with the Greater Gainesville Chamber of Commerce to take a community-wide approach to equitable economic development and inclusion.

He has also served on the Board of Directors for the Ronald McDonald House Charities of North Central Florida.

Charles Perry Partners project director **Matt Pinkoson** has been promoted to vice president/regional manager of the North Central Florida Region.

Pinkoson will provide executive oversight, as well as operational and pre-construction support on projects. Working with leadership teams in the region, he will focus on implementation, development and management of CPPI's operational activities to continue to drive the firm's top-tier services in the educational, health care, commercial, and institutional markets. He also will work with executive leadership to ensure that strategic decisions are implemented in the highest of standards to meet CPPI's core values and results-driven focus.



**Pinkoson**

With more than 20 years of experience in construction, Pinkoson joined CPPI in 2018. He has served as a distinct presence in leadership and delivered an impressive portfolio of projects to clients in the Gainesville region. A few of his recent projects of note include the North Florida Regional Medical Center South Tower Expansion, the Exactech Manufacturing Building Addition, and the Infinite Energy Office Building. He is an alumnus of the University of Florida, where he earned a Bachelor of Science in building construction.

## Chill

Continued from Page 1A

"bunker" in Framingham. She urged residents to stay off roads so plows could do their work unimpeded.

"The storm delivered just what experts predicted ... with 20-30 inches, they were about right," Polito said. "If you can stay home and enjoy the day and maybe take in some football games, then do that."

At its peak, the storm pounded some parts of the state with up to 4 inches of snow an hour. More than 100,000 Massachusetts homes and businesses lost power, but more than half of those had power restored by Sunday afternoon. Dawn Brantley, director of the state Emergency Management Agency, said she hoped most of the power knocked out by the storm would be restored by Monday.

Brantley said National Guard members, police, firefighters and transportation workers were among those working to clean up after the storm. Accuweather Meteorologist Reed Timmer reported that gusts reached 99 mph in Truro, Massachusetts, on Saturday.

"This was a very challenging storm, with heavy snowfall rates, strong wind gusts and very low visibility due to the whiteout conditions," MassDOT Secretary Jamey Tesler said in urging patience during the cleanup effort.

In New York, the National Weather Service tweeted a warning for snow digging out after the storm. "The day after our big nor'easter will be mostly sunny but 10-15 degrees below normal. Wind chills will make it feel like the teens for most, so bundle up when shoveling!"

New York Mayor Eric Adams shov-



**At its peak, the storm pounded some parts of Massachusetts with up to 4 inches of snow an hour, and more than 100,000 homes and businesses in the state lost power.** DAVID GOLDMAN/AP

eled his own snow.

"You gotta do the things that make you realize what everyday New Yorkers do," Adams said on Twitter, shovel in hand. "I'm a five borough mayor doing the five borough things of every day New Yorkers."

The state's biggest snowfall was recorded on Long Island at Islip Airport, with 24.7 inches. New London County, Connecticut, also reported more than 20 inches.

Maine, New Hampshire, Massachusetts, Rhode Island, Connecticut, New York and New Jersey, along with much of the Delmarva Peninsula in Delaware, Maryland and Virginia all faced blizzard warnings Saturday.

The National Weather Service considers a storm a blizzard if it has snowfall or blowing snow, as well as winds of at least 35 mph that reduce visibility to a quarter-mile or less for at least three hours. In many areas, Saturday's storm met those criteria.

"I was around for the Blizzard of '78, and this one was worse," Joe Brescia, 72, said Sunday as he shoveled his sidewalk in Warwick, Rhode Island. "The wind was tremendous."

Contributing: The Associated Press

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

**Florida Lottery**  
Results are for tickets sold only in Florida

### FLORIDA LOTTO

**SATURDAY, JAN. 29** 17-28-28-33-39-47

### DOUBLE PLAY

**SATURDAY, JAN. 29** 16-28-31-32-34-47  
To see payouts on games above, visit flalottery.com.

### POWERBALL

**SATURDAY, JAN. 29** 3-19-39-54-65 PB: 11 (44)  
5+PB: \$104 million (0). Next jackpot \$113M.  
5 of 5: \$1 million (0). 4+PB: \$50,000 (0).  
4 of 5: \$100 (20). 3+PB: \$100 (96).  
3 of 5: \$7 (1,706). 2+PB: \$7 (1,633).  
1+PB: \$4 (12,841). PB: \$4 (21,979).

### MEGA MILLIONS

**FRIDAY, JAN. 28** 3-16-25-44-55 MB: 13 (x3)  
5+MB: \$421 million (1 or more). Next jackpot \$20M.  
5 of 5: \$1 million (0). 4+MB: \$10,000 (0).  
4 of 5: \$500 (46). 3+MB: \$200 (129).  
3 of 5: \$10 (2,834). 2+MB: \$10 (2,540).

### JACKPOT TRIPLE PLAY

**FRIDAY, JAN. 29** 6-17-23-31-36-45  
6 of 6: \$950,000 (0). 5 of 6: \$668.50 (17).  
4 of 6: \$24 (1,150). 3 of 6: \$1 (20,204).  
Combo+®: \$10,000 (2). Combo: \$500 (7).  
Combo: \$50 (92). Combo+: \$20 (513).  
Combo: \$10 (2,700). Combo+: \$5 (10,238).  
Combo: Free ticket (27,613).

### FANTASY 5

**SATURDAY, JAN. 29** 4-7-26-29-31  
5 of 5: \$505 (287).  
3 of 5: \$19.50 (8,682). 2 of 5: Free ticket (88,400).

### PICK 2, 3, 4, 5

**SATURDAY, JAN. 29, MIDWAY**  
7-7-9-9-3 2-7-0-8-6 2-5-3-2-9 Fireball: 4

**SATURDAY, JAN. 29, EVENING**  
0-5-1-2-6-2 9-4-1-6-6 6-2-6-0-4 Fireball: 7

### CASHALIFE

**SATURDAY, JAN. 29** 2-4-5-16-22 CB: 1  
No winners of \$1,000 a day or week for life.  
4 of 5+CB: \$2,500 (2). 4 of 5: \$500 (1).  
3 of 5+CB: \$100 (111). 3 of 5: \$25 (460).  
2 of 5+CB: \$10 (1,447). 2 of 5: \$4 (4,952).  
1 of 5+CB: Free ticket (8,061).

### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a combined Special Use Permit (SUP)/ Wellfield Protection SUP and Site Plan applications to expand existing operations to the east on ±6.7-acres in the City of Gainesville. The site is located at NW 49th Terrace (a portion of Alachua County Tax Parcel 08161-000-000). Existing Future Land Use is Industrial. Existing Zoning is General Industrial (I-2). Existing/proposed uses: I-2 Zoning by-right uses and IN 2819 and 2869 uses per the Standard Industrial Classification Manual.

This is not a public hearing. The meeting's purpose is to inform the public about the application and seek their comments.

**Time/Date:** 6:00 PM on February 15, 2022

**Virtual Link:** <https://bit.ly/3U16L9d>

**Zoom Call-in Number:** +1 301 715 8592

**Meeting ID:** 886 2278 9971

**Instructions:** Type the link above in a web browser or call the number above. If unable to participate in the meeting or to provide comments, please contact CHW.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [LIVE@CHW-inc.com](mailto:LIVE@CHW-inc.com)



CHW 01/29/2022

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### TODAY IN HISTORY

Today is Monday, Jan. 31, the 31st day of 2022. There are 334 days left in the year. On this date in:

**1863:** During the Civil War, the First South Carolina Volunteers, an all-Black Union regiment composed of many escaped slaves, was mustered into federal service at Beaufort, South Carolina.

**1865:** The U.S. House of Representatives joined the Senate in passing the 13th Amendment to the United States Constitution abolishing slavery, sending it to the states for ratification.

**1919:** Baseball Hall-of-Famer Jackie Robinson was born in Cairo, Georgia.

**1945:** Pvt. Eddie Slovik, 24, became the first U.S. soldier since the Civil War to be executed for desertion as he was shot by an American firing squad in France.

### BIRTHDAYS

Actor **Jonathan Banks** ("Better Call Saul," "Breaking Bad") is 75. Actor **Glynn Turman** ("The Wire," "A Different World") is 75. Singer **Harry Wayne Casey** of KC and the Sunshine Band is 71. Singer **John Lydon** (Johnny Rotten) of the Sex Pistols is 66. Actor **Anthony LaPaglia** ("Without a Trace," "Murder One") is 63. Actor **Paulette Braxton** ("The Parkers," "In The

House") is 57. Actor **Minnie Driver** is 52. Actor **Portia de Rossi** ("Arrested Development," "Ally McBeal") is 49. Comedian **Bobby Moynihan** ("Saturday Night Live") is 45. Actor **Kerry Washington** ("Scandal," "Ray") is 45. Singer **Justin Timberlake** is 41. Actor **Tyler Ritter** ("The McCarthys") is 37. Singer **Tyler Hubbard** of Florida Georgia Line is 35.

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subscription is \$4.00 per week and the premium edition charges total \$4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 2 premium editions published each month during the subscription term. Print subscribers may suspend print delivery during vacation periods. For vacation periods less than 14 consecutive days billing continues and subscriber maintains access to the digital portion of subscription. Credit days will be issued for any days in excess of the first 14 days.

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The Gainesville Sun



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## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a combined Special Use Permit (SUP)/ Wellfield Protection SUP and Site Plan applications to expand existing operations to the east on ±6.7-acres in the City of Gainesville. The site is located at NW 49<sup>th</sup> Terrace (a portion of Alachua County Tax Parcel 08161-000-000.) Existing Future Land Use is Industrial. Existing Zoning is General Industrial (I-2). Existing/proposed uses: I-2 Zoning by-right uses and IN 2819 and 2869 uses per the Standard Industrial Classification Manual.

This is not a public hearing. The meeting's purpose is to inform the public about the application and seek their comments.

**Time/Date:** 6:00 PM on February 15, 2022

**Virtual Link:** <https://bit.ly/8161-0>

**Zoom Call-in Number:** +1 301 715 8592

**Meeting ID:** 886 2278 9971

**Instructions:** Type the link above in a web browser or call the number above. If unable to participate in the meeting or to provide comments, please contact CHW.

**Contact:** Ryan Thompson, AICP

**Address:** 11801 Research Drive, Alachua, FL, 32615

**Phone Number:** (352) 331-1976

**Email:** [Live@CHW-inc.com](mailto:Live@CHW-inc.com)



## **Workshop Presentation**

# SiVance SUP/WPSUP

*Special Use Permit (SUP) and  
Wellfield Protection SUP Application*



City of Gainesville  
Neighborhood Workshop  
February 15, 2022

19-0090.05 SiVance SUP/WPSUP

1

## The **purpose** of the neighborhood workshop:

The City of Gainesville requires SUP/WPSUP applicants to host a neighborhood workshop *prior* to application submittal.

The purpose is to **inform neighbors** of the proposed action's nature and to get feedback early in the process.

This workshop provides the applicant with an opportunity to **identify concerns** prior to the application's submission.

19-0090.05 SiVance SUP/WPSUP

2



# PUBLIC NOTIFICATION

**MEMORANDUM**  
Wellfield Protection Special Use Permit

**CHW**  
Thompson & Associates

**To:** The Neighbors of NW 49<sup>th</sup> Terrace  
**From:** Ryan Thompson, AICP, Sr. Project Manager  
**Date:** January 31, 2022  
**RE:** Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a combined Special Use Permit (SUP)/ Wellfield Protection SUP and Site Plan applications to expand existing operations to the east on 46.7 acres in the City of Gainesville. The site is located at NW 49<sup>th</sup> Terrace (a portion of Alachua County Tax Parcel 08181-000-000.)

Existing Future Land Use is Industrial. Existing Zoning is General Industrial (G-2). Existing and proposed uses are I-2 Zoning by-right uses and IN 2819 and 2869 uses per the Standard Industrial Classification Manual.

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**Time/Date:** 6:00 PM on February 15, 2022

**Virtual Link:** <https://bit.ly/3B161-g>

**Zoom Call-in Number:** +1 301-715-8592

**Meeting ID:** 886 2278 9971

**Instructions:** Type the link above in a web browser or call the number above. If unable to participate in the meeting or to provide comments, please contact CHW.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [ryan@chw-inc.com](mailto:ryan@chw-inc.com)

ALACHUA COUNTY Planning and Development Department 202204 and Wellfield Protection SUP 202204. PLS. 01/31/2022. 01/31/2022

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**Charles Perry Partners announces two promotions**

Charles Perry Partners, a leading national real estate and construction management firm, has announced two promotions. The firm is seeking qualified individuals for the following positions:

**Senior Project Manager**  
The Senior Project Manager will be responsible for the overall management of the firm's construction projects. The ideal candidate will have a minimum of 10 years of experience in a similar position and a strong background in project management.

**Project Engineer**  
The Project Engineer will be responsible for the technical aspects of the firm's construction projects. The ideal candidate will have a minimum of 5 years of experience in a similar position and a strong background in engineering.

**CHW**

**Public Notice**

A Neighborhood Workshop will be held to discuss a combined Special Use Permit (SUP)/ Wellfield Protection SUP and Site Plan applications to expand existing operations to the east on 46.7 acres in the City of Gainesville. The site is located at NW 49<sup>th</sup> Terrace (a portion of Alachua County Tax Parcel 08181-000-000.)

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**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [ryan@chw-inc.com](mailto:ryan@chw-inc.com)

**CHW**

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**Email:** [ryan@chw-inc.com](mailto:ryan@chw-inc.com)

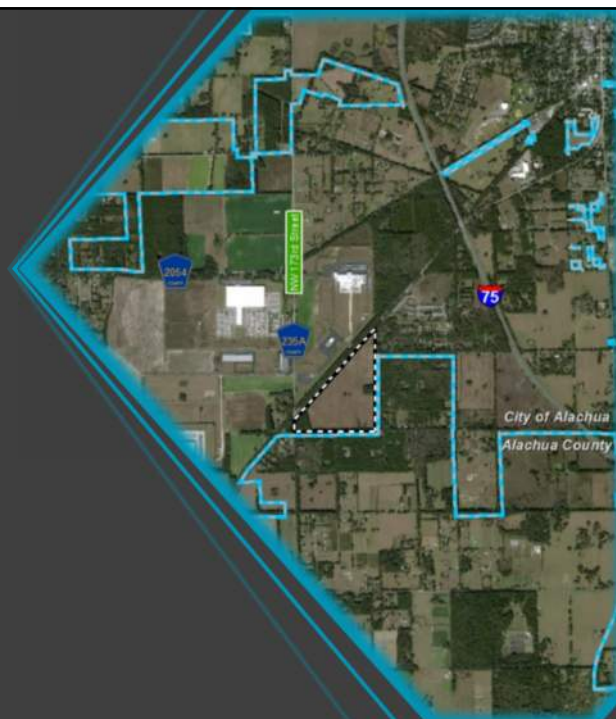
**CHW**

19-0090.05 SiVance SUP/WPSUP

3

## REQUEST:

Special Use Permit (SUP) and  
Wellfield Protection SUP Application

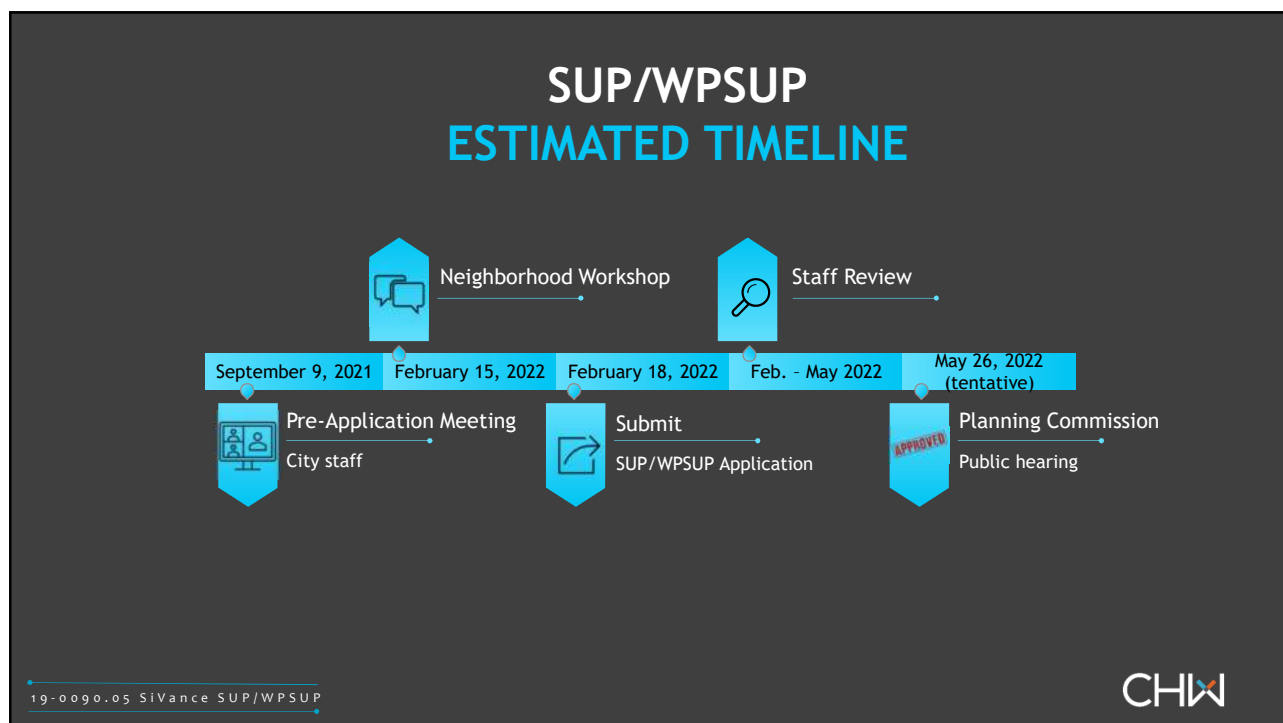


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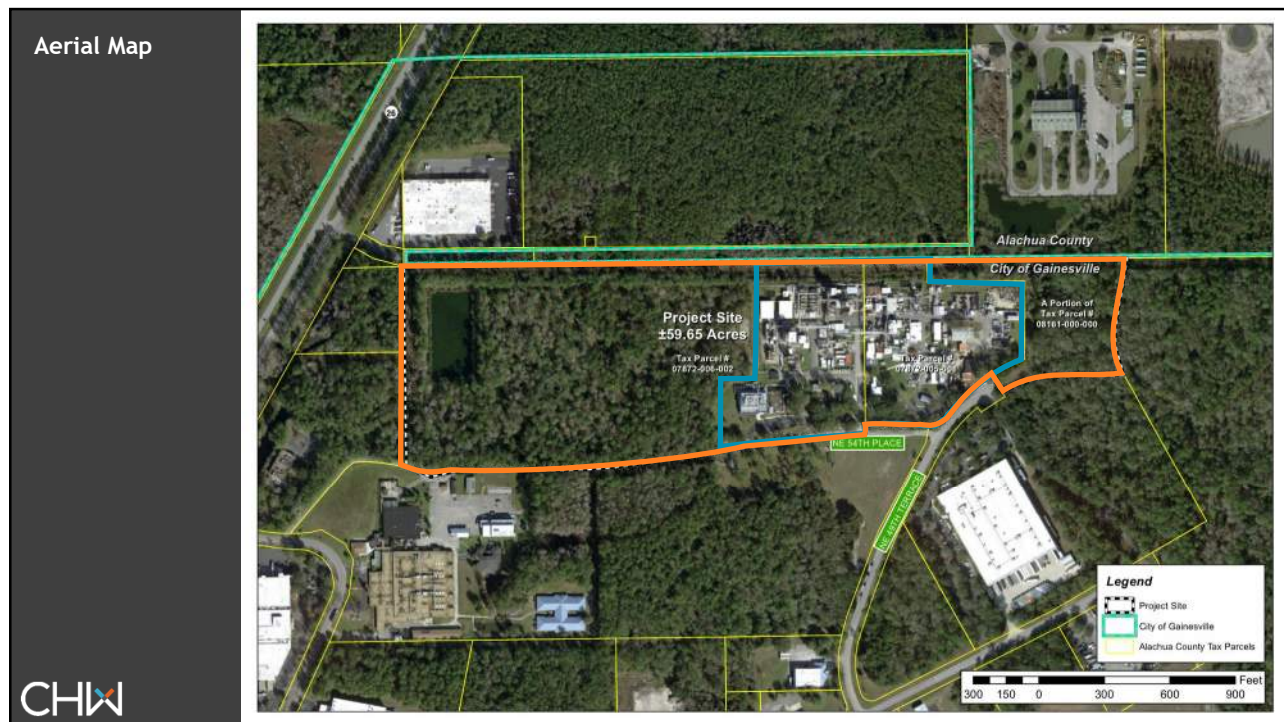
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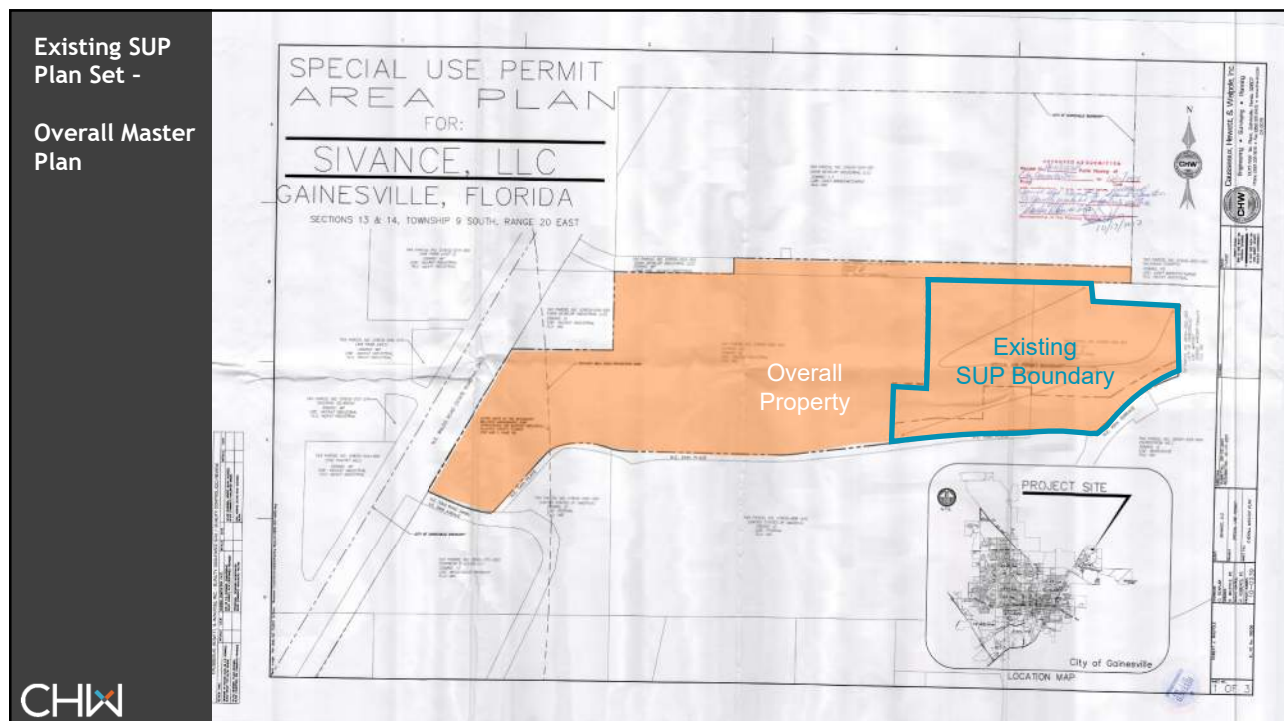
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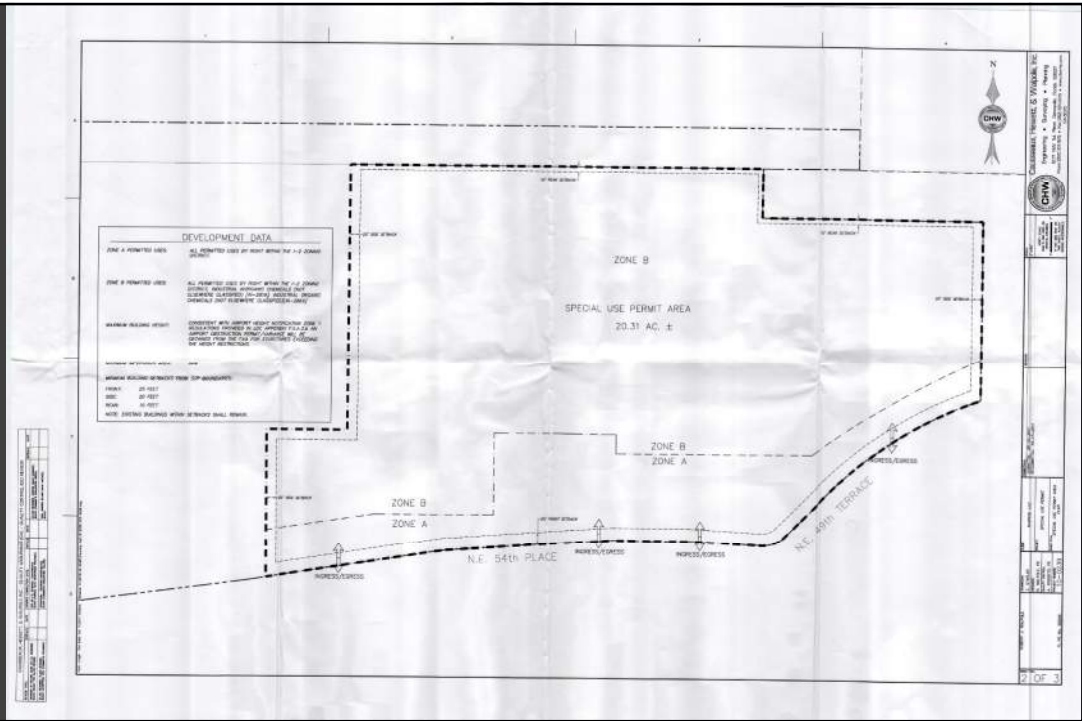


8



Existing SUP  
Plan Set -

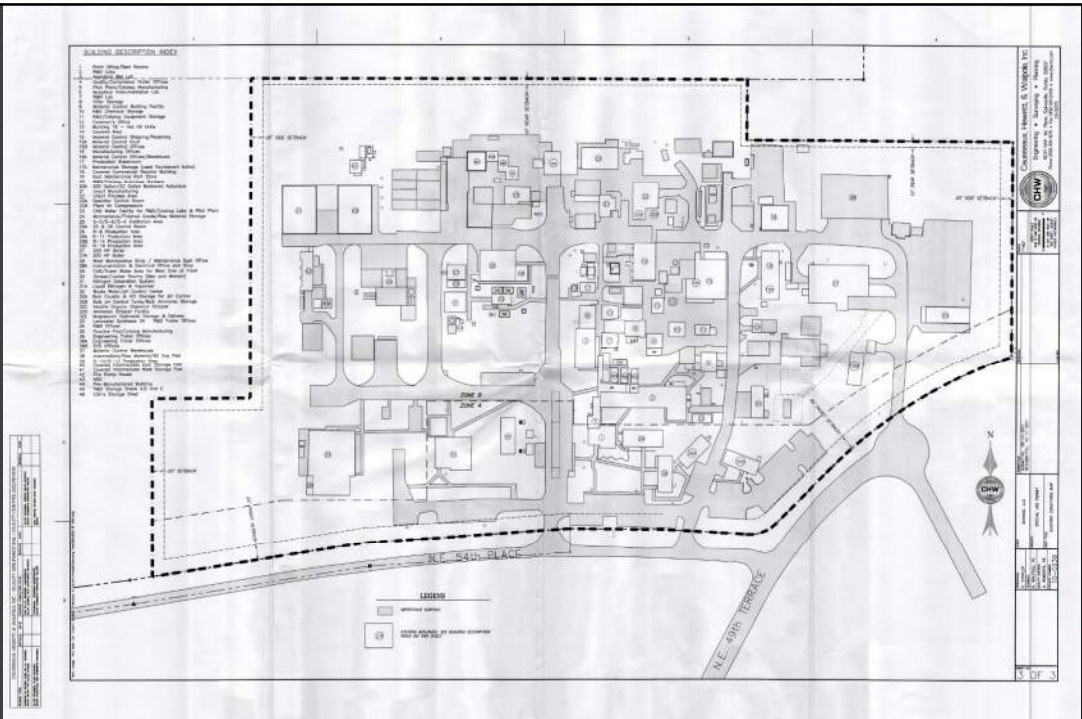
Area Plan



9

Existing SUP  
Plan Set -

Existing  
Conditions  
Plan



10

## Existing SUP Conditions

### CITY PLAN BOARD RECOMMENDED CONDITIONS

*Condition 1: During development plan review, the applicant shall be required to demonstrate compliance with the requirements of § 30-70(c)(2)b.1 of the LDC by providing professionally documented evidence of compliance with each of the requirements contained therein. (Amend with current LDC citation.)*

*Condition 2: Development standards for the areas designated as Zones A and B shall be as designated on Sheet 2 of Exhibit B (the Special Use Permit Area Plan). Buildings currently encroaching into the I-2 setbacks shall remain as non-conforming buildings and must comply with the requirements of the land development code for nonconforming structures. (Merge Zones A and B, no longer necessary for compatibility.)*

*Condition 3: The Special Use Permit shall allow in addition to the uses allowed by right in the I-2 zoning district only the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987.*

*Condition 4: During development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the Special Use Permit Area.*

*Condition 5: A maximum of four access points as shown on Sheet #2 of Exhibit B (the Special Use Permit Area Plan) shall be allowed. (Amend to include additional access points for new areas.)*

*Condition 6: Buffers and setbacks shall be as shown on sheet #2 of Exhibit B (the Special Use Permit Area Plan). (Amend to include matching setbacks and buffers to new areas.)*



11

## Contact Information

**Address:** 11801 Research Drive  
Alachua, FL, 32615

**Phone:** (352) 331-1976

**Email:** Live@chw-inc.com



12

## **Sign-in Sheet**

## SIGN-IN SHEET

SiVance SUP/WPSUP

19-0090.05



**Event:** Neighborhood Workshop  
**Date/Time:** February 15, 2022 @ 6:00 PM  
**Place:** Zoom  
**Re:** Special Use Permit (SUP) / Wellfield Protection SUP Application

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	NO ATTENDEES		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			



## **Workshop Minutes**

## NEIGHBORHOOD WORKSHOP MEETING MINUTES

Sivance SUP/WPSUP

19-0090.05



---

**Date:** February 15, 2022  
**Location:** Zoom  
**Notes by:** Ryan Thompson, AICP

---

Recorded and transcribed by CHW staff.

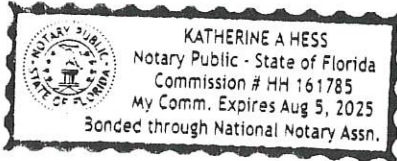
CHW Attendees – Ryan Thompson, AICP, Sr. Project Manager

Public Attendees – None

On February 15<sup>th</sup>, CHW Planning Staff hosted the required Neighborhood Workshop via Zoom. The prepared workshop presentation contained information pertaining to the purpose of the workshop, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, existing SUP/WPSUP plan set and conditions, and the proposed SUP/WPSUP boundary.

However, no adjacent property owner, residents, or public attended the meeting, and as a result, the meeting was adjourned at 6:30pm.

# PROPERTY OWNER AFFIDAVIT

<b>Owner Name:</b> SiVance, LLC	
<b>Address:</b> P.O. Box 1466 Gainesville, FL 32609	<b>Phone:</b> (352) 376-8246
<b>Agent Name:</b> Daniel H. Young, P.E. c/o CHW	
<b>Address:</b> 11801 Research Drive Gainesville, FL 32615	<b>Phone:</b> (352) 331-1976
<b>Parcel No.:</b> 07872-005-001 & 07872-006-002	
<b>Acreage:</b> +/- 50.96	<b>S:</b> 13 <b>T:</b> 9 <b>R:</b> 20
<b>Requested Action:</b> Authorization to apply for and obtain permits from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, and Florida Department of Environmental Protection.	
<p><b>I hereby certify that:</b></p> <p>I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u>W Jeffery Crim</u></p> <p>Printed name: <u>W Jeffery Crim</u></p> <p>Date: <u>September 8, 2021</u></p> <p>The foregoing affidavit is acknowledged before me this <u>8<sup>th</sup></u> day of <u>September</u>, 20<u>21</u>, by <u>W. Jeffery Crim</u>, who is/are <u>personally known to me</u>, or who has/have produced <u>N/A</u> as identification.</p>	
<p>NOTARY SEAL</p> 	<p><u>Katherine A. Hess</u></p> <p>Signature of Notary Public, State of <u>Florida</u></p>

# Environmental Resource Assessment

SiVance Expansion Sites  
Alachua County, Florida



March 1, 2022

Snail Kite (female)  
*Rostrhamus sociabilis*  
Photo by Michael Drummond

# Environmental Resource Assessment

## SiVance Expansion Sites Alachua County, Florida

### **Prepared for**

CHW Professional Consultants  
11801 Research Drive  
Alachua, FL 32615

and

SiVance, LLC  
*a Subsidiary of Milliken & Company*  
5002 NE 54th Place  
Gainesville, FL 32609

### **Prepared by**

Ecosystem Research Corporation  
2906 NW 142nd Avenue  
Gainesville, FL 32609  
386-462-5005



March 1, 2022

---

***Resource Assessment in Support of Special Use Permit, Wellfield  
Special Use Permit, and Master Plan Application for Expansion of  
the Existing SiVance Facility***

---

**Development Location & Description:**

City of Gainesville, Alachua County, Florida  
5002 NE 54 Place, Gainesville, Florida 32602

**Geographic Location:**

Section 13, Township 9 South, Range 20 East  
Gainesville East USGS Quadrangle Maps  
Alachua County, Florida

**Landowner**

SiVance LLC  
*a Subsidiary of Milliken & Company*  
5002 NE 54th Place  
Gainesville, FL 32609

**Engineer/Planner**

Ryan Thompson, AICP/ Senior Project Manager  
CHW Professional Consultants  
11801 Research Drive  
Alachua, FL 32615

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## Introduction and Project Description

Ecosystem Research Corporation (**ERC**) was retained by CHW Professional Consultants (**CHW**) to perform an Environmental Resource Assessment (**ERA**) and Listed Species Survey of the SiVance Facility and proposed expansion areas east and west of the existing facility. SiVance currently has an approved and valid Special Use Permit (**SUP**) and Wellfield Protection SUP (**WPSUP**). This **ERA** is provided in support of an application that is being submitted to the City of Gainesville to allow SiVance to expand operations to adjacent expansion properties. This permit modification procedure as defined within the City Code requires a modified, combined **SUP**. This **ERA** is provided as support documentation to a *Justification Report* prepared by **CHW** to demonstrate SiVance's compliance with the **SUP** and **WPSUP** review criteria. The intent of this permit request is to allow and justify the geographic expansion of the **SUP/WPSUP** boundary to include portions of property to the east and west but hold true to all other requirements, conditions (as modified to address code and site changes), and development standards that are currently approved.

The Project Site, which includes the existing SiVance Facility and the proposed expansion areas east and west of the existing facility, is located at 5002 NE 54th Place, Gainesville, FL 32609 (Alachua County Tax Parcels 07872-005-001, 07872-006-002, and a portion of 08161-000-000) and consists of approximately **58.2** acres (**Figure 1** and **Figure 2**). The site has an Industrial (IND) Future Land Use (FLU) classification and a General Industrial (I-2) Zoning District category. Briefly, SiVance is a leader in the silicone chemistry industry with a focus on developing and manufacturing specialty silicone technologies and intermediates required to modify many different silicone and non-silicone materials. SiVance provides various silicone-based products that meet specific customer performance needs in a range of industries, including adhesives, semiconductors, optics, personal care, cosmetics, and automotive. SiVance has a flexible, multi-purpose facility with the ability to produce quantities from lab scale to multi-ton scale all on one site. Currently, SiVance manufactures approximately 100–200 products annually. SiVance has continuously operated at the existing location since 1959. In 2001, the City of Gainesville adopted the Specially Regulated Industry SUP and in 1999, the **WPSUP**. In 2011, the City adopted the current **SUP/WPSUP** that enabled SiVance to update aging office and laboratory buildings and redevelop its existing facilities over time to meet changing market demands.

## Natural Resource Evaluation

As previously indicated, the general size and location of the Project Site is shown on Figures 1 and 2. These figures were prepared by **CHW** and are contained within the *Justification Report* along with additional application materials. On these figures the Project Site is shown as the area of the existing facility and two (2) undeveloped areas east and west of the existing facility. Within the *Justification Report*, **CHW** also includes Master Plan Concept Schematics included as **Figure 3** and **Figure 4**. The Master Plan shows the general extent of the proposed **SUP** modified boundaries. In addition, the Project Site is shown with delineated Wetland and Surface Water boundaries in relation to proposed future access points into the site. The Wetland and Surface Water boundaries were delineated by **ERC** in October 2021 and approved by Alachua County Staff in February 2022. For the purposes of this ERA, the two (2) undeveloped expansion sites are referred to as the East and West Expansion Sites. As shown on Figures 1–4, the Project Site totals **±58.2 acres**. The Project Site lies within the southeast quadrant of the intersection of State Road 24 (NE Waldo Road) and County access roads NE 54th Avenue and NE 54th Place, which provide access to the site from NE Waldo Road. NE 54th Place forms the south perimeter of the Project Site. The western approximately one-half of the existing facility is on **Tax Parcel 07872-006-002**, which also comprises the entire Western Expansion Site (Figure 2). The eastern area of the existing facility is defined within the boundaries of **Tax Parcel 07872-005-001** (Figure 2). The East Expansion Site consists of **6.71 acres** and represents a subdivision from the northwest corner of **Parent Tax Parcel No. 08161-000-000** (Figure 2).

For the purposes of the ERA, the Project Site as delineated on Figures 1–4 represents the “**Planning Parcel**” as defined within *Chapter 30: City of Gainesville Land Development Code – Article II. Section 30-2.1. Definitions (Planning Parcel)*. The West Expansion Site is shown on **Figure 5** in relation to adjacent Tax Parcel boundaries. The delineated boundary consists of **32.13 acres** (Survey Acreage) and is referred to as the **Resource Assessment Area (RAA)** of the Planning Parcel for the West Expansion Site. The Eastern Expansion Site shown in relation to Tax Parcel boundaries is shown on **Figure 6**. The **RAA** for the East Expansion Site consists of an **Onsite RAA** and an **Offsite RAA**. The Onsite RAA equals **6.71 acres** but an additional **Offsite RAA** of **12.02 acres** had to be added to the resource evaluation area to be consistent with the provisions of the delineated Planning Parcel as defined in **Section 30-2.1**. To adequately evaluate the resources located in the **Onsite RAA** required evaluation of additional resources located within the **Offsite RAA**. The boundaries of the total East Expansion Site **RAA** coincide with the footprint of an improved asphalt and limerock roadbed that was constructed in this area during the 1940s; therefore, it represented a legitimate boundary for resource



evaluation. The Boundary Surveys for the West and East Expansion Sites are provided on **Figure 7** and **Figure 8**, respectively, for review. These surveys include wetland and surface water boundaries, and a tree survey and topographic survey is included for the East Expansion Site.

The current City of Gainesville Land Development Code established 2 August 2012 requires evaluation of Regulated Natural and Archeological Resources on all project sites proposed for development or proposed for rezoning and land use amendments. The Code was amended to include the new Regulated Resource Protections on 2 August 2012 with the most recent changes to the Code made in February 2019. The current Code defined by ***Division 3. Natural and Archeological Resources. Section 30-8.11. Generally. (E). Level of Review (1)– (3)***, establishes that Zoning and Land Use reviews require a **Level 1** resource review at a minimum if Regulated Resources are present on a proposed site. Development projects require a **Level 1–2** review. To this end, this report is provided to describe the occurrence of Regulated Natural Resources that occur within the Planning Parcel and describe characteristics of the resources present consistent with the requirements outlined in ***Section 30-8.12. Resource Assessment***. A **Level 2** review of the resources is included in this report analysis that provides for extant and historical aerial and GIS data review of the entire Project Site and surrounding areas with additional results of ground verification of the resources provided. The evaluations included a review of onsite Surface Waters and Wetland habitats by Alachua County and City of Gainesville staff.

The City of Gainesville via provisions of ***Article VIII. Protection of Resources. Division 3. Natural and Archeological Resources*** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species***. has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8.14(A-L)***. Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

On 15 July 2021, the County adopted ***Chapter 78. Countywide Natural Resources Protection Code*** for application within the limits of all towns and cities within the County. This code also addresses protections for Listed Species Habitats, Significant

Upland Communities, and Strategic Ecosystems that are defined within **Chapter 406** of the County Land Development Code for areas that occur within the County’s jurisdiction. Similarly, on 23 January 2018 the County adopted **Chapter 77. Alachua County Water Quality Standards and Management Practices Code** to regulate wetlands, surface waters, and water quality issues that occur within the municipal areas of the County to include the City of Gainesville. Previously wetland and water quality protections were facilitated through implementation of the code defined within **Division 4. Surface Waters and Wetlands** of the City Land Development Regulations. However, currently implementation and interpretation of the two codes for individual projects can cause some controversy between the two government interests. The codes are different, and the Gainesville Code was never rescinded after adoption of the Country code defined in **Chapter 77**.

## Environmental Resource Assessment Methodology

### Field Survey

Field surveys of the East and West Expansion Sites were performed to determine the general existing ecological condition of the areas and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Project Site or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys for each area were performed on:

West Expansion Area	East Expansion Area
10–11 February 2020	7–9 September 2021
7–9 September 2021	21–24 September 2021
7 February 2022	7 February 2022

Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **702** locations within the West Expansion Site and at **1,339** locations within the East Expansion Site. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held *Garmin GPSmap 76CSx* unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined

during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

The collection of field data and GIS data review assessments performed for the Project Area address the specific requirement of the State of Florida Environmental Resource Permit Process and the *State of Florida Section 404 Assumption Regulations* provided within *Chapter 62-331 FAC. State 404 Program*. In addition, wetland delineation procedures were performed consistent with the requirements of *Chapter 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters*. As part of this survey, the entire limits of the Project Site were evaluated. For the **ERA** described, the total Project Area as described on Figures 1–4 represents the entire area proposed for evaluation by the Applicant. Therefore, the Project Site represents the Resource Assessment Area (**RAA**) where specific construction and impacts to Regulated Natural Resources may occur in the future and is the area proposed for the **SUP** modification. Additional areas adjacent to and in the vicinity of the Project Site were also evaluated to determine historical perturbations that have occurred and evaluate the flows that occur in the drainage basin that affects the Project Site.

## Data Search

To complement the data obtained from the field surveys, GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. The results of the field survey are provided in context with the data presented in the GIS database review to support or add clarification to the published data within the specific referenced database. These databases include:

1. USGS Gainesville East Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database
7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County

13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Alachua County Conservation Lands and Parks and Recreation Areas
16. Alachua County Historical Structures Database
17. Alachua County Hazardous Materials Monitoring Database
18. Alachua County Well/Wellfield Protection Areas
19. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
20. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
21. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
22. FWS Wood Stork Regulated Buffers Database
23. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
24. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
25. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
26. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
27. Alachua County Champion Trees

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's Article II Countywide Wetlands Protection Code defined within ***Chapter 77. Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. As part of this survey, the entire limits of the Project Site were evaluated. For the ERA described, the total Project Site as described on Figures 1-4 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Project Site in addition to the **Offsite RAA** represents the total **RAA** and the Planning Parcel evaluated in the field as part of this assessment.

## Results of Data Review

The results obtained from review of published GIS data are provided below. The published data is described in context with and comparison to the results that were obtained from the onsite field surveys.

## Published Geographic, Hydrologic, Ecological, and Historical Data Review

### USGS Gainesville East Quadrangle Map–Site Topography

The Project Site lies within the geographic area defined by the USGS Gainesville East Quadrangle map (**Figure 9**). The Project Site lies within Section 13, Township 9 South, and Range 20 East within the northeast extent of the City of Gainesville and north-central extent of Alachua County. The Project Site lies within the drainage of Little Hatchet Creek and was historically transected by several small drainage creeks that originated west of NE Waldo Road and flowed east through the airport area. These drainage creeks have been redirected by construction of a very large drainage canal that runs along the north boundary of the Project Site and then is substantially reduced in size and flows southeast at the northeast corner of the **Onsite RAA** on the East Expansion Site. This drainage canal severed the historical connection that existed between the West Expansion Site and the large wetland system historically located north of this area. There is a much smaller excavated channel within the **Offsite RAA** (East Expansion Site) that extends from the terminus of the large canal, through the **Offsite RAA** and extending off site to the southeast. All remaining wetlands that still exist on the Project Site have been significantly adversely affected by the excavation of the east-west drainage canal. This canal was constructed between 1937 and 1949 based on historical aerial photograph review.

The LiDAR topography for the site is provided on **Figure 10** and represents aerial topography obtained May 2002. This topography database shows a high elevation of 153–154 ft (NAVD 88) within the northwest corner of the site and a low elevation of 140 ft (NAVD 88) within the southeast corner where the excavated ditch exits the southeast corner of the **Offsite RAA**. The LiDAR additionally defines a large stormwater pond within the northwest corner of the site. The contours for the pond indicate a surface water elevation of 148–149 ft. The blue bold contour shown on the topo equals 149 ft and is an estimate of the normal high-water elevation observed within the wetland areas in the central and eastern areas of the West Expansion Site. The bold orange contour indicates the 151 ft contour, which is an estimate of the seasonal high water or average annual flood elevation and corresponds to the wetland boundary delineated in the field. The invert elevation of the two 24-inch culverts under NE 55th Place at the terminus of the easternmost wetland on the West Expansion Site equals  $\pm 148$  ft (NAVD 88), which would establish the mean water level in the wetlands at or below 148 ft (NAVD 88). The elevation ranges from 154 ft to 150 ft across the West Expansion Area and Existing SiVance Facility then drops 10 ft to 140 ft across the Eastern RAAs. The landscape drops

significantly in slope from this point to the Gum Root Swamp drainage, which receives most of the flow from Little Hatchet Creek in the area.

The USGS Closed Depressions Database for the Project Site and surrounding areas is provided on **Figure 11**. This coverage shows that there are NO landscape depressions in the area that do not flow to downhill areas via stream flow. Unlike the western part of Alachua County, surface waters in this area pool on surficial or near surface clays, flow downhill, and are not contained within isolated landscape depressions.

### **Geographic Setting of the Planning Parcel**

Geologically, Alachua County is covered with variable surface deposits that reflect the geologic time-period and ancient sea level terraces (**Figure 12**). The Coosawhatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin (24 million to 5 million years ago) and consists of unconsolidated clayey and phosphatic sands. The Project Site also lies along the western boundary of a surficial geologic formation defined as Undifferentiated Tertiary/Quaternary Sediments, which are more recent sediments of Pliocene/Pleistocene origin (5 million to 1.8 million years ago to present). Since the Pleistocene shoreline of the Wicomico Terrace is believed to have extended to 100 ft in elevation, these sands are believed to be older in origin, possibly extending into the Pliocene Epoch. In the Project Site area these sands are mapped extending from less than 75 ft to greater than 150 ft in elevation. These sediments can be associated with historical floodplains or ancient beach ridges. When the surface veneer quartz sands exceed 20 ft in thickness they are delineated as discrete geologic units such as the Coosawhatchee Formation. In the area of the Project Site, the Coosawhatchee Formation is mapped for the areas of the Little Hatchet Creek Drainage and areas west whereas the Undifferentiated Sediments Feature is mapped for the Hatchet Creek drainage extending to the east side of Gum Root Swamp and the East side of Newnan's Lake.

In the area of the Project Site, the underlying geologic formation is the Hawthorn Formation, which is composed of dense, variously layered silts and clays. The western boundary of the Coosahatchee Formation (as shown on Figure 12) more or less corresponds to the western base of the slope of the Cody Scarp. This area corresponds to the upper erosional boundary of the Wicomico Sea Level Terrace that covered Florida from 1.8 million to 11,800 years ago. West of the western boundary of the Coosawhatchee Formation the surficial geology is delineated as Ocala Limestone, which is of Eocene Origin. In these geological areas, the Crystal River Formation of the Ocala Limestone Group is overlain by a thin veneer of undifferentiated Pliocene and

Pleistocene sandy sediments. This geologic area typically extends westward from elevations of  $\pm 100$  ft to elevations of 60 ft or below. The overburden covering the limestone layer, which generally occurs at  $\pm 50$  ft in elevation, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the ground surface. These dense clays are remnants of the Hawthorn Formation, which historically extended westward across the entire County prior to the Pleistocene Sea level rise.

Alachua County is divided into several well-defined Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981<sup>1</sup>) as shown on **Figure 13**. In this coverage, the Project Site lies within the Atlantic Coastal plain Section of the Sea Island District. This area is further subdivided into the High Flatwoods Subdistrict, which is the final delineated nomenclature used by Brooks (1981) within the published GIS Database shown on Figure 13. However, ERC has additionally labeled this area as the Northern Highlands, which is the Physiographic Subdivision used by Williams et al. (1977)<sup>2</sup> to describe this region extending through Northeast Alachua County within the High Flatwoods Subdistrict. Within the County, this area generally extends from US 441 from 39th Avenue, east to US 301, and north to the Santa Fe River. This area is most distinguished by the extensive coverage of the Mixed Pine-Saw Palmetto Flatwoods Community dominant throughout this region. The entire area is underlain by dense clays of various thicknesses and semi-permeable Spodic Horizons both of which give rise to the numerous flowing stream and interconnected Cypress Domes and Marshes that are distributed throughout this geologic feature. Due to the extensive subsurface clays, there are generally **No open** or active sinkholes in this area of the County (Figure 13).

As previously mentioned historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development. A generalized schematic of their classification from their geologic investigation is provided as **Figure 14**. Unfortunately, this Figure only includes the western part of the county but does show the Northern Highlands western boundary in relation to the Northern Highlands Transition Zone (Cody Escarpment) and the Western Vally where the overlying Hawthorne Formation was eroded as a result of Pleistocene Sea Levels Rises and exposing the underlying Ocala Limestone. Within this classification, the western

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<sup>1</sup> Brooks, H. K. 1981. *Physiographic subdivisions of Florida*. Map. IFAS, University of Florida.

<sup>2</sup> Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida*. Bureau of Geology. Florida Department of Natural Resources, Tallahassee.



boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp.

The elevation profiles that represent west to east cross-sections through the County provided by Williams et al. (1977) are shown on **Figure 15**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 16**). In this area, large Stream-to-Sink systems are found, which were previously defined on Figure 13 in relation to the Project Site. No streams in Alachua County flow across this fracture zone without disappearing into the ground including the Santa Fe River.

### NRCS Soils Mapping

The NRCS soils mapping unit coverage for the Planning Parcel and surrounding area is provided as **Figure 17**. Based on the coverage, the Project Site is underlain by poorly to very poorly drained soils represented by nine (9) soil mapping units (**Table 1**). Within the soil mapping units shown on **Table 1**, there are three (3) mapping units designated as Hydric Soils, which includes Montecocha Loamy Sand, Surrency Sand, and Pomona Sand-Depressional. Most of the wetland areas on the site are mapped as Surrency Sand and Wauchula Sand. All mapping units are defined as having a shallow subsurface clay layer that perches rainfall at or near the surface for differential periods until subsurface run-off to lower elevation areas is facilitated. Three (3) mapping units to include the Montecocha Loamy Sand, Wauchula Sand, and Pomona Sand are defined as Spodosols having a shallow subsurface Spodic Horizon that is semi-permeable and can perch water near the surface for extended periods.

Table 1. Description of Soil Mapping Units within the Planning Parcel

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
13	Pelham sand	Poorly drained	No	—	29–69"	Broad Flatwoods
14	Pomona sand, 0 to 2 percent slopes	Poorly drained	No	16–24"	46–69"	Flatwoods
16	Surrency sand	Very poorly drained	Yes	—	28–80"	Depressions, Wetlands
17	Wauchula sand	Poorly drained	No	14–18"	28–58"	Flatwoods
18	Wauchula-Urban Land Complex	Poorly drained	No	14–18"	28–58"	Developed Areas

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
19	Monteocha loamy sand	Very poorly drained	Yes	18–27"	48–85"	Depressions, Wetlands
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
25	Pomona sand, depressional	Very poorly drained	Yes	16–24"	46–69"	Depressions, Wetlands
99	Water	N/A	Unranked	—	—	N/A

The results of the data obtained from the NRCS Feature Point Database are provided on **Figure 18**. These data points indicate surface water depression areas or sinkholes that were shown within the NRCS soil survey originally contained within the County Survey. No data points are shown to occur on or in vicinity of the Project Site.

### FEMA Flood Zone

The FEMA coverage for the Project Site and surrounding area is shown on **Figure 19**. The mapped coverage shows that the locally occurring FEMA area designated as Zone “A” overlays much of the area of both the East and West Expansion Sites. This coverage more or less overlies the historical extent of the Little Hatchet Creek drainage tributary that flowed from west of State Road 24 to Gum Root Swamp.

### National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Coverage Database coverages are provided on **Figure 20**. The coverages shown indicate that the NWI coverage currently significantly underestimates the wetland coverage that exists on site and in the surrounding parcels. The Alachua County coverage, which includes mapped hydric soil mapping units, shows substantially more wetland coverage than the NWI Database. Both coverages generally fail in the attempt of accurately delineating the wet boundaries due to the extensive coverage of Pine and Oaks that are distributed throughout the canopy of the disturbed habitats throughout the area. The coverages also do not show the continuity of the old tributary drainage along the northern part of the Project Site extending throughout the East Expansion Site to downstream habitats. The Creek is shown to be interrupted in this area.

### High Aquifer Recharge Areas

The Project Site shown in relation to the Perforated, Unconfined, and Confined Zones of the Floridan aquifer are shown on **Figure 21**. The Project Site occurs within the Confined

Zones of the Floridan aquifer where varying layers of clayey surface sands and dense Hawthorn clays overlay the Floridan and surficial aquifers. The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 21). However, these results are somewhat misleading in that the entire Project Site and surrounding area has substantial coverage of surficial clays, and, in these areas, water tends to run off and not percolate. These factors tend to suggest that rainwaters falling on a site enter the ground and travel laterally to low lying depressional or excavated drainage systems and do not generally result in vertical flow to the Floridan within areas of the Project Site. In general, lateral flow on this site to downstream areas would potentially be greater than vertical percolation rates through dense surface and subsurface clays.

Within the Unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 21 and **Figure 22**, the clay layers associated within the dense Hawthorn clay formation are perforated; however, pinnacles of limerock and clay reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to a number of large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, and Mill Creek, among others. Due to the general absence of continuous clay within the unconfined area (Western Valley Region), characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows occur. A generalized schematic showing the general recharge conditions within the Unconfined, Perforated, and Confined areas of the County are shown on **Figure 23**. The locations of large known sinkholes and stream-to-sink systems in the region are shown on Figure 13, but this coverage does **NOT** by any means include all the features in the area.

## Surface Water and Groundwater Drainage Basins

The Project Site shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 24**. The Project Site is defined within the Gum Root Swamp Drainage Basin. Gum Root Swamp is the local basin that receives flows from the Little Hatchet Creek System that ultimately flow to Newnans Lake and then to Orange Creek.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 Alachua County Hydrologic Study are shown on **Figure 25** (schematic) and on a

2017 aerial photograph on **Figure 26**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 55-ft contour interval. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 50–55 ft (**Figure 27**) near the Project Site. The Project Site sits along the eastern boundary of the City of Gainesville Murphree Wellfield Cone of Depression, or Recapture Zone. The potentiometric contours are relatively steep east of the wellfield and have a flatter slope to areas west of the wellfield due to the confined nature of the aquifer to the east and perforated and unconfined zones extending west. Both the 1980 and 2010 studies show a substantial depression in the aquifer level of below 40 ft occurs at the Murphree Wellfield west of the site. There appears to have been a substantial alteration of the location of the 50- and 55-ft potentiometric contours located west and south of the well field that occurred between these two studies. The Tertiary Wellfield Protective Buffer and relation to the Project Site is shown on **Figure 28**. The Project Site is situated within the Tertiary Wellfield Protective Buffer. The contours shown on the Springshed map on **Figure 29** show the Project Site is within the boundary of the Wellfield Capture Zone, which, based on this study, affects substantially more area than the buffers established for the Wellfield; however, travel times to the wellfield are not described. The small private and commercial wells in the vicinity of the Project Site that are monitored in the County are shown on **Figure 30**.

### **Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands**

The Alachua County Conservation Areas in the vicinity of the Project Site are shown on **Figure 31**. The coverage provided indicates **NO** County-owned Conservation Areas occur adjacent to the Project Site. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 32**. Based on the data, there are **NO** public recreation lands adjacent to the Project Site.

### **Alachua County Historic Structures Database**

The Historic Listed Houses and Structures near the Project Site are shown on **Figure 33**. There are **NO** structures within the Project Site or offsite areas in the vicinity of the Planning Parcel.

### **Alachua County Hazardous Materials Storage Facilities**

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 34**. The coverage shows no monitored facilities within the Project Site Expansion Sites, but the existing facility location is shown in the data base. There are many monitored facilities associated with commercial and industrial businesses

surrounding the site. There is **NO** development currently located on the Expansion Sites so there are **NO** monitored facilities in these locations.

## Published Listed Species Occurrence Data

### Federal Review Pursuant to Section 7 of the Clean Water Act (CWA)

The future proposed development of the East and West Expansion Sites has yet to be defined but may involve minor impacts to altered and constructed (man-made) degraded Wetland and Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA)**, then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required, and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Since the passage of the **State 404 Assumption Program**, it is not exactly clear how the **Section 7** process will be initiated by the State. The Project Site is part of the Little Hatchet Creek Drainage, which has historically been regulated by the ACOE. So, for the following discussion, it is assumed that the Project Site Wetlands and Surface Waters are **Waters of the U.S.** or are **Relatively Permanent Waters (RPWs)** that connect to **Waters of the U.S.** and are **Waters of the State**. Therefore, as follows:

1. All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during development application procedures, the Project Site is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Project Site or adjacent offsite habitats.
2. The following report format specifically addresses Endangered Species review of the Project Site and adjacent areas that would be specifically required by **Section 7**. This Project may require alterations to the **FEMA** floodplain and subsequent map revisions. The Listed Species review is also required by **FEMA** for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications.

The following report format also specifically addresses Endangered Species review of the Project Site and adjacent areas that would be specifically required by **HUD** for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the **HUD** review procedure provides a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the **FEMA** floodplain and subsequent map revisions. The Listed Species review required by **HUD** is also the same procedure required by **FEMA** for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County nor the County itself have a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been used by **ERC** for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by **FWS**, the *Florida Fish and Wildlife Conservation Commission (FWC)*, and the Development Regulations of the City of Gainesville and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

The Project Site or any Parcels directly adjacent to the Project Site do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly altered by drainage and various development activities since prior to 1937 based on historical aerial photographic review. All habitats have been significantly altered by drainage, development, and conversion to silviculture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be generally preserved and possibly protected by Conservation Management Areas.

The onsite habitats were historically dominated by three (3) primary native Florida plant communities to include:

- (1) **Longleaf Pine-Slash Pine-Pond Pine -Saw Palmetto-Wiregrass Flatwoods:** This is a Mesic - Hydric Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as management for silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats generally never return to its native form. Instead, the sites become invaded by Water Oak (*Quercus nigra*) and/or laurel oak (*Quercus hemisphaerica*), which are native nuisance species that become the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) and Slash Pine (*Pinus elliottii*) and Pond Pine (*Pinus Serotina*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover remaining. These successional communities are the dominant plant communities that now exist in these historical Flatwood habitats of the County and on this site. Much of these successional areas have developed into *Water Oak Flatwoods*. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.
- (2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostrya virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes especially along the natural slopes of Little Hatchet Creek and Hatchet Creek in this area of the County. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac, and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock



vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*). Along the slopes of the Creeks in east Alachua County this habitat type is found on soils with defined Argillic horizons which slope from the flatwoods to the creek channels. In areas where the water table is near the surface the habitat is best described as Hydric Hammock, and the dominant groundcover generally changes from Wiregrass (*Aristida stricta*) to Slender wood oats (*Chasmanthium laxum*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats or fire-maintained Flatwood habitats, which are now only very rarely found in historical pristine condition, and these natural historical habitats have been totally removed from the immediate area of the Project Site; however, they did historically occur within the boundaries of the Expansion Sites, but NOT now. *“Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat.”*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Project Site on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (*Information for Planning and Consultation*) consultation performed for the Project area on 21 February 2022. The results of this consultation are discussed in this report and are provided in its entirety as received from the **FWS** in **Attachment 1**.

## **Requirements for Listed Species Review and Critical Habitat Impact Review**

**Section 7** of the [Endangered Species Act of 1973](#) (ESA) requires all Federal agencies to use their authorities to conserve [endangered and threatened species](#) in consultation with the **USFWS**. This ‘proactive conservation mandate’ for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

### **Section 7(a)(2) Mandate**

This section directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or

threatened species or destroy or adversely modify [critical habitat](#). The **Section 7** implementing regulations ([50 CFR Part 402](#)) specify how Federal agencies are to fulfill their **Section 7(a)(2)** consultation requirements.

### **Section 7(a)(2) Responsibilities**

Under the **Section 7** implementing regulations ([50 CFR Part 402](#)), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area or if critical habitat overlaps with the action area, agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Federal agencies must confer with the **USFWS** per **Section 7(a)(4)** of the **ESA** if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area).

To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area. In addition, online consultations were performed based on criteria outlined within an **IPaC** Consultation (Information for Planning and Consultation) procedure (see **Attachment 1**).

### **Summary Information Regarding Threatened & Endangered Species in Florida**

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded

special protection by the *Endangered Species Act of 1973 (16 U.S.C. 1531)*. The list is published in the *List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12*. The Florida Fish and Wildlife Conservation Commission (FWC) maintains a list of the protected animals occurring within the state by authority of the *Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])* and *Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species*. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

**Subsection 2: Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in *Section 68-27.003, .004, and .005, FAC*. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The *Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)* passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

**Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by *Chapter 5B-40, Preservation of Native Flora of Florida, FAC*, the *Regulated Plant Index* is published in *Section 5B-40.0055*. The Game Commission periodically releases a publication that summarizes animal species regulated

by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in **50CFR 17.11-12**, and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3, Significant Plant and Wildlife Habitat**, and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas (ULDC)** and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

The City of Gainesville via provisions of **Sections 30-8.12(C)(11) and 30-8.11(E)** (2-February-2019) has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in **Section 30-8.14**, LDC. Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

The remaining sections of this Listed Species review will provide documentation to support that the proposed **SUP** modification and, in general, address that the potential future expansion of the existing facility *Will Not Adversely Affect* the occurrence of any State or Federal Listed Species.

## Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews in Context with Onsite Survey Results

### Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 35**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. There is an Historical Waterbird Rookery designated as Atlas #**6005003** shown within the Airport property immediately south of the Project Site. This rookery was last determined to be active during the surveys conducted in the 1970s but has been inactive since and is considered extirpated. Therefore, construction of the site will **NOT** disturb any primary or secondary protective buffers for any active Eagle Nest or Waterbird Rookery Site.

There are Wetlands and Surface Waters on site that may provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. Development of the Site may have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

***Bald Eagles Nesting Sites—Project Effect: “No Effect”***

***Wading and Waterbirds Rookeries/Forage Areas—Project Effect: “No Effect”***

## **Federally Listed Species Occurrence Range Database**

### ***Federally Listed Bird Species***

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the **FWS** Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 36**. Effects determinations are provided for each species, as follows:

#### Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 37**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees near the Project Site that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific fire-maintained Flatwoods, currently **DOES NOT** occur within the Project Site or adjacent areas. Both the data from the **FWS** Observation Database and the **FNAI** Element Occurrence Tracking List indicate that RCWs have historically been observed on the Project Site or in this area of the County. The existing **FWS** RCW occurrence observations are shown in relation to the Project Site on Figure 37. The database shows that RCWs historically occurred in areas of the County in the vicinity of the airport and in and around Waldo. However, these are historical colonies that have been extirpated. Figure 37 shows an RCW observation around the Austin Cary Forest (**#1272**). This Figure additionally shows the extent of the RCW Consultation Area in North Florida. The FNAI element occurrence tracking database contains an observation **EO #-182 (EO ID-8020.191686)** of one (1) active colony report and two (2) inactive colony reports by Mr.

Wilson Baker in 1978 (see Figure 42) within the **Offsite RAA** of the East Expansion Site. There are **NO** known colonies currently remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the historic range of RCWs lies in the vicinity of the Project Site; however, *No Known Occurrences* remain in Alachua County. A population occurs on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the **IPaC** Consultation (Attachment 1) and are considered extirpated from Alachua County.

***Red-cockaded Woodpecker—Project Effect: “No Effect”***

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 38**. The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located  $\pm 80$  miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

***Florida Scrub-Jay—Project Effect: “No Effect”***

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks may occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Project Site lies along but outside of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony (**Figure 39**). However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that provide forage habitat on the Project Site are man-made storm ponds and excavated ditches and canals that receive substantial storm flows from both offsite and onsite areas. These habitats will not be affected by **SUP** modification and if future impacts occur, they will be mitigated and impacts additionally offsite by creation of more onsite storm ponds, which will increase the onsite habitat. The habitat loss for expansion of the site will be minimal and will be offset by large storm basins creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **“No Net Loss”** of available habitat for this species in response to development of the Project Site.

***Wood Stork—Project Effect: “No Effect”***



### Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the “*Checklist of the Birds of Alachua County*” maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

***Eastern Black Rail—Project Effect: “No Effect”***

### ***Project Effect: “No Effect” on Federally Listed Bird Species.***

#### ***Federally Listed Reptile Species***

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

### Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 40**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. Little Hatchet Creek and the surrounding disturbed communities provide habitat for Indigo Snakes, and they may be encountered during any construction that occurs on the Project Site. The Project Site does not provide the preferred habitat for this species, but these snakes use a wide range of wetland and upland habitats, and Wetlands and Floodplains all provide habitat for indigo snakes.

There is a likelihood that indigo snakes may be permanent occupants of this site or be transient visitors using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of onsite and offsite creek systems. It is possible that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** (USFWS August 13, 2013). To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS “***Eastern Indigo Snake Programmatic Effect Determination Key***” was consulted. Use of the key indicates that the Project would “***Not Likely Adversely Affect***” (NLAA) the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows are present; therefore, the potential effects on the population are minimal or insignificant.

***Eastern Indigo Snake—Project Effect: “Not Likely to Adversely Affect” (NLAA)***

Gopher Tortoise (*Gopherus polyphemus*)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Project Site and **NO** tortoises were found during several field surveys. Dense clay soils near the surface and a high water table throughout the area substantially inhibits burrowing by tortoises on this Site.

***Gopher Tortoise—Project Effect: “No Effect”***

***Federally Listed Amphibian Species***

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

### Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 41**). The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

### ***Striped Newt—Project Effect: “No Effect”***

### Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not currently shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** recent known occurrences have been reported around the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. There is an historical FNAI element occurrence report shown southwest of the Project Site within the well field property however this is a very old report (see Figure 42). The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

### ***Frosted Flatwoods Salamander—Project Effect: “No Effect”***

### **Federally Listed Crustacean Species**

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

#### ***Squirrel Chimney Cave Shrimp—Project Effect: “No Effect”***

### **Migratory Birds**

The following migratory birds were documented within the **IPaC** consultation provided as Attachment 1. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS “Birds of Conservation Concern list” or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species’ section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

**Comment:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. No kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats offsite that provide forage for this species. Adjacent commercial properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in dense forested areas or dense early successional habitats that provide limited forage for this species. Development

will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat onsite for kestrels occurs along the roadsides that abut adjacent developed areas with large open old field or pasture habitat. There is minimal onsite forage habitat for this species.

***American Kestrel—Project Effect: “No Effect”***

- **Bachman’s Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

**Comment:** from the “Checklist of the Birds of Alachua County,” Bachman’s sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

***Bachman’s Sparrow—Project Effect: “No Effect”***

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

**Comment:** there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

***Bald Eagle—Project Effect: “No Effect”***

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

**Comment:** The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron was not seen on site and would primarily use the man-made storm pond as forage habitat if it visited the site. If the site is developed more stormwater ponds would be constructed that also provide habitat for forage for this species. The proposed expansion project would result in a net gain of open water surface water habitat.

***Great Blue Heron—Project Effect: “No Effect”***

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

**Comment:** Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

***Henslow's Sparrow—Project Effect: “No Effect”***

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

**Comment:** This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

***Lesser Yellowlegs—Project Site: “No Effect”***

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

**Comment:** This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional areas of dense forested habitat and drained forested wetlands, neither of which provides habitat for this species.

***Prairie Warbler—Project Effect: “No effect”***

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 10 to Sep 10.

**Comment:** The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

***Red-headed Woodpecker—Project Effect: “No Effect”***

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

**Comment:** This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

***Short-billed Dowitcher—Project Effect: “No Effect”***

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

**Comment:** The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in proximity. The Project Site provides forage and nesting habitat for this species along the creek systems. These will be unaffected by development as disturbance of these areas is not generally allowed within the context of the City and County Land Development Codes.

***Swallow-tailed Kite—Project Effect: “No Effect”***

### ***Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species***

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential “Effects” analysis that the Project Development may have on locally occurring imperiled species. The Alachua County “**Summary of Rare and Regulated Plants**” provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled “**Florida’s Endangered and Threatened Species**” (most recent publication Date: December 2018)



The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the “Element Occurrence Database.” The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 42**. The database shows **NO** listed species have historically been reported from the designated Project Site except for the RCW notation that is described above. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 43**). These ranges of occurrence should only be interpreted considering that the required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

#### Mammals

- **Sherman’s Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

#### ***Sherman’s Fox Squirrel—Project Effect: “No Effect”***

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 44**. Within the area, due to the large areas of undeveloped habitats around the Project Area, encounters with black bears would be considered as common. Areas where nuisance encounters with black bears have been reported are also shown on Figure

44. Several nuisance reports are shown for the general Project Area. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common throughout this area of the City and County.

***Florida Black Bear—Project Effect: “No Effect”***

Reptiles

- ***Eastern Diamondback Rattlesnake (Crotalus adamanteus) (FNAI G4/S3):*** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed. No Eastern Diamond Rattlesnakes were seen however, many, many Pigmy Rattlesnakes were encountered during the field survey.

***Eastern Diamondback Rattlesnake—Project Effect: “No Effect”***

- ***Short-tailed Snake (Stilosoma extenuatum) (State Threatened, FNAI G3/S3):*** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

***Short-tailed Snake—Project Effect: “No Effect”***

- ***Florida Pine Snake (Pituophis melanoleucus mugitus) (State Threatened, FNAI G4/S3):*** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher

tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

***Florida Pine Snake—Project Effect: “No Effect”***

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

***Southern Hognose Snake—Project Effect: “No Effect”***

- ***Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)***
- ***Gopher Frog (*Rana capito*) (FNAI G3/S3)***

The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

***Striped Newt—Project Effect: “No Effect”***

***Gopher Frog—Project Effect: “No Effect”***

## Birds

- ***Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):*** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

***Little Blue Heron—Project Effect: “No Effect”***

- ***Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):*** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is

nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site and **NO** forage habitat exists. Occasional transient visitors may be seen along the roadside and in the mowed areas of the existing facility, but the site generally provides very poor habitat for this species.

***Florida Sandhill Crane—Project Effect: “No Effect”***

Plants

- **Godfrey’s Swampprivet (*Forestiera godfreii*; FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey’s swampprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Project Site however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

***Godfrey’s Swampprivet—Project Effect: “No Effect”***

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey however this species has been found previously south of the Project Site.

***Variable-leaf Crownbeard—Project Effect: “No Effect”***

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County however was not seen during any site survey.

***Florida Spiny-pod—Project Effect: “No Effect”***

- **Angularfruit Milkvine (*Gonolobus suberosus*; State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiny-pod. This species occurs in the area of the Project Site, but none were observed during the field survey.

***Angularfruit Milkvine—Project Effect: “No Effect”***

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

***Cardinalflower—Project Effect: “No Effect”***

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County and has been seen on sites adjacent to the Project Site, but none were seen during the site surveys.

***Hooded Pitcherplant—Project Effect: “No Effect”***

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

***Florida Toothachegrass—Project Effect: “No Effect”***

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site.

***Eastern Sweetshrub—Project Effects: “No Effect”***

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species

occurring in the area of the Project Site. It was not seen during the Site surveys nor has been encountered during adjacent site surveys conducted in the past.

***Silver Buckthorn—Project Effect: “No Effect”***

- **Flyr’s Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

***Flyr’s Nemesis—Project Effect: “No Effect”***

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

***Red-margin Zephyrlily—Project Effect: “No Effect”***

- **Rainlily (*Zephyranthes atamasca* var. *treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat’s rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

***Rainlily—Project Effect: “No Effect”***

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

***Cinnamon Fern—Project Effect: “No Effect”***

- **Royal Fern (*Osmunda regalis* var. *spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

***Royal Fern—Project Effect: “No Effect”***

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

***Needle Palm—Project Effect: “No Effect”***

#### Invertebrates

- **Sugarfoot Moth Fly (*Nemopalpus nearcticus*):** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

***Sugarfoot Moth Fly—Project Effect: “No Effect”***

### **Strategic Ecosystems**

The City and County Strategic Ecosystem (SE) overlay for the Project Site and surrounding area is provided as **Figure 45**. The coverage shows that the Project Site is surrounded by the SE coverage; however, no overlay exists for the Project Site or immediately adjacent areas. There are **NO** upland habitats on site that would be defined as Strategic Ecosystem Resources.

### **Champion Trees**

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 46**. The data points in this database are not exactly georeferenced correctly based on **ERC** field reviews of other site locations; however, the data indicate that **NO** Champion Trees are located within the vicinity of the Project Site.

## **Results of Field Survey**

During the field surveys both the *East and West Expansion Sites* were extensively evaluated, and all wetland and surface waters were flagged with sequentially numbered flags and stakes and located by Professional Survey. During the field survey **ERC** encountered many areas of ground disturbance such as old concrete structures, old wells and pump stations, underground iron pipes exposed at the surface, unidentified man-hole structures, and in many areas chunks of coal were found distributed across the surface



(East Side). All these features suggested that the Site had historically been extensively developed well in the past as there are **NO** identifiable structures remaining on the ground that provide certainty to the absolute nature of the historical development.

To provide information with respect to these observations, an historical aerial review of the site was performed. In 1937 the Project Site was undeveloped except that the Creek at the east end of the East Expansion Site had already been excavated to provide enhanced drainage of the wetlands. Extensive development of the entire Project Site is apparent on the 1949 aerial, which is provided as **Figure 47**. This aerial shows very extensive development of the East Expansion Site with numerous buildings and roadways being constructed. On this date the West Expansion Site Flatwoods had been cleared and a single large building is present in the southwest corner of the site; however, the wetlands still have an intact canopy. On the East Side, development covered much of the wetlands that are defined today as Drained Hydric Hammock Slopes, but the very wet areas defined by Cypress-Mixed Hardwood Swamp Habitats are undeveloped at this time. However, development in 1949 significantly covered much of the area defined as wetland within this **ERA**. Information regarding this development is provided within the *Phase I* Study performed by **GSE** Engineering and Consulting, Inc. (September 2021) provided under separate cover in support of the **SUP** application. From their study, they state that from 1941 to 1945 the Project Site was developed for the Alachua Army Airfield for support of World War II operations. Many of the buildings seen on the aerials were apparently Officer Living Quarters. Attached as **Figure 48** is a diagram of the building plan that existed at the time that was provided to **GSE** and provided in their report and included in this **ERA** for information purposes.

During the field survey **ERC** staff could see remnants of structures and roads but could not ascertain any development configuration that once existed. **GSE** has provided a review of the *Phase I* issues in their report. **ERC** will not address any *Phase I* issues; however, building slabs, old wells, old man-hole covers, and underground steel pipes are present in the Project Site, so speculation would indicate that there are some underground structures remaining that would have been associated with this development. There may be old water lines, sewer lines, and septic tanks present. **ERC** saw indications of this but cannot comment on the exact nature of the features present or extent of underground features. On the 1964 aerials, all the World War II barracks had been removed and development of the existing SiVance Facility has occurred. Review of remaining years of aerials is unremarkable with the East and West Sites remaining undeveloped since 1949.

## West Expansion Area

The general results of the field survey of the West Expansion Area are provided on **Figure 49** showing GPS locations where site-specific data were recorded and categorized with respect to the general type of data recorded. The GPS icons on Figure 49 represent data collected at **702** locations within the Project Site. The general existing conditions found on both the East and West Sites are shown in **Appendix A (Photos A-1 through A-37)** as referenced to photo stations provided on **Figure A-1** and **Figure A-2**. West Site Photos are shown as Photos **A-1 through A-27** with the East Site Photos shown as **A-28 through A-37**. The common and botanical names of all plant species encountered within the West Expansion Area during the survey are provided in **Table 2**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 49.

## Plant Communities Occurring within the West Expansion Area (see Figure 50)

### Upland Habitats

#### Polygons 17, 20 and 21

Polygons 17, 20, and 21 are upland areas classified as historical Pine Flatwoods. The habitats present in these areas are flatwoods that have been affected by drainage, logging, and other man-made activities. All onsite flatwoods are *Pine-Hardwood-Successional* habitats in nature, generally consisting of a mixed canopy of loblolly pine (*Pinus taeda* L.), slash pine (*Pinus elliottii* Engelm.), and occasionally longleaf pine (*Pinus palustris* Mill.), with a substantial colonization of water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), and sweetgum (*Liquidambar styraciflua* L.). The occurrence of saw palmetto (*Serenoa repens* [Bartr.] Small), in the understory is highly variable. In many areas, there is a substantial occurrence of cabbage palm (*Sabal palmetto* [Walter] Lodd. ex Schult. & Schult. f.). In all areas, the groundcover is disturbed and there are large areas where St. Augustinegrass (*Stenotaphrum secundatum* [Walter] Kuntze) is the dominant groundcover.

#### Polygon 19

This area of the site consists of Oldfield vegetation and Mixed Shrubs and Oaks that occur within a power line easement and on berms associated with a stormwater basin (Polygon 16).

#### Polygon 18

This upland area is located partly within a drained wetland and historical flatwoods habitat. The groundcover is primarily dominated by St. Augustinegrass (*Stenotaphrum*

*secundatum* [Walter] Kuntze) but there are also large occurrences of a mixed cover of briars, shrubs, and vines. Slash pine (*Pinus elliottii* Engelm.), water oak (*Quercus nigra* L.), and cabbage palm (*Sabal palmetto* [Walter] Lodd. ex Schult. & Schult. f.) are the dominant canopy species. This habitat has old asphalt and limerock roads that transect the area.

#### Polygons 14 and 15

These upland polygon areas are composed of Oldfield and Mixed Pine and Oak vegetation associated with a powerline easement, road, and berms located north of the excavated east-west Polygon 9 surface water polygon.

### **Surface Waters**

#### Surface Water Polygon 16

Polygon 16 is a large surface water associated with a constructed stormwater pond in the northwest corner of the site. This basin was permitted in 1997 via **MSSW Permit No. 40-001-00078AWM2** issued by the St. Johns River Water Management District (SJRWMD). The Biological Staff Report and Site Plans for this permit are provided in **Attachment 2**. The Permit was not located. The basin receives inflow of stormwater in the northeast corner that originates on the existing SiVance site. Stormwater is currently routed west from the northwest corner of the existing facility through a force main that traverses west from the existing site, north along the boundary of Upland Polygon 17 and Wetland Polygon 3. The permit plans show the force main was excavated through Wetland Polygon 3 and Surface Water Polygons 10 and 13 (east of the storm pond). However, **NO** wetland or surface water impact mitigation was identified in the permit or staff report. It does, however, appear that impacts occurred but may have been considered *de minimis*.

#### Surface Water Polygon 9

This is a very large, excavated drainage canal that routes water completely across the north boundary of the Project Site. It receives run-off from areas west and north of the Project Site. This canal was excavated when the site was originally developed as the Army Airfield Barracks in the 1940s. It is relatively deep and has very steep sides.

#### Surface Water Polygon 10

Polygon 10 is a large, excavated ditch that runs north-south through the western ¼ of the site and intercepts Surface Water Polygon 9, which runs along the north boundary of the site. This ditch receives discharge from the Stormwater basin defined as Polygon 16 and routes this water north to Polygon 9. This feature functions to drain the site and route waters from onsite and offsite areas to downstream receiving waters.

### Surface Water Polygon 13

Polygon 13 is an excavated canal that connects Surface Water Polygon 9 to Wetland Polygon 4. At the north end of Polygon 13 there is a ditch block of earthen sediment that prevents southward flow from Polygon 9 to Polygon 13 during periods of low flow until water stages up in Polygon 9 to enable flow across the ditch block during extreme rain events. It does not currently appear that water flows from Polygon 9 to Polygon 13 while the water level is at 149 ft or below; however, this is an estimation. The earthen sediment block located in the north end of Polygon 13 may be the result of the excavation of the force main in this area.

### Surface Water Polygons 7, 8, and 11

These Polygons are small ditches that are associated with a raised grade road that runs north south and connects NE 54th Place with the stormwater basin identified as Polygon 16. These are man-made excavated features.

## **Wetlands**

### Wetland Polygons 1, 2, 3, and 4

These Wetland Polygons are part of a large historical wetland depression more or less defined by the 151-ft LiDAR contour interval. The wetland area is drained but the drainage is not extensive enough to convert the depression to an upland. The habitat is a Pine–Cypress–Mixed Hardwood Swamp dominated by slash pine (*Pinus elliottii* Engelm.), pond cypress (*Taxodium ascendens* Brongn.), swamp blackgum (*Nyssa biflora* Walter), sweetbay (*Magnolia virginiana* L.), dahoon (*Ilex cassine* L.), sweetgum (*Liquidambar styraciflua* L.), and cabbage palm (). Groundcover species include netted chainfern (*Woodwardia areolata* [L.] Moore), Virginia chainfern (*Woodwardia virginica* [L.] Smith), royal fern (*Osmunda regalis* L. var. *spectabilis* [Willd.] A. Gray), maidencane (*Panicum hemitomon* Schult.), tall yelloweyedgrass (*Xyris platylepis* Chapm.), cinnamon fern (*Osmundastrum cinnamomeum* [L.] C. Presl), wooly panic grass (*Dichanthelium scabriusculum* [Ell.] Gould & Clark), and others. Wetland Polygon 3 is much drier than Wetland Polygon 4 due to the drainage influence facilitated by Surface Water Polygon 9 however the wetland does experience regular and periodic inundation during normal rain years.

### Wetland Polygon 5

This wetland was apparently created by clearing of the Power-line easement and continued maintenance during periods of high rain fall. During the 2020 field survey this area was delineated as upland old field being dominated by a host of upland herbs. In 2021 during periods of excessive rain the area was colonized by a host of wetland herbs, sedges and rushes and small areas of standing water were present. The area would not

have this vegetation association if the ground were not disturbed by Power-line maintenance. Therefore, the area is described as a man-made wetland area that is very disturbed.

#### Wetland Polygon 6

Wetland Polygon 6 is a small drained wet flatwoods area that is currently maintained by runoff from the ditches, limerock roads, and berms located in the area. Wax myrtle (*Morella cerifera* [L.] Small) is the dominant shrub species but groundcover species include maidencane (*Panicum hemitomon* Schult.), Virginia chainfern (*Woodwardia virginica* [L.] Smith), soft rush (*Juncus effusus* [L.] subsp. *solutus* [Fernald & Weigand] Hamet-Ahti), tall yelloweyedgrass (*Xyris platylepis* Chapm.), purple bluestem (*Andropogon glomeratus* [Walt.] BSP var. *glaucopsis* [Ell.] Mohr), tall nutgrass (*Scleria triglomerata* Michx.), and others.

#### **Flow-ways**

The Flow-ways that occur within and around the Western Expansion Site are shown on **Figure 51**. Factors that affect flows have been described within the individual wetland and surface water polygon descriptions.

#### **East Expansion Area**

The general results of the field survey of the East Expansion Area are provided on **Figure 52** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 51 represent data collected at **1,339** locations within the Project Site. The general existing conditions found on the East Project Site are shown in **Appendix A (Photos A–28 through A–37)** as referenced to photo stations provided on **Figure A–1 and Figure A–2**. The common and botanical names of all plant species encountered within the East Expansion Area during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 52.

A set of Maps is provided describing the results of a field survey conducted August–September 2021 of the SiVance Eastern Expansion Area. The figures summarize results of field data collected during the survey. The original Project Site as proposed to **ERC** extended from the east property line of the existing SiVance Facility to a previously unknown limit defined by the westernmost wetland boundary on the parcel adjacent to SiVance to the east Side. The Eastern Expansion Site has a well-defined, very old asphalt road that runs along but within the south area of the existing Parent Parcel. At the southeast corner of the Study Site the asphalt road extends southwest toward the developed area to the south. There is a limerock road that extends northeast from the

southeast corner toward the GRU Power Line Easement that forms the north boundary of the proposed expansion area. Please note that the study area was not specifically defined for **ERC**, so property boundaries were defined for the RAA that made the most sense for the area to be investigated based on the on-ground physical features. The results are generally defined, as follows:

- **Figure 52, GPS Locations Map:** The GPS icons showing the locations on the Project Site where site-specific data were recorded are provided on this Figure. The type of data collected is defined by the icon symbol described on the Figure legend. The Figure shows all locations visited during the field survey. The more data points that occur in an area indicates the intensity of the survey performed in that area. The icons represent various physical structures that were encountered on the site to include roads, culverts, concrete pipes, wells, etc. Plant community icons are provided, and the nomenclature shown by these icons are more specific than the Plant Community Polygon names used in the Plant Community Map. The icons describe the variation in the communities described by the Plant Community map nomenclature.
- **Figure 53, Plant Community Map:** From the GPS data provided on Figure 52, a Plant Community Map was constructed as shown on **Figure 53**. In general, the site is covered by a mix of well-defined disturbed successional upland and wetland communities that correspond to visibly defined topographic breaks. The vegetation has been altered by previous clearing, construction, very old development activities as previously described, and historical dumping. Coal had been variously deposited across the ground surface throughout the Site. Historical aeriels show that the road and various ditches were constructed during the 1940s as well as the asphalt road, concrete slabs, and possibly old sewer line structures found and indicate that extensive development had occurred in the past.

The onsite uplands are dominated by a mix of successional Pines (*Pinus taeda*, *Pinus elliottii*, *Pinus palustris*), Oaks (*Quercus nigra*, *Quercus hemisphaerica* and *Quercus virginiana*), Sweetgum (*Liquidambar styraciflua*) and other hardwoods as well as substantial coverage of Cabbage Palm (*Sabal palmetto*) and Saw Palmetto (*Serenoa repens*). The site is drained by a large Canal (upland cut ditch Surface Water Polygon 3) that runs on the south side of the Power Line Easement (Polygon 14) that forms the north boundary of the Project Site. The canal has drained several small wetland areas on site that lie adjacent to the canal, but subsurface clays prevent the drainage of the larger wetlands. The ditch runs west to east until it is diverted southeast and turns into Polygon 22, which is a much shallower excavated feature that runs through the Cypress-Mixed Hardwood Swamp (Polygons 6 and 19) in the northeast corner of the site. This ditch drains this wetland but not to a degree to affect the jurisdiction status. Polygon 22 was

excavated prior to 1937 and was excavated within a previously existing drainage channel at that time. The general distribution of upland and wetland Habitats found on site is provided on **Figure 54** but only a partial wetland boundary was flagged as part of this study (see Figure 8).

- **Figure 55, Flow-ways:** There are seventeen (17) named flow arrows shown on Figure 55 and these represent the flow directions seen during the field survey. The number of arrows is unimportant and are numbered to facilitate explanation of flow through the site. Flow-ways 1, 2, and 3 represent flow from the existing SiVance Facility into an offsite ditch that is directed to a ditch on the northside of the asphalt road represented by Flow 4. Flow in the ditch along the south perimeter of the site is represented by Flow-ways 4, 5, and 6, which route waters east to a culvert under the limerock road at the southeast corner of the site. At the southeast corner, Flows 6 and 7 join into a large ditch represented by Flow 16 that exits the Project Site Area. Flow 7 originates from seepage that collects within a button-bush shrub swamp within the wetland designated as Polygon 5 (Figure 53) that overflows and creates Flow 7. Flows 6 and 7, during high rain events, are too much for the culvert located at the origin of Flow 16 as shown, which creates overflow across the road to create Flow 17. Flows 12, 11, 10, and 9 are within the large, excavated canal. Where this canal enters the Cypress-Mixed Hardwood Swamp at Flow 8, the ditch depth and width are substantially diminished and waters flow across the surface of the swamp and the excavated ditch within the wetland. Flow 8 flows under the limerock road where flows often are too large for the culvert and create overflow areas at Flows 14 and 15.

The asphalt road on the south boundary of the site and the limerock road on the east end of the site have the effect of dams (berms) that obstruct water flows off site. The only way for water to leave the “*bermed*” area is through the two small culverts under the roads at the east and southeast ends of the site. This essentially has the effect of creating a stormwater basin within the boundaries of the Project Site. There is an enormous amount of water routed along the north boundary of the site that originates north and west of the SiVance West Site and the existing facility. So, the existing road configuration has kept this site much wetter than it should be considering the local adjacent drainages. Much of the stormwater from the east side of existing SiVance Site ends on this Site.

## Man-made Structures and debris Occurring on the Site

Several Man-made structures were found on the site as has been described above. The location and general nomenclature of these features are described on **Figure 56**.



## Coverage of Exotic Vegetation

Exotic trees, shrubs, and herbs are distributed at various densities in several areas of the site. The general species distribution is summarized within **Tables 2 and 3**. The most commonly occurring invasive groundcover species are as follows:

<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustine grass
<i>Cinnamomum camphora</i> (L.) J. Presl	Camphortree
<i>Eremochloa ophiuroides</i> (Munro) Hack.	Centipede grass
<i>Lantana strigocamara</i> R. W. Sanders	Lantana
<i>Ligustrum sinense</i> Lour.	Chinese privet
<i>Lonicera japonica</i> Thunb.	Japanese honeysuckle

## Results of Listed Species Surveys

Listed plant and animal surveys were performed in all areas where GPS icons are shown on Figures 49 and 52. **NO** listed animals were observed, including gopher tortoises. **NO** listed plant species were found during the surveys.

## Discussion and Summary

Both Expansion Areas have developable uplands on site that would facilitate expansion of the existing facility. On the Western Expansion Site development is more easily accomplished if filling or piping of the man-made ditches that were excavated across the site in various areas is done. These features are designated as Surface Water **Polygons 7, 8, 10, 11, 12, and 13** on **Figure 50 and 51**. Pursuant to **Chapter 77, Water Quality Standards and Management Practices Code**, Man-Made Surface Water and Wetland areas located on the Site are jurisdictional; however, they are exempt from regulation as defined in **Section 77.21, Exemptions**. These areas are considered **Altered Wetlands** and **Artificial Wetlands** under **Section 77.21(a) (10) and (11)**, respectively. Therefore, mitigation is not required. In addition, for State Regulations man-made Ditches excavated through historical uplands are generally exempt from mitigation. There are **NO** issues defined within this **ERA** that would preclude modification of the **SUP**. To more specifically address how the proposed expansion would affect the resources defined in this **ERA** will require evaluation of a site-specific development Plan for each expansion site.

Table 2. Plant species recorded at the SiVance Expansion Sites (West), Alachua County, during field surveys conducted February 2020 and September 2021.

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
ACE RUB	<i>Acer rubrum</i> L.	Red maple	FAC	FACW	NC
AGA PUR	<i>Agalinis purpurea</i> (L.) Pennell	Gerardia	FACW	FACW	NC
AMB ART	<i>Ambrosia artemisiifolia</i> L.	Common ragweed	FACU	UPL	NW
AMP MUH	<i>Amphicarpum muhlenbergianum</i> (Schult.) Hitchc.	Blue maidencane	FACW	FACW	NC
AND GCP	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>glaucopsis</i> (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>pumilus</i> (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND GLA	<i>Andropogon virginicus</i> L. var. <i>glaucus</i> Hackel	Chalky bluestem	FACU	FAC	NC
AND VIR	<i>Andropogon virginicus</i> L. var. <i>virginicus</i>	Broomsedge	FAC-	FAC	NP
ARI STR	<i>Aristida stricta</i> Michx.	Wiregrass	FAC-	FAC	NC
BAC GLO	<i>Baccharis glomeruliflora</i> Pers.	Groundsel tree	FACW	FAC	NC
BAC HAL	<i>Baccharis halimifolia</i> L.	Sea myrtle	FAC	FAC	NP
BID ALB	<i>Bidens alba</i> (L.) DC.	Beggarticks	NL	UPL	NW
BOE CYL	<i>Boehmeria cylindrica</i> (L.) Sw.	False nettle	FACW+	OBL	NC
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAM RAD	<i>Campsis radicans</i> (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAR GLC	<i>Carex glaucescens</i> Elliott	Clustered sedge	OBL	FACW	NC
CAR STR	<i>Carex striata</i> Michx.	Walter's sedge	OBL	FACW	NC
CEL LAE	<i>Celtis laevigata</i> Willd.	Hackberry	FACW	FACW	NC
CEP OCC	<i>Cephalanthus occidentalis</i> L.	Common buttonbush	OBL	OBL	NC
CHA LAX	<i>Chasmanthium laxum</i> var. <i>laxum</i> (L.) Yates	Slender woodoats	FACW-	FACW	NC
CIN CAM	<i>Cinnamomum camphora</i> (L.) J.Presl	Camphortree	FACU	UPL	EA
CIR NUT	<i>Cirsium nuttallii</i> DC	Nuttall's thistle	FAC	FACW	NP

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
CLA EVA	<i>Cladina evansii</i> (Abbayes) Hale & Culb.	Evans' reindeer lichen	---	---	NC
CLA LEP	<i>Cladonia leporina</i> Fr.	Cup lichen	---	---	NC
COL ANC	<i>Coleataenia anceps</i> (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
CRO SPE	<i>Crotalaria spectabilis</i> Roth	Rattlebox	NL	UPL	EW
CYN DAC	<i>Cynodon dactylon</i> (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP CRO	<i>Cyperus croceus</i> Vahl	Baldwin's flatsedge	FAC	FAC	NP
CYP DIS	<i>Cyperus distinctus</i> Steud.	Swamp flatsedge	FACW	OBL	NP
CYP OVA	<i>Cyperus ovatus</i> Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP PLU	<i>Cyperus plukenetii</i> Fernald	Plukenet's flatsedge	NL	UPL	NC
CYP POL	<i>Cyperus polystachyos</i> Rottb.	Manyspike flatsedge	FACW	FACW	NP
CYP STR	<i>Cyperus strigosus</i> L.	Strawcolored flatsedge	OBL	UPL	NP
CYP SUR	<i>Cyperus surinamensis</i> Rottb.	Tropical flatsedge	FACW	FACW	NP
DES INC	<i>Desmodium incanum</i> DC.	Creeping beggarweed	NL	UPL	NP
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	<i>Dichanthelium aciculare</i> (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	<i>Dichanthelium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC SCA	<i>Dichanthelium scabriusculum</i> (Ell.) Gould & Clark	Wooly panic grass	OBL	OBL	NC
DIC CAR	<i>Dichondra caroliniensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIO VIR	<i>Diodia virginiana</i> L.	Virginia buttonweed	FACW	FACW	NC
DRY COR	<i>Drymaria cordata</i> (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
EDR UNI	<i>Edrastima uniflora</i> (L.) Raf	Clustered mille grains	FACW	FACW	NC
ELE ELA	<i>Elephantopus elatus</i> Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	<i>Eleusine indica</i> (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ERA ELL	<i>Eragrostis elliottii</i> S. Wats.	Elliott lovegrass	FACW	FAC	NP
ERE OPH	<i>Eremochloa ophiuroides</i> (Munro) Hack.	Centipedegrass	NL	UPL	EA
EUP CAP	<i>Eupatorium capillifolium</i> (Lam.) Small	Dog fennel	FACU	FAC	NW

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
EUP MOH	<i>Eupatorium mohrii</i> Greene	Mohr's eupatorium	FACW-	FAC	NC
EUS PET	<i>Eustachys petraea</i> (Sw.) Desv.	Pinewoods fingergrass	FACU-	UPL	NP
EUT CAR	<i>Euthamia caroliniana</i> (L.) Greene ex Porter & Britton	Slender goldenrod	FAC	FAC	NP
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HYD cf. UMB	<i>Hydrocotyle cf. umbellata</i> L. (sterile)	Manyflower marshpennywort	OBL	FACW	NP
HYP GEN	<i>Hypericum gentianoides</i> (L.) BSP.	Pineweeds	FACU	UPL	NC
HYP HYP	<i>Hypericum hypericoides</i> (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
HYP TET	<i>Hypericum tetrapetalum</i> Lam.	Heart-leaved St. Peter's-wort	FACW	FAC	NC
HYP ALA	<i>Hyptis alata</i> (Raf.) Shinnars	Musky mint	OBL	FACW	NP
ILE CAS	<i>Ilex cassine</i> L.	Dahoon holly	FACW	OBL	NC
ILE COR	<i>Ilex coriacea</i> (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	<i>Ilex glabra</i> (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
ILE VOM	<i>Ilex vomitoria</i> Aiton	Yaupon	FAC	FAC	NC
IPO COR	<i>Ipomoea cordatotrilobata</i> Dennst.	Tievine	NL	---	NW
IRI HEX	<i>Iris hexagona</i> Walter	Prairie iris	OBL	OBL	NC
ITE VIR	<i>Itea virginica</i> L.	Virginia willow	FACW+	OBL	NC
JUN DIC	<i>Juncus dichotomus</i> Ell.	Forked rush	FACW	OBL	NP
JUN DIF	<i>Juncus diffusissimus</i> Buckley	Slimpod rush	FACW	OBL	NC
JUN MAR	<i>Juncus marginatus</i> Rostk.	Grassleaf rush	FACW	FACW	NP
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
KYL BRE	<i>Kyllinga brevifolia</i> Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAC ANC	<i>Lachnocaulon anceps</i> (Walt.) Morong	Bog-buttons	OBL	FACW	NC
LAN STR	<i>Lantana strigocamara</i> R. W. Sanders	Lantana	FACU	UPL	EW
LIG SIN	<i>Ligustrum sinense</i> Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
LIN GRA	<i>Lindernia grandiflora</i> Nutt.	Savannah false-pimpernel	OBL	FACW	NC
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC+	FACW	NC
LON JAP	<i>Lonicera japonica</i> Thunb.	Japanese honeysuckle	FAC-	---	EA
LUD MAR	<i>Ludwigia maritima</i> Harper	Seaside seedbox	FACW	FACW	NP
LUD OCT	<i>Ludwigia octovalvis</i> (Jacq.) Raven	Mexican primrosewillow	OBL	OBL	NP
LYG JAP	<i>Lygodium japonicum</i> (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	<i>Lyonia lucida</i> (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	<i>Magnolia virginiana</i> L.	Sweetbay	FACW+	OBL	NC
MED LUP	<i>Medicago lupulina</i> L.	Black medick	FACU	UPL	EW
MIK SCA	<i>Mikania scandens</i> (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MOR CER	<i>Morella cerifera</i> (L.) Small	Wax myrtle	FAC+	FAC	NP
NEK ARB	<i>Nekemias arborea</i> (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	<i>Nyssa biflora</i> Walter	Swamp blackgum	OBL	OBL	NC
OPL SET	<i>Oplismenus setarius</i> (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OSM REG	<i>Osmunda regalis</i> L. var. <i>spectabilis</i> (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	<i>Osmundastrum cinnamomeum</i> (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OXA COR	<i>Oxalis corniculata</i> L.	Common yellow woodsorrel	FACU	UPL	NW
PAN HEM	<i>Panicum hemitomon</i> Schult.	Maidencane	OBL	OBL	NC
PAR QUI	<i>Parthenocissus quinquefolia</i> (L.) Planch.	Virginia creeper	FAC	---	NC
PAS FLO	<i>Paspalum floridanum</i> Michx.	Florida paspalum	FACW-	FACW	NC
PAS NIC	<i>Paspalum nicorae</i> Parodi	Brunswickgrass	NL	UPL	EW
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PAS SAU	<i>Paspalum notatum</i> Flugge var. <i>saurae</i> Parodi	Argentine bahia	FACU	UPL	EA
PAS URV	<i>Paspalum urvillei</i> Steud.	Vaseygrass	FAC	FAC	EW
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
PER PAL	<i>Persea palustris</i> (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHL AUR	<i>Phlebodium aureum</i> (L.) J. Sm.	Golden polypody	NL	UPL	NC
PHO LEU	<i>Phoradendron leucarpum</i> (Raf.) Reveal & M.C. Johnst.	Oak mistletoe	NL	UPL	NC
PHY URI	<i>Phyllanthus urinaria</i> L.	Chamber bitter	FAC	FAC	EW
PIN ELL	<i>Pinus elliottii</i> Engelm.	Slash pine	FACW	UPL	NC
PIN PAL	<i>Pinus palustris</i> Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PIT GRA	<i>Pityopsis graminifolia</i> (Michx.) Nutt.	Grass-leaf golden aster	UPL	UPL	NC
PLU BAC	<i>Pluchea baccharis</i> (Mill.) Pruski	Rosy camphorweed	FACW	FACW	NC
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC
PTE AQU	<i>Pteridium aquilinum</i> (L.) Kuhn. var. <i>pseudocaudatum</i> (Clute) Clute ex. A. Heller	Tailed bracken	FACU	UPL	NC
QUE GEM	<i>Quercus geminata</i> Small	Sand live oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	<i>Quercus laurifolia</i> Michx.	Swamp laurel oak	FACW	FACW	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Live oak	FACU+	UPL	NC
RHE MAR	<i>Rhexia mariana</i> L.	Pale meadowbeauty	FACW+	FACW	NC
RHY CAD	<i>Rhynchospora caduca</i> Ell.	Falling beaksedge	OBL	FACW	NC
RHY FAS	<i>Rhynchospora fascicularis</i> (Michx.) Vahl	Fasciculate beaksedge	FACW+	FACW	NC
RUB CUN	<i>Rubus cuneifolius</i> Pursh	Sand blackberry	FACU	---	NP
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUB TRI	<i>Rubus trivialis</i> Michx.	Southern dewberry	FAC	---	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAL CAR	<i>Salix caroliniana</i> Michx.	Carolina willow	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	<i>Sambucus nigra</i> L. subsp. <i>canadensis</i> (L.) Bolli	Elderberry	FACW-	FAC	NC
SAU CER	<i>Saururus cernuus</i> L.	Lizard's tail	OBL	OBL	NC
SCH STO	<i>Schizachyrium stoloniferum</i> Nash	Creeping bluestem	FACU	FAC	NC
SCI CYP	<i>Scirpus cyperinus</i> (L.) Kunth	Woolgrass	OBL	OBL	NC
SCL RET	<i>Scleria reticularis</i> Michx.	Netted nutrush	OBL	FACW	NC
SCL TRI	<i>Scleria triglomerata</i> Michx.	Tall nutgrass	FACU+	FACW	NC
SER REP	<i>Serenoa repens</i> (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SET PAR	<i>Setaria parviflora</i> (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SID RHO	<i>Sida rhombifolia</i> L.	Cuban jute	FACU	UPL	NW
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI GLA	<i>Smilax glauca</i> Walt.	Wild sarsaparilla	FAC	---	NC
SOL SCA	<i>Solidago canadensis</i> L. var. <i>scabra</i> T. & G.	Canada goldenrod	FACU	UPL	NP
SOL FIS	<i>Solidago fistulosa</i> Ait.	Pinebarren goldenrod	FAC+	FACW	NP
SOL LEA	<i>Solidago leavenworthii</i> Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPO IND	<i>Sporobolus indicus</i> (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustinegrass	FAC	UPL	NW
SYM DUM	<i>Symphotrichum dumosum</i> (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
TAX ASC	<i>Taxodium ascendens</i> Brongn.	Pond cypress	OBL	OBL	NC
TAX DIS	<i>Taxodium distichum</i> (L.) Rich.	Bald cypress	OBL	OBL	NC
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TOX RAD	<i>Toxicodendron radicans</i> (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	<i>Triadica sebifera</i> (L.) Small	Popcorn tree	FAC	FAC	EA
TRI DIC	<i>Trichostema dichotomum</i> L.	Forked bluecurls	NL	UPL	NC
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC



Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
TRI DAC	<i>Tripsacum dactyloides</i> (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC
VAC COR	<i>Vaccinium corymbosum</i> L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	<i>Vaccinium myrsinites</i> Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	<i>Vaccinium stamineum</i> L.	Deerberry	FACU	UPL	NC
VER BRA	<i>Verbena brasiliensis</i> Vell.	Brazilian vervain	FAC-	UPL	EW
VER SCA	<i>Verbena scabra</i> Vahl.	Harsh vervain	FACW+	FACW	NC
VIO LAN	<i>Viola lanceolata</i> L.	Long-leaf violet	OBL	OBL	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WOO ARE	<i>Woodwardia areolata</i> (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	<i>Woodwardia virginica</i> (L.) Smith	Virginia chain fern	OBL	FACW	NC
XYR PLA	<i>Xyris platylepis</i> Chapm.	Tall yelloweyed grass	OBL	OBL	NC
YUC ALO	<i>Yucca aloifolia</i> L.	Spanish bayonet	FACU-	UPL	EW

<sup>1</sup> USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

<sup>2</sup> FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

<sup>3</sup> Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

Table 3. Plant species recorded at the SiVance Expansion Sites (East), Alachua County, during field surveys conducted February 2020.

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
ACE RUB	<i>Acer rubrum</i> L.	Red maple	FAC	FACW	NC
AMP MUH	<i>Amphicarpum muhlenbergianum</i> (Schult.) Hitchc.	Blue maidencane	FACW	FACW	NC
AND GCP	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>glaucopsis</i> (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>pumilus</i> (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND VIR	<i>Andropogon virginicus</i> L. var. <i>virginicus</i>	Broomsedge	FAC-	FAC	NP
BAC GLO	<i>Baccharis glomeruliflora</i> Pers.	Groundsel tree	FACW	FAC	NC
BAC HAL	<i>Baccharis halimifolia</i> L.	Sea myrtle	FAC	FAC	NP
BID ALB	<i>Bidens alba</i> (L.) DC.	Beggarticks	NL	UPL	NW
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAM RAD	<i>Campsis radicans</i> (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAR cf. GLC	<i>Carex</i> cf. <i>glaucescens</i> Elliott (sterile)	Clustered sedge	OBL	FACW	NC
CEP OCC	<i>Cephalanthus occidentalis</i> L.	Common buttonbush	OBL	OBL	NC
CHA LAX	<i>Chasmanthium laxum</i> var. <i>laxum</i> (L.) Yates	Slender woodoats	FACW-	FACW	NC
CIN CAM	<i>Cinnamomum camphora</i> (L.) J.Presl	Camphortree	FACU	UPL	EA
CIR NUT	<i>Cirsium nuttallii</i> DC	Nuttall's thistle	FAC	FACW	NP
CLA EVA	<i>Cladina evansii</i> (Abbeyes) Hale & Culb.	Evans' reindeer lichen	---	---	NC
COL ANC	<i>Coleataenia anceps</i> (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
CRO SPE	<i>Crotalaria spectabilis</i> Roth	Rattlebox	NL	UPL	EW
CYN DAC	<i>Cynodon dactylon</i> (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	<i>Cyperus distinctus</i> Steud.	Swamp flatsedge	FACW	OBL	NP
CYP POL	<i>Cyperus polystachyos</i> Rottb.	Manyspike flatsedge	FACW	FACW	NP
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
DIC ACI	<i>Dichanthelium aciculare</i> (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	<i>Dichanthelium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC SCA	<i>Dichanthelium scabriusculum</i> (Ell.) Gould & Clark	Wooly panic grass	OBL	OBL	NC
DIO VIR	<i>Diodia virginiana</i> L.	Virginia buttonweed	FACW	FACW	NC
ELE ELA	<i>Elephantopus elatus</i> Bertol.	Florida elephant's-foot	NL	UPL	NC
EUP CAP	<i>Eupatorium capillifolium</i> (Lam.) Small	Dog fennel	FACU	FAC	NW
EUT CAR	<i>Euthamia caroliniana</i> (L.) Greene ex Porter & Britton	Slender goldenrod	FAC	FAC	NP
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HYD UMB	<i>Hydrocotyle umbellata</i> L.	Manyflower marshpennywort	OBL	FACW	NP
HYP HYP	<i>Hypericum hypericoides</i> (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	<i>Ilex cassine</i> L.	Dahoon holly	FACW	OBL	NC
ILE COR	<i>Ilex coriacea</i> (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	<i>Ilex glabra</i> (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
IRI HEX	<i>Iris hexagona</i> Walter	Prairie iris	OBL	OBL	NC
ITE VIR	<i>Itea virginica</i> L.	Virginia willow	FACW+	OBL	NC
JUN DIC	<i>Juncus dichotomus</i> Ell.	Forked rush	FACW	OBL	NP
JUN EFF	<i>Juncus effusus</i> (L.) subsp. <i>solutus</i> (Fernald & Weigand) Hamet-Ahti	Soft rush	OBL	OBL	NC
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
LAC ANC	<i>Lachnocaulon anceps</i> (Walt.) Morong	Bog-buttons	OBL	FACW	NC
LIG SIN	<i>Ligustrum sinense</i> Lour.	Chinese privet	FAC	UPL	EA
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC	FACW	NC
LON JAP	<i>Lonicera japonica</i> Thunb.	Japanese honeysuckle	FAC-	---	EA

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
LUD MAR	<i>Ludwigia maritima</i> Harper	Seaside seedbox	FACW	FACW	NP
LYG JAP	<i>Lygodium japonicum</i> (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	<i>Lyonia lucida</i> (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	<i>Magnolia virginiana</i> L.	Sweetbay	FACW+	OBL	NC
MED LUP	<i>Medicago lupulina</i> L.	Black medick	FACU	UPL	EW
MIK SCA	<i>Mikania scandens</i> (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MOR CER	<i>Morella cerifera</i> (L.) Small	Wax myrtle	FAC+	FAC	NP
NYS BIF	<i>Nyssa biflora</i> Walter	Swamp blackgum	OBL	OBL	NC
OSM REG	<i>Osmunda regalis</i> L. var. <i>spectabilis</i> (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	<i>Osmundastrum cinnamomeum</i> (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OXA COR	<i>Oxalis corniculata</i> L.	Common yellow woodsorrel	FACU	UPL	NW
PAN HEM	<i>Panicum hemitomon</i> Schult.	Maidencane	OBL	OBL	NC
PAR QUI	<i>Parthenocissus quinquefolia</i> (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	<i>Persea palustris</i> (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHL AUR	<i>Phlebodium aureum</i> (L.) J. Sm.	Golden polypody	NL	UPL	NC
PHO LEU	<i>Phoradendron leucarpum</i> (Raf.) Reveal & M.C. Johnst.	Oak mistletoe	NL	UPL	NC
PIN ELL	<i>Pinus elliotii</i> Engelm.	Slash pine	FACW	UPL	NC
PIN PAL	<i>Pinus palustris</i> Mill.	Longleaf pine	FACU+	UPL	NC
PIN SER	<i>Pinus serotina</i>	Pond pine	FACW	FACW	NC
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PIT GRA	<i>Pityopsis graminifolia</i> (Michx.) Nutt.	Grass-leaf golden aster	UPL	UPL	NC
PLU BAC	<i>Pluchea baccharis</i> (Mill.) Pruski	Rosy camphorweed	FACW	FACW	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
PTE AQU	<i>Pteridium aquilinum</i> (L.) Kuhn. var. <i>pseudocaudatum</i> (Clute) Clute ex. A. Heller	Tailed bracken	r	UPL	NC
QUE GEM	<i>Quercus geminata</i> Small	Sand live oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Live oak	FACU+	UPL	NC
RHY CAD	<i>Rhynchospora caduca</i> Ell.	Falling beaksedge	OBL	FACW	NC
RHY FAS	<i>Rhynchospora fascicularis</i> (Michx.) Vahl	Fasciculate beaksedge	FACW+	FACW	NC
RUB CUN	<i>Rubus cuneifolius</i> Pursh	Sand blackberry	FACU	---	NP
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUB TRI	<i>Rubus trivialis</i> Michx.	Southern dewberry	FAC	---	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAL CAR	<i>Salix caroliniana</i> Michx.	Carolina willow	OBL	OBL	NP
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	<i>Sambucus nigra</i> L. subsp. <i>canadensis</i> (L.) Bolli	Elderberry	FACW-	FAC	NC
SAU CER	<i>Saururus cernuus</i> L.	Lizard's tail	OBL	OBL	NC
SCL TRI	<i>Scleria triglomerata</i> Michx.	Tall nutgrass	FACU+	FACW	NC
SER REP	<i>Serenoa repens</i> (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SET PAR	<i>Setaria parviflora</i> (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SID RHO	<i>Sida rhombifolia</i> L.	Cuban jute	FACU	UPL	NW
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SOL SCA	<i>Solidago canadensis</i> L. var. <i>scabra</i> T. & G.	Canada goldenrod	FACU	UPL	NP
SOL LEA	<i>Solidago leavenworthii</i> Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPO IND	<i>Sporobolus indicus</i> (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustinegrass	FAC	UPL	NW

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
TAX ASC	<i>Taxodium ascendens</i> Brongn.	Pond cypress	OBL	OBL	NC
TAX DIS	<i>Taxodium distichum</i> (L.) Rich.	Bald cypress	OBL	OBL	NC
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TRI SEB	<i>Triadica sebifera</i> (L.) Small	Popcorn tree	FAC	FAC	EA
TRI DIC	<i>Trichostema dichotomum</i> L.	Forked bluecurls	NL	UPL	NC
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC
TRI DAC	<i>Tripsacum dactyloides</i> (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC
VAC COR	<i>Vaccinium corymbosum</i> L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	<i>Vaccinium myrsinites</i> Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	<i>Vaccinium stamineum</i> L.	Deerberry	FACU	UPL	NC
VER BRA	<i>Verbena brasiliensis</i> Vell.	Brazilian vervain	FAC-	UPL	EW
VER SCA	<i>Verbena scabra</i> Vahl.	Harsh vervain	FACW+	FACW	NC
VIO LAN	<i>Viola lanceolata</i> L.	Long-leaf violet	OBL	OBL	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WOO ARE	<i>Woodwardia areolata</i> (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	<i>Woodwardia virginica</i> (L.) Smith	Virginia chain fern	OBL	FACW	NC
XYR PLA	<i>Xyris platylepis</i> Chapm.	Tall yelloweyed grass	OBL	OBL	NC
YUC ALO	<i>Yucca aloifolia</i> L.	Spanish bayonet	FACU-	UPL	EW

<sup>1</sup> USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

<sup>2</sup> FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

<sup>3</sup> Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)



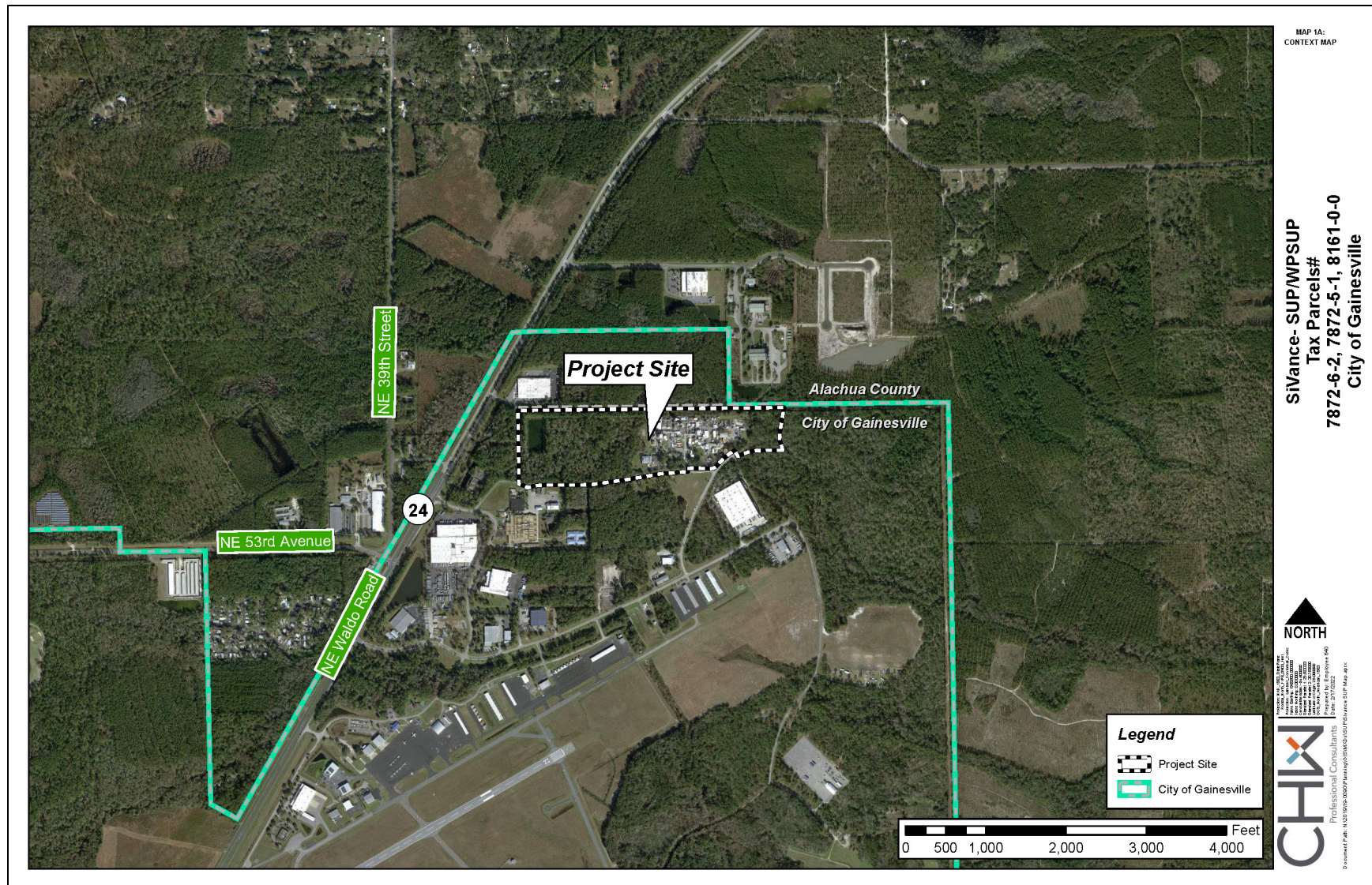


Figure 1. Project location map showing the Project Site in relation to local access roads.



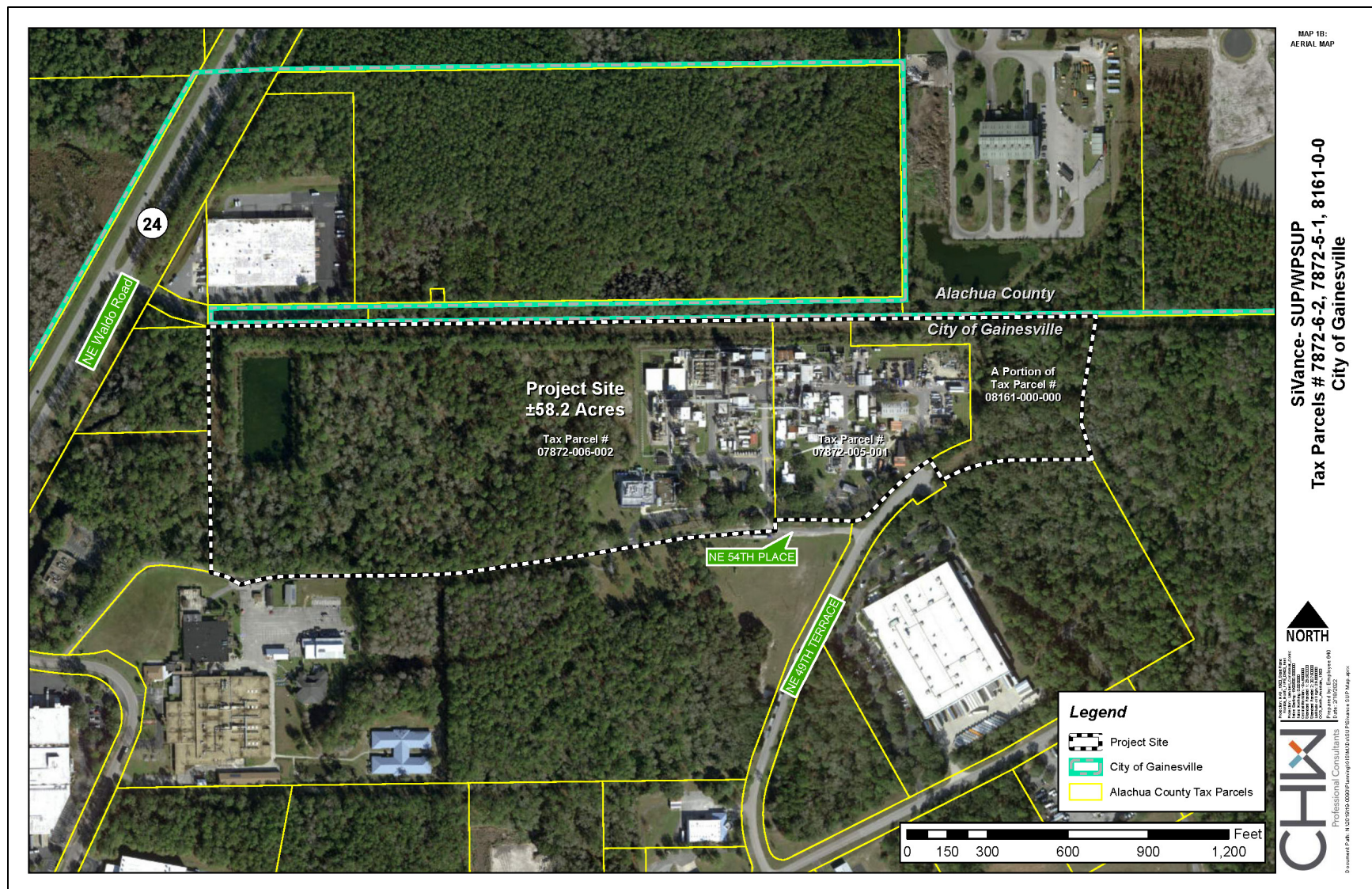


Figure 2. Parcel location map showing the Project Site.









Figure 5. Alachua County tax parcels shown in relation to the West Project Site.



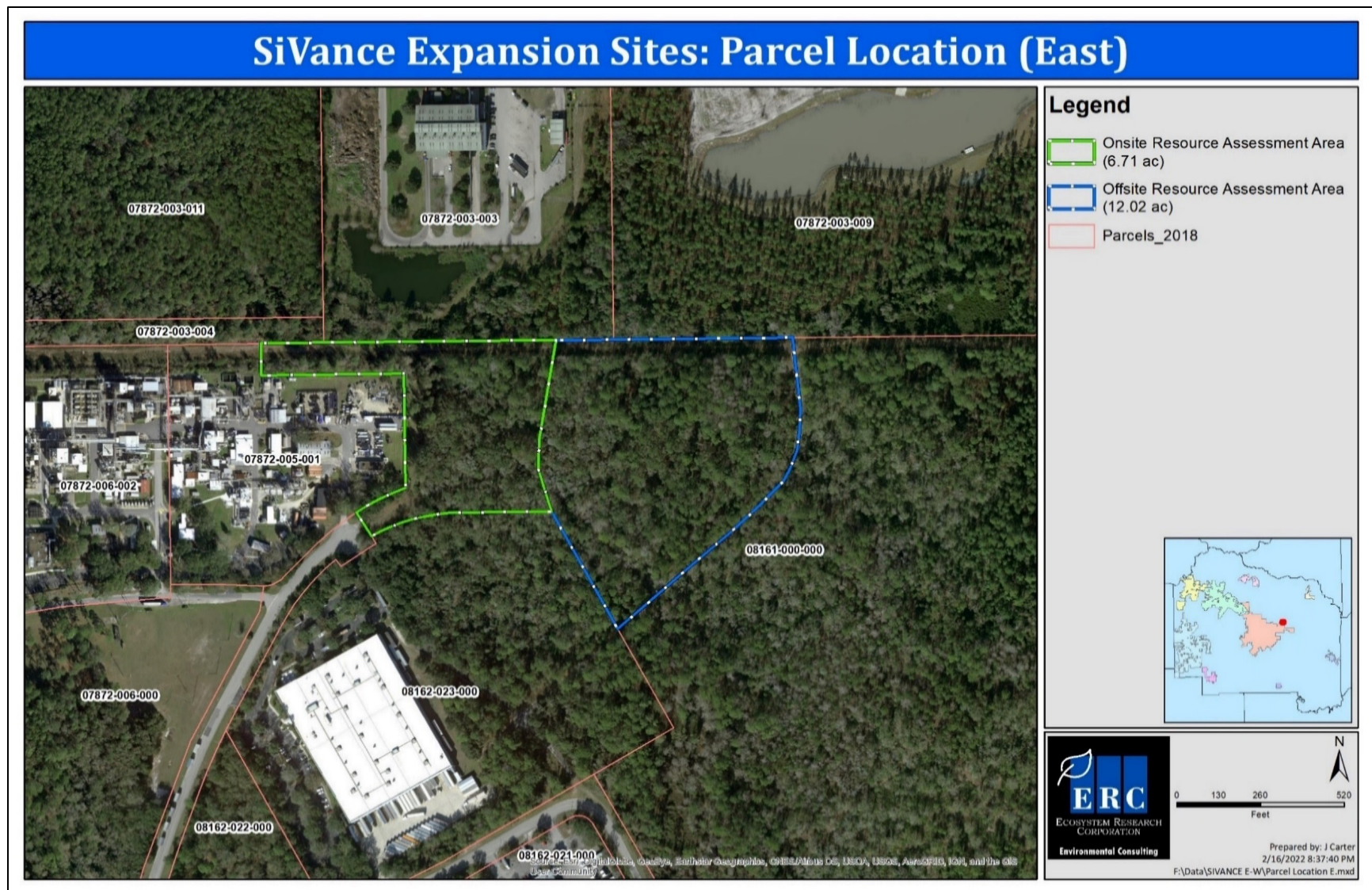


Figure 6. Alachua County tax parcels shown in relation to the East Project Site.







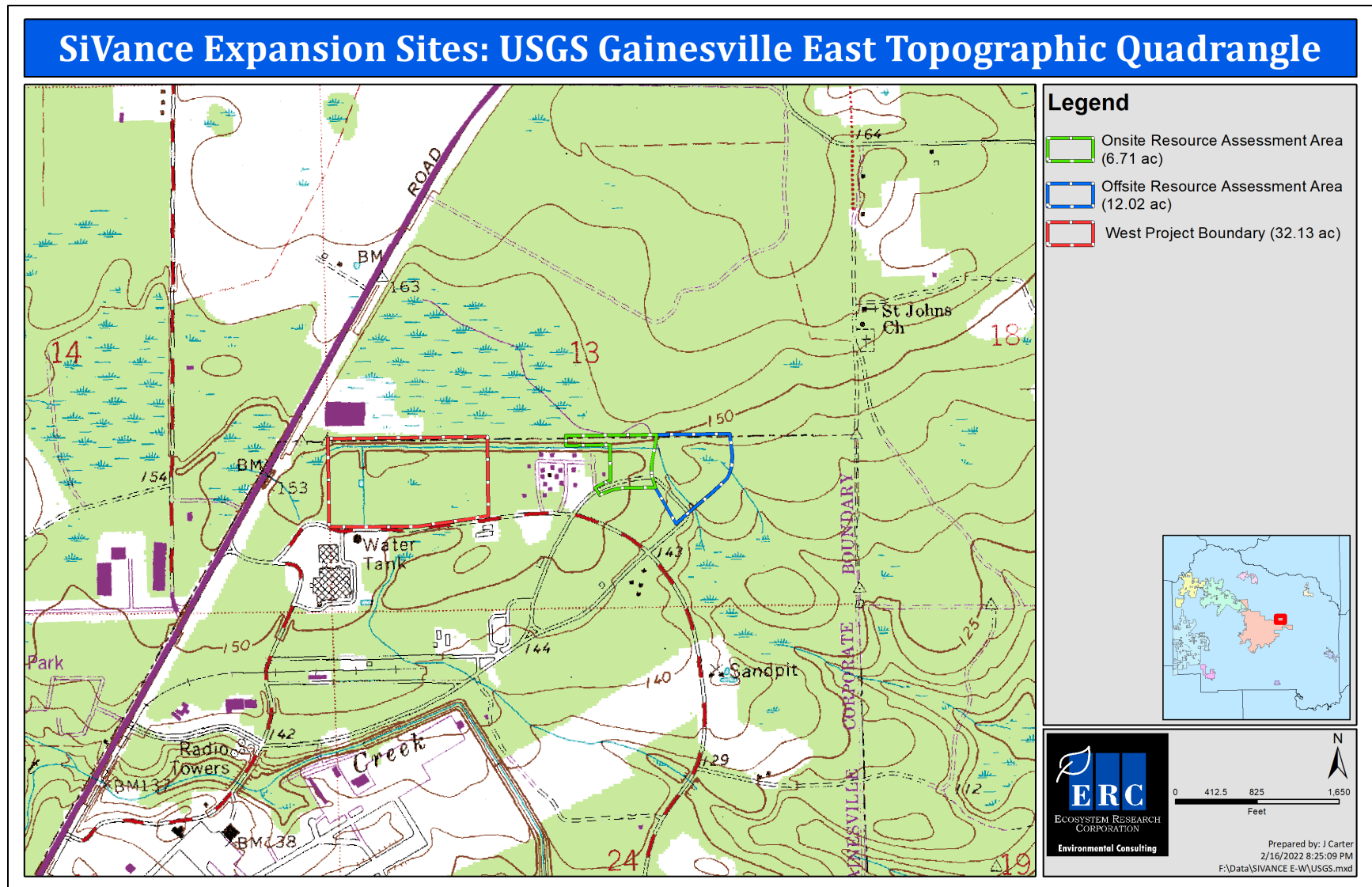


Figure 9. USGS Gainesville East topographic quadrangle showing the Project Sites and surrounding area.

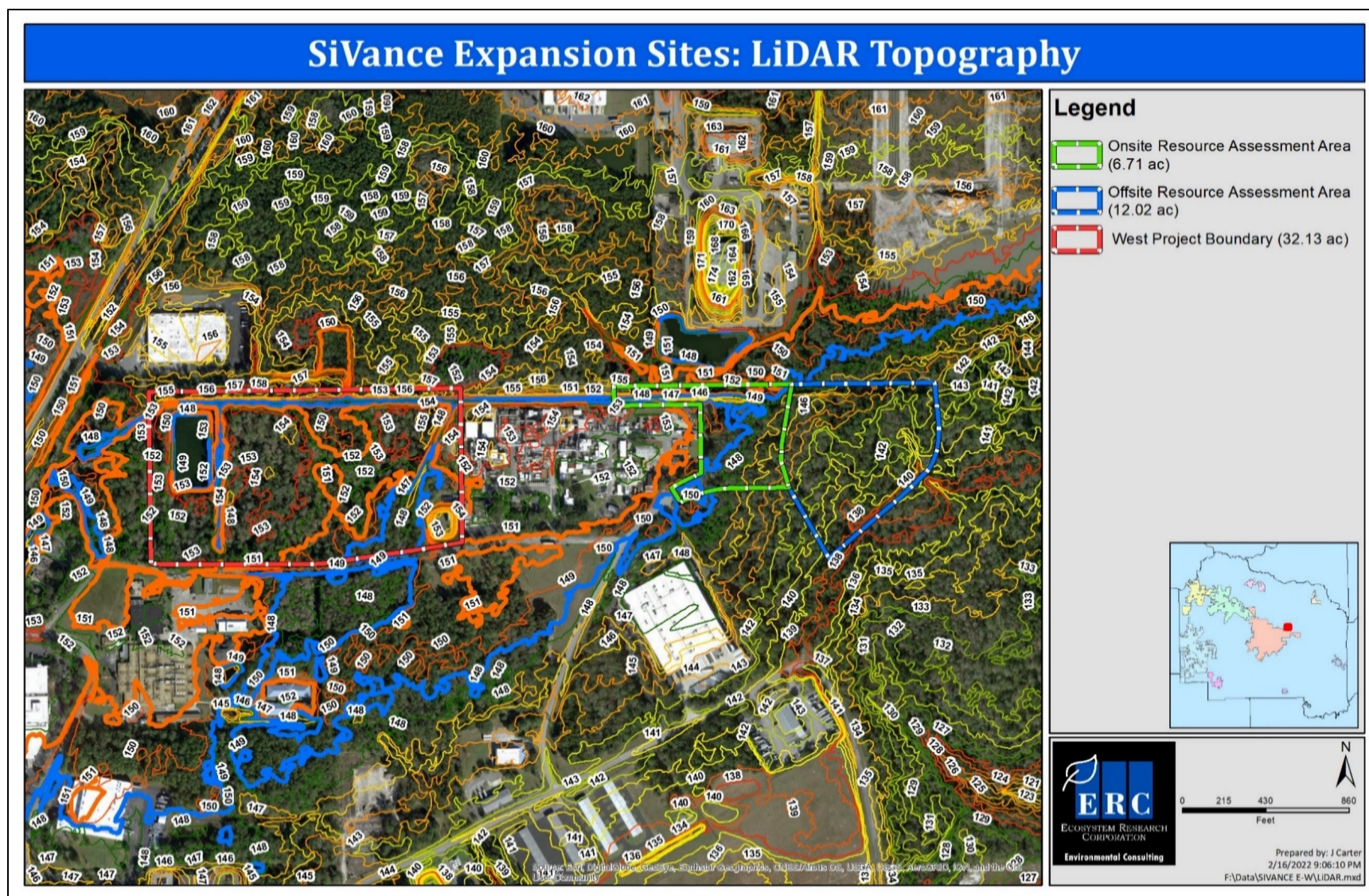


Figure 10. LiDAR topography shown in relation to the Project Sites and surrounding area.



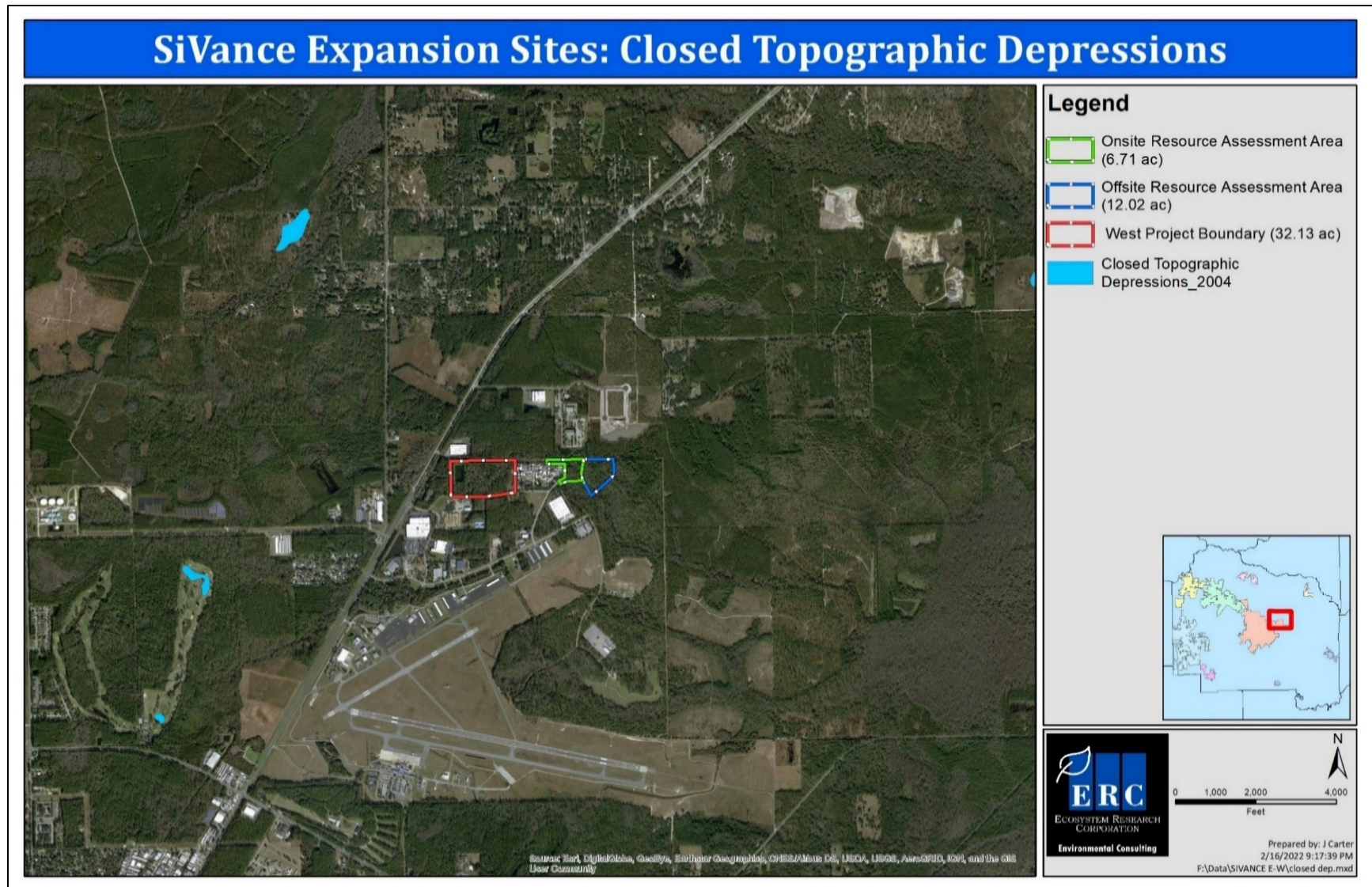


Figure 11. Closed topographic depressions shown in relation to the Project Sites and surrounding area.

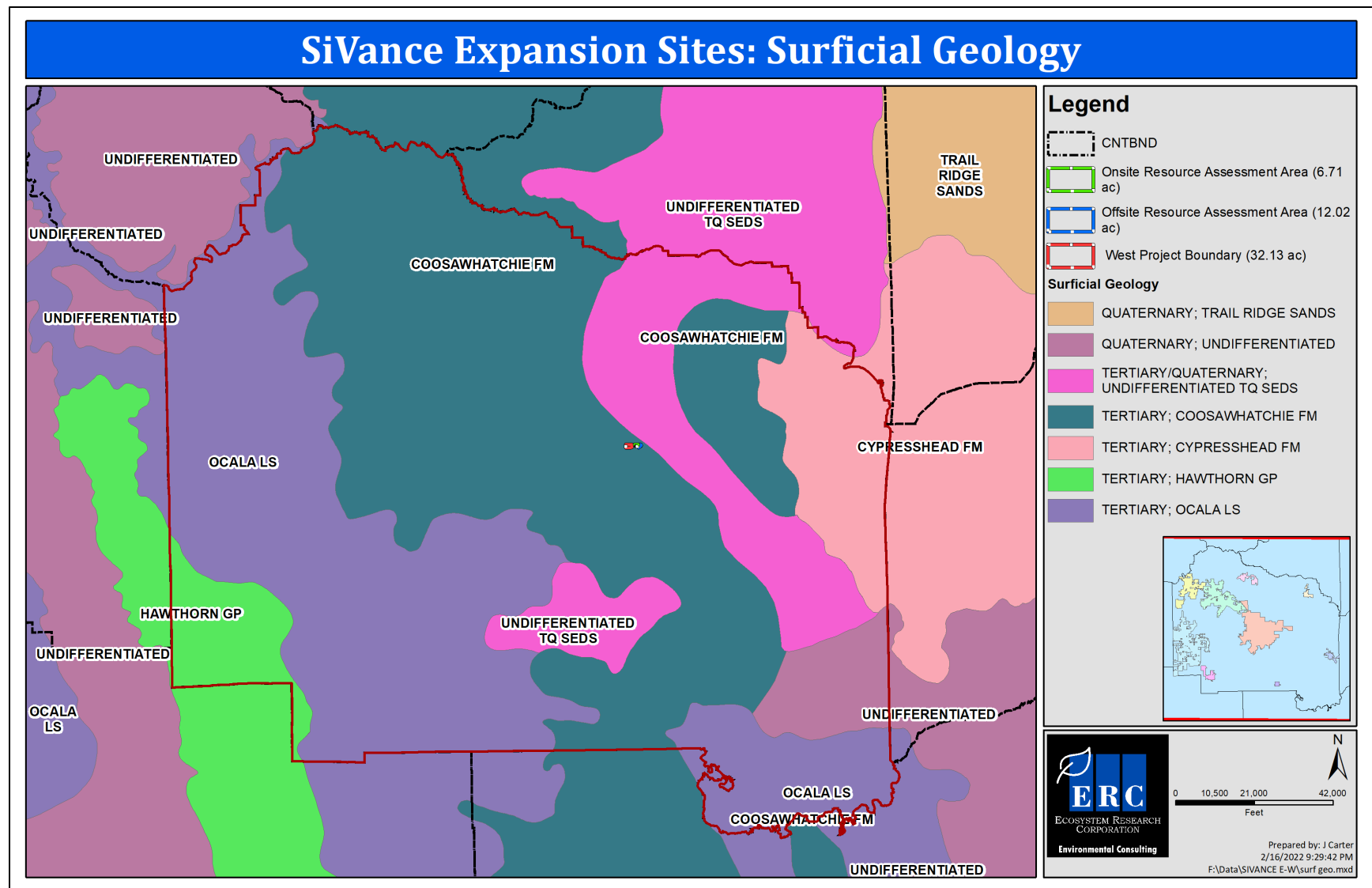


Figure 12. Surficial geology of Alachua County shown in relation to the Project Sites and surrounding area.



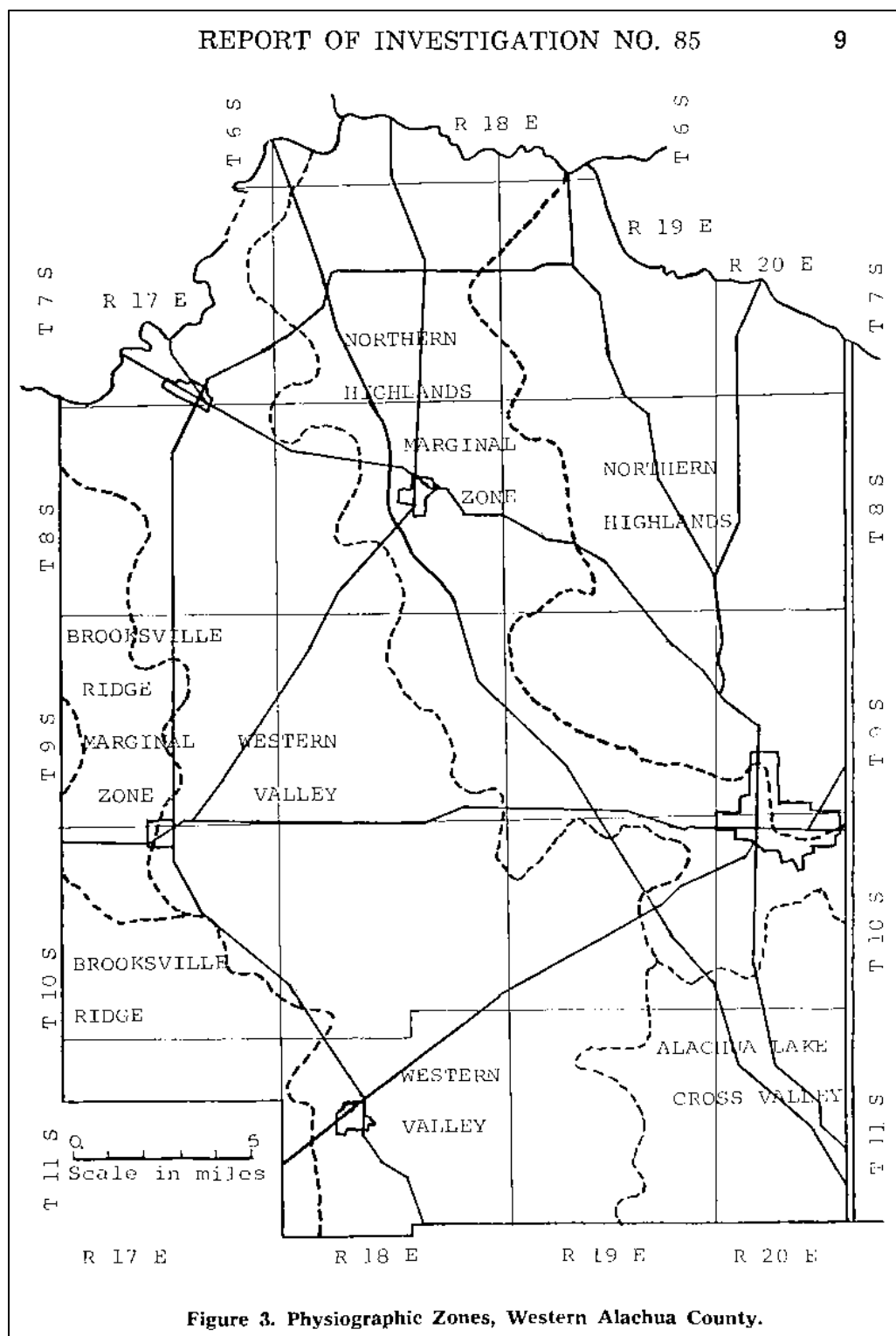
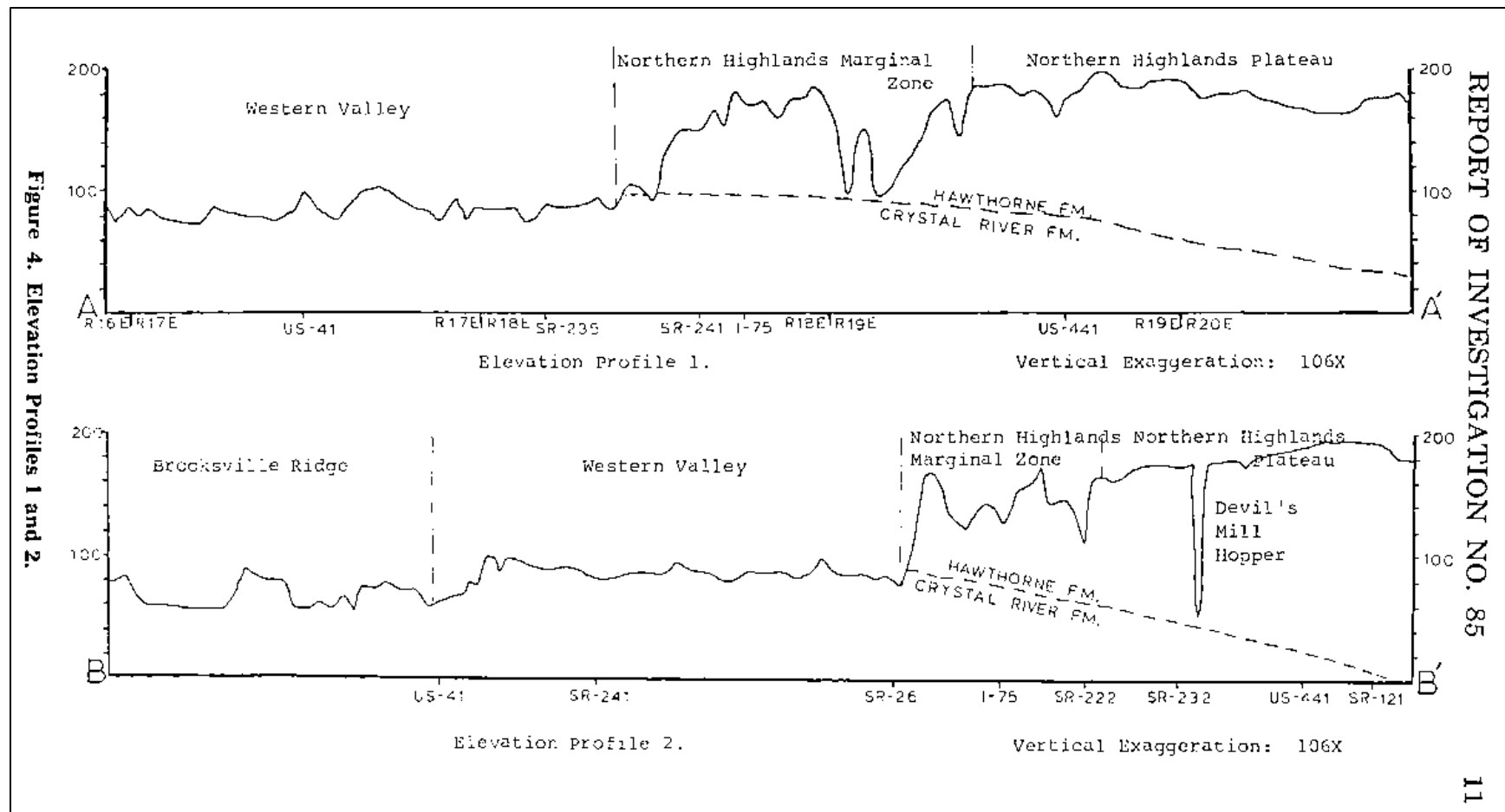


Figure 14. Physiographic zones of Alachua County shown in relation to the Project Sites (approximate location shown).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).



Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).



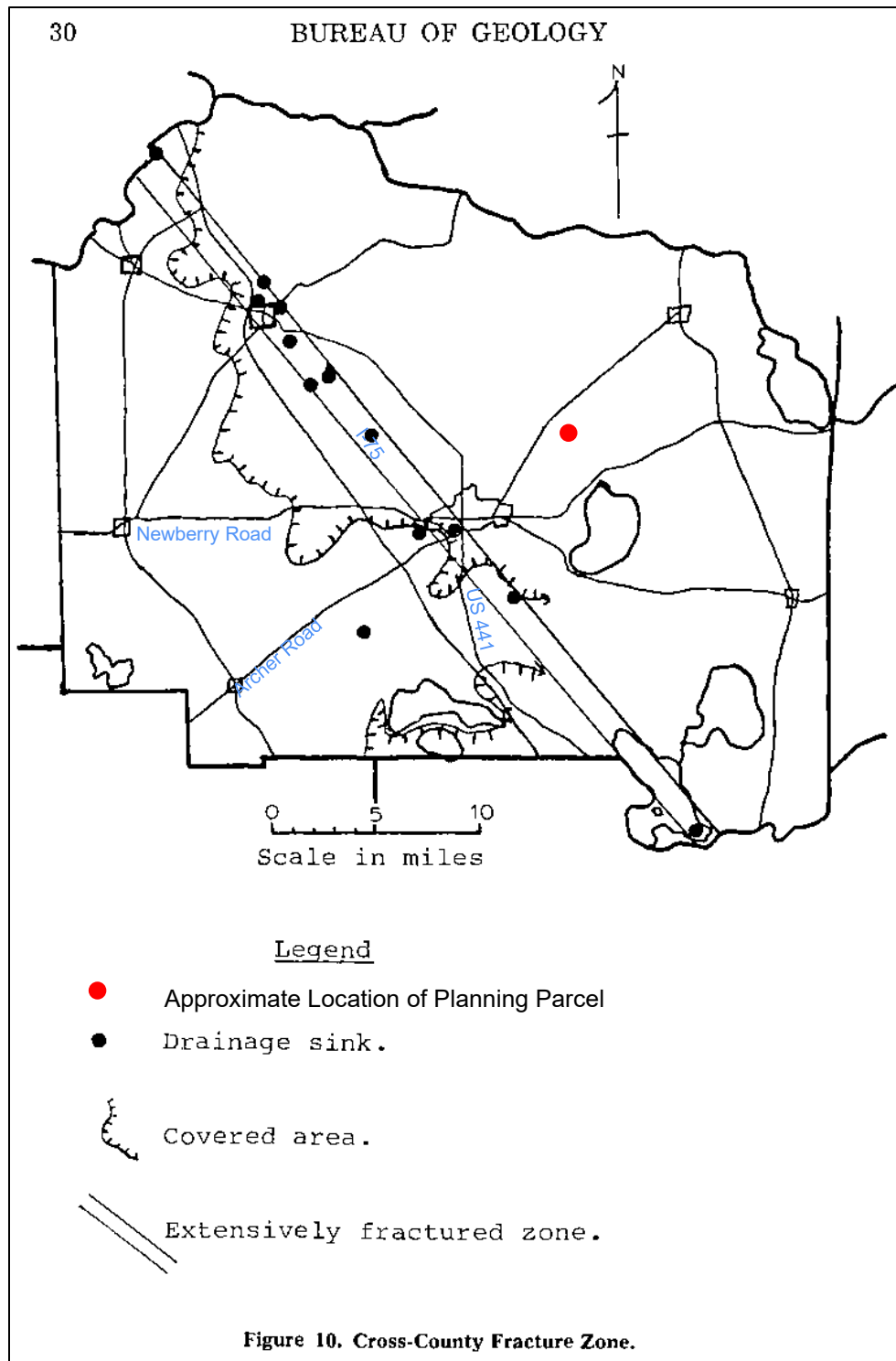


Figure 16. Cross-County fracture zone shown in relation to the Project Site (approximate location of Project Site and labeling of roadways added for reference).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

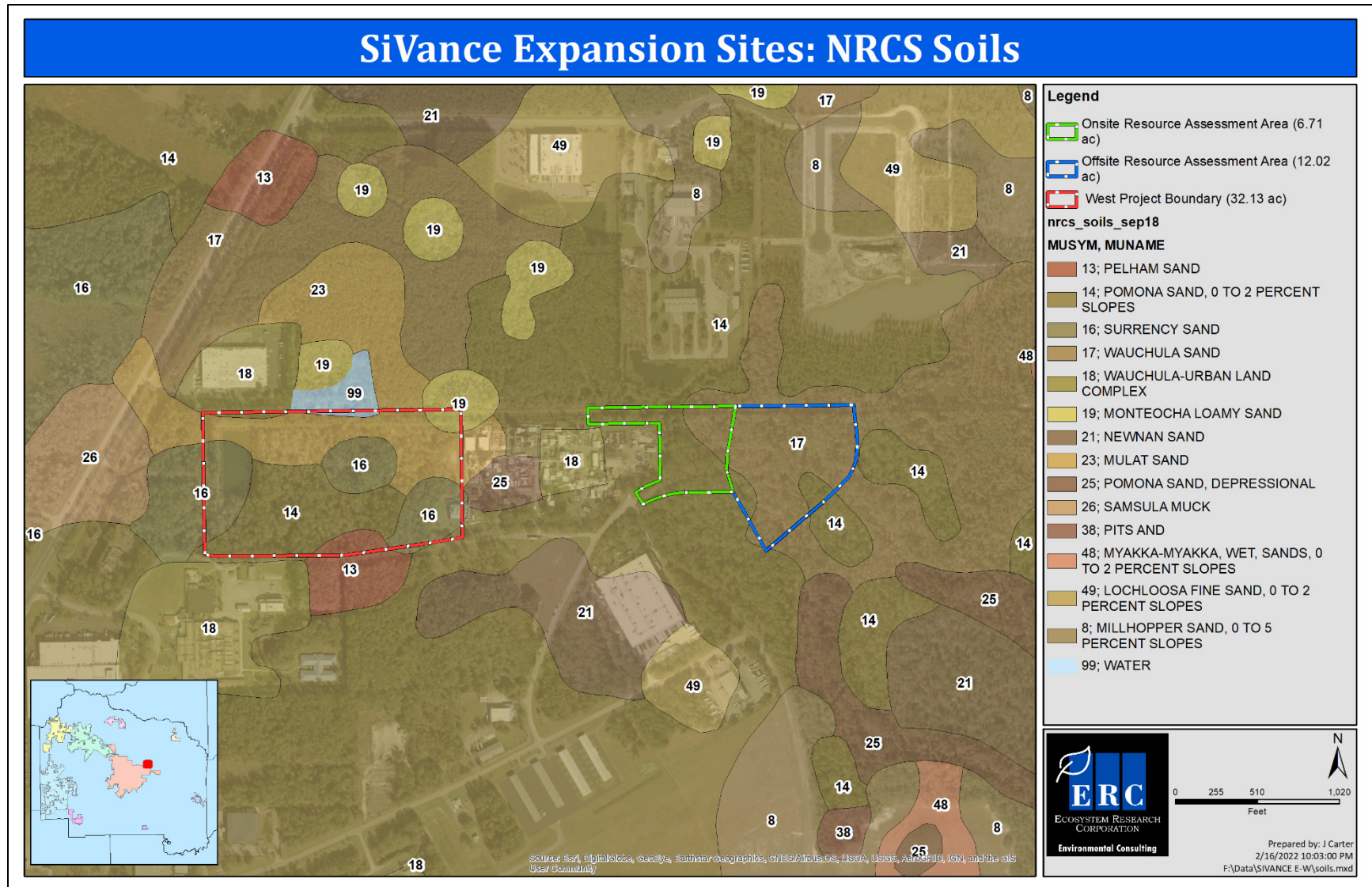


Figure 17. NRCS soils map shown in relation to the Project Sites and surrounding area.



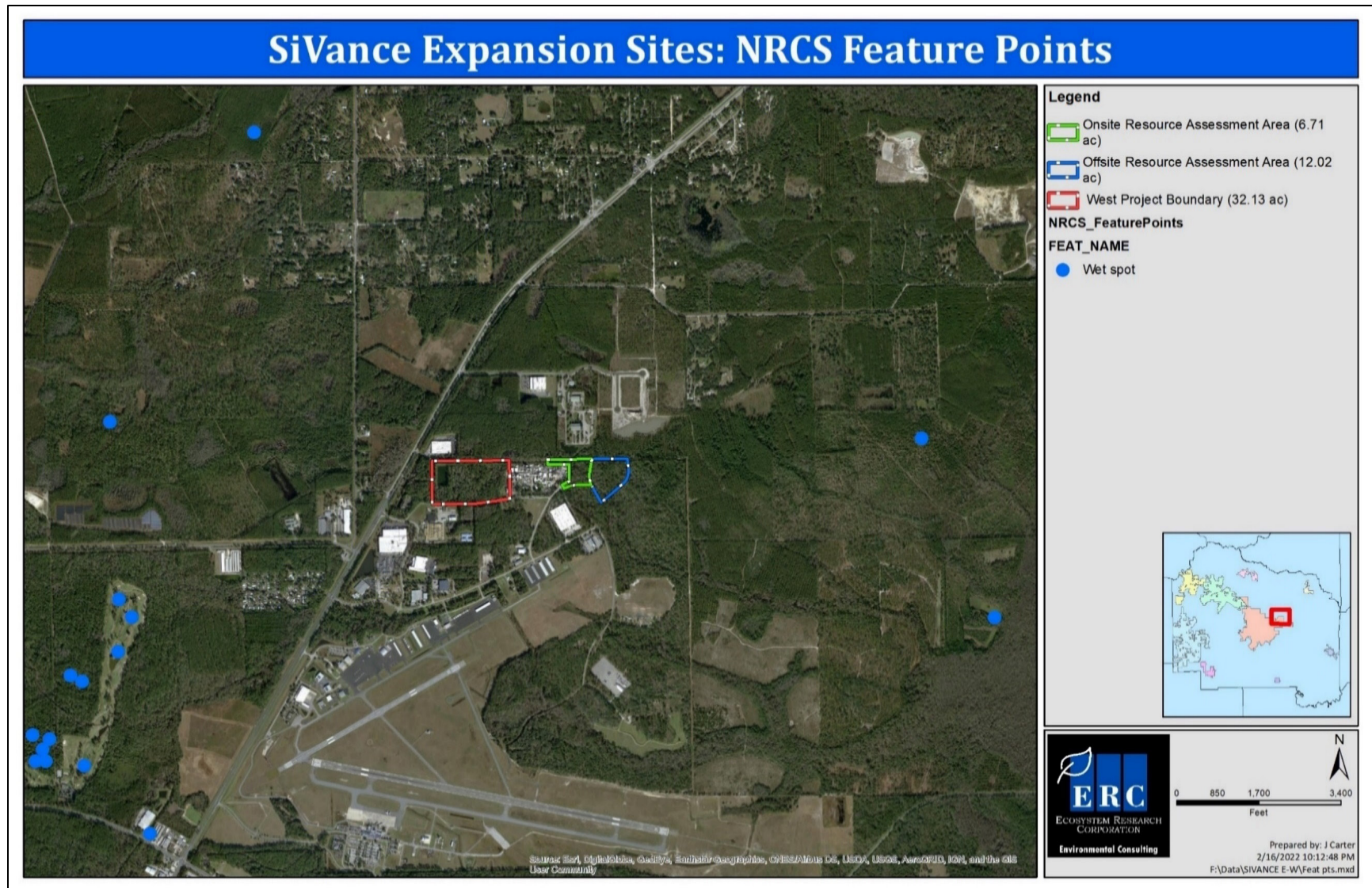


Figure 18. NRCS feature points shown in relation to the Project Sites and surrounding area.



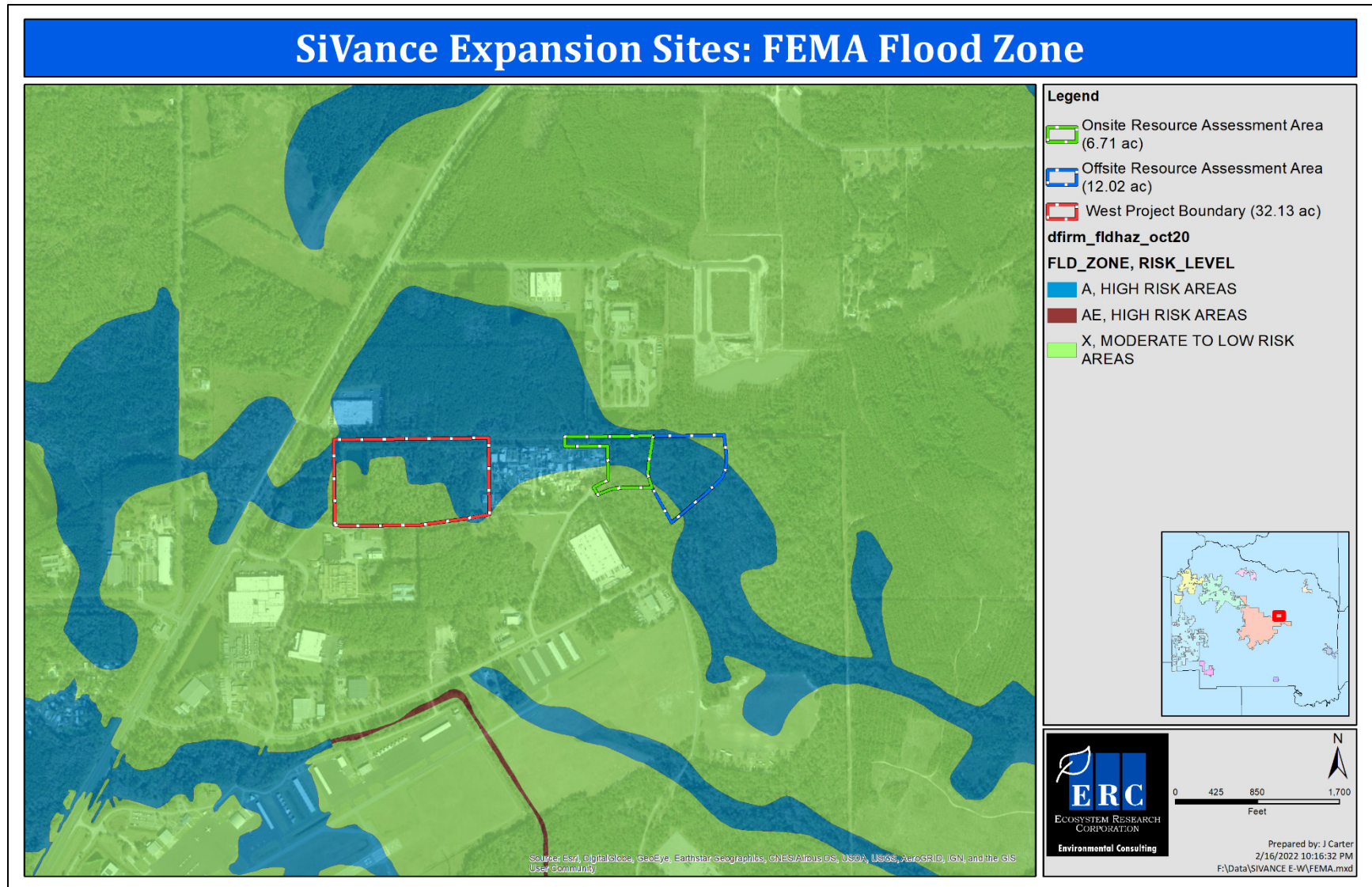


Figure 19. FEMA flood zone areas shown in relation to the Project Sites and surrounding area.



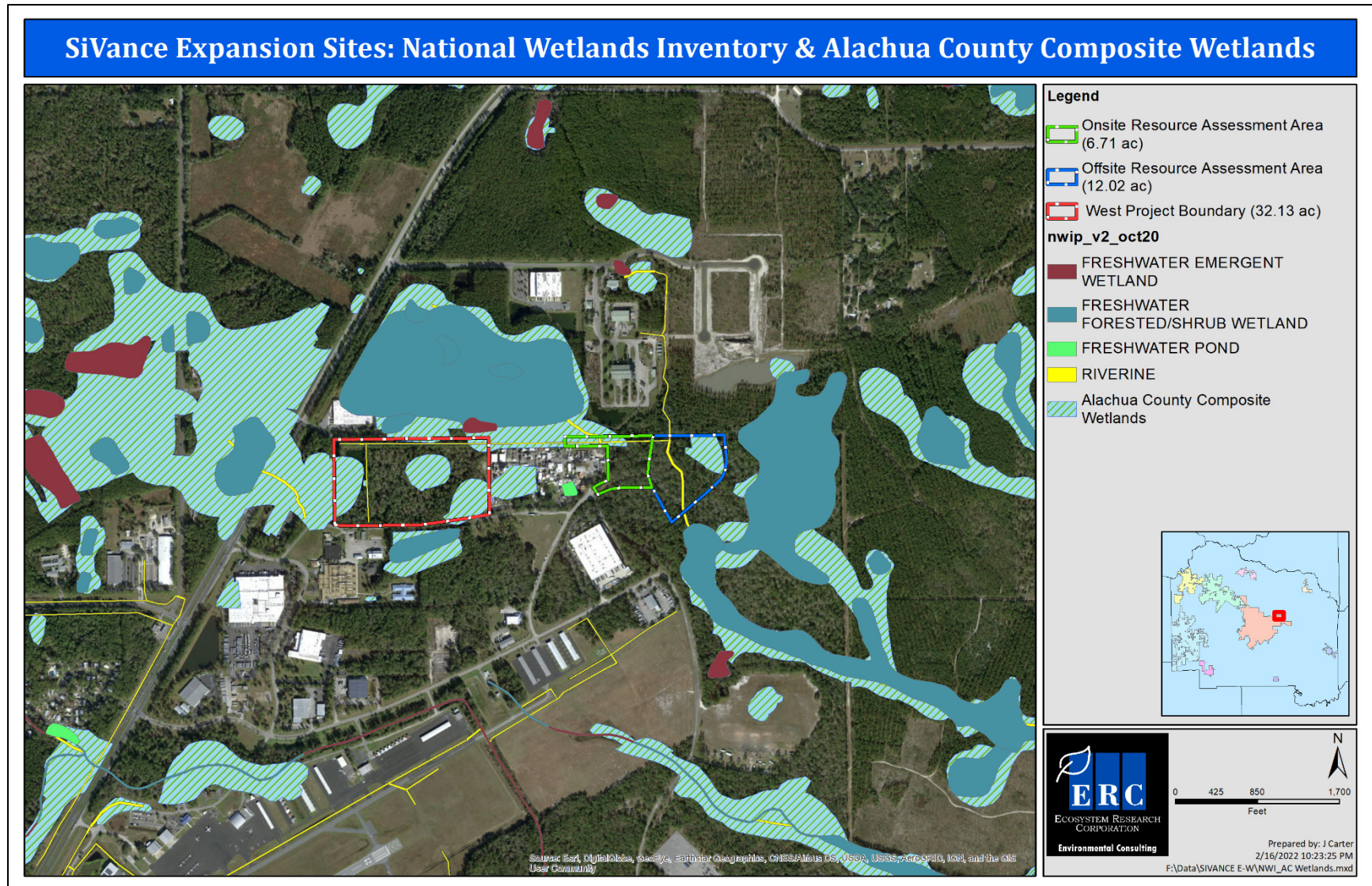


Figure 20. National Wetlands Inventory wetlands and Alachua County Composite Wetlands shown in relation to the Project Sites and surrounding area.

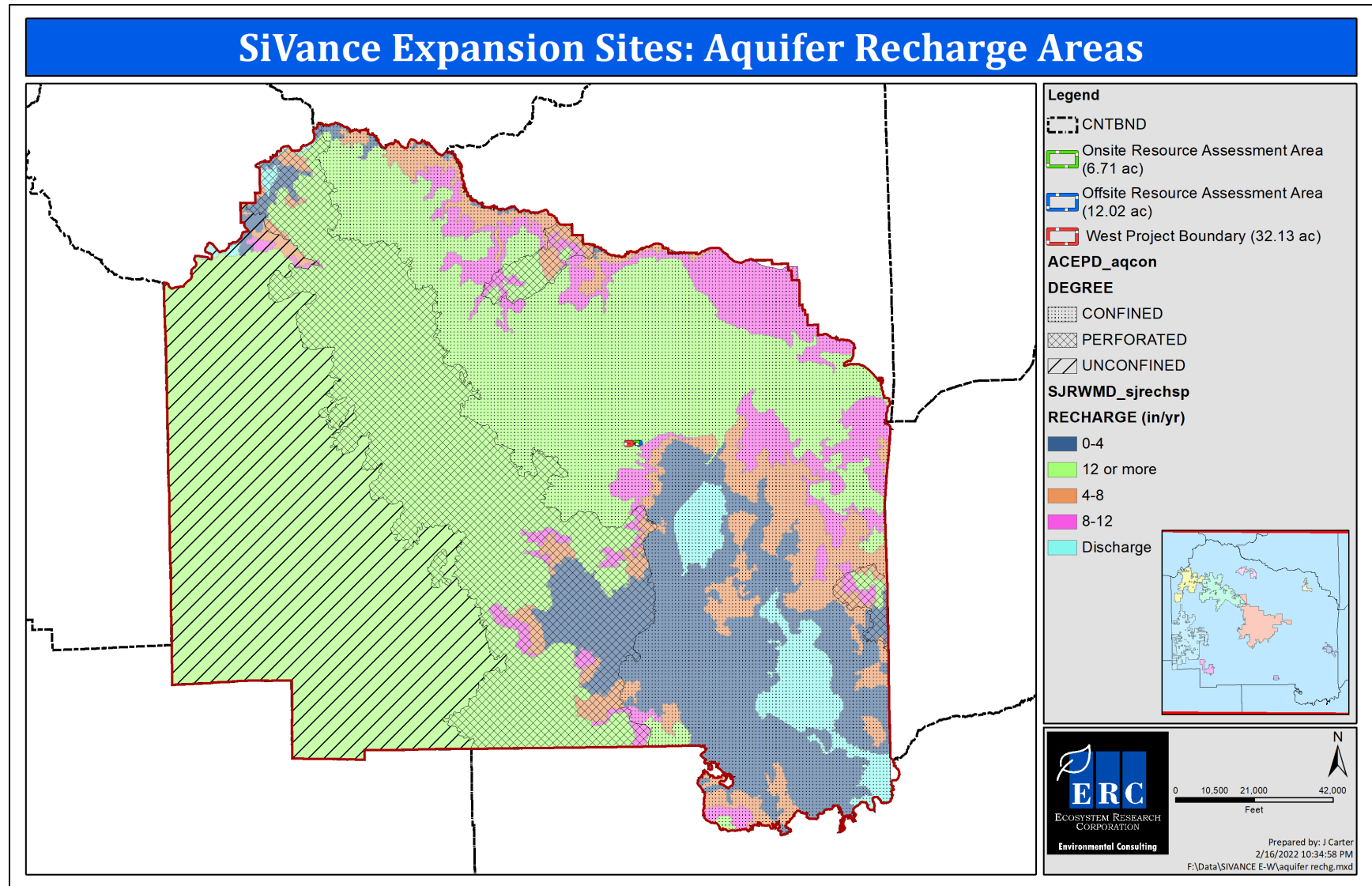


Figure 21. Aquifer recharge areas shown in relation to the Project Sites and surrounding area.



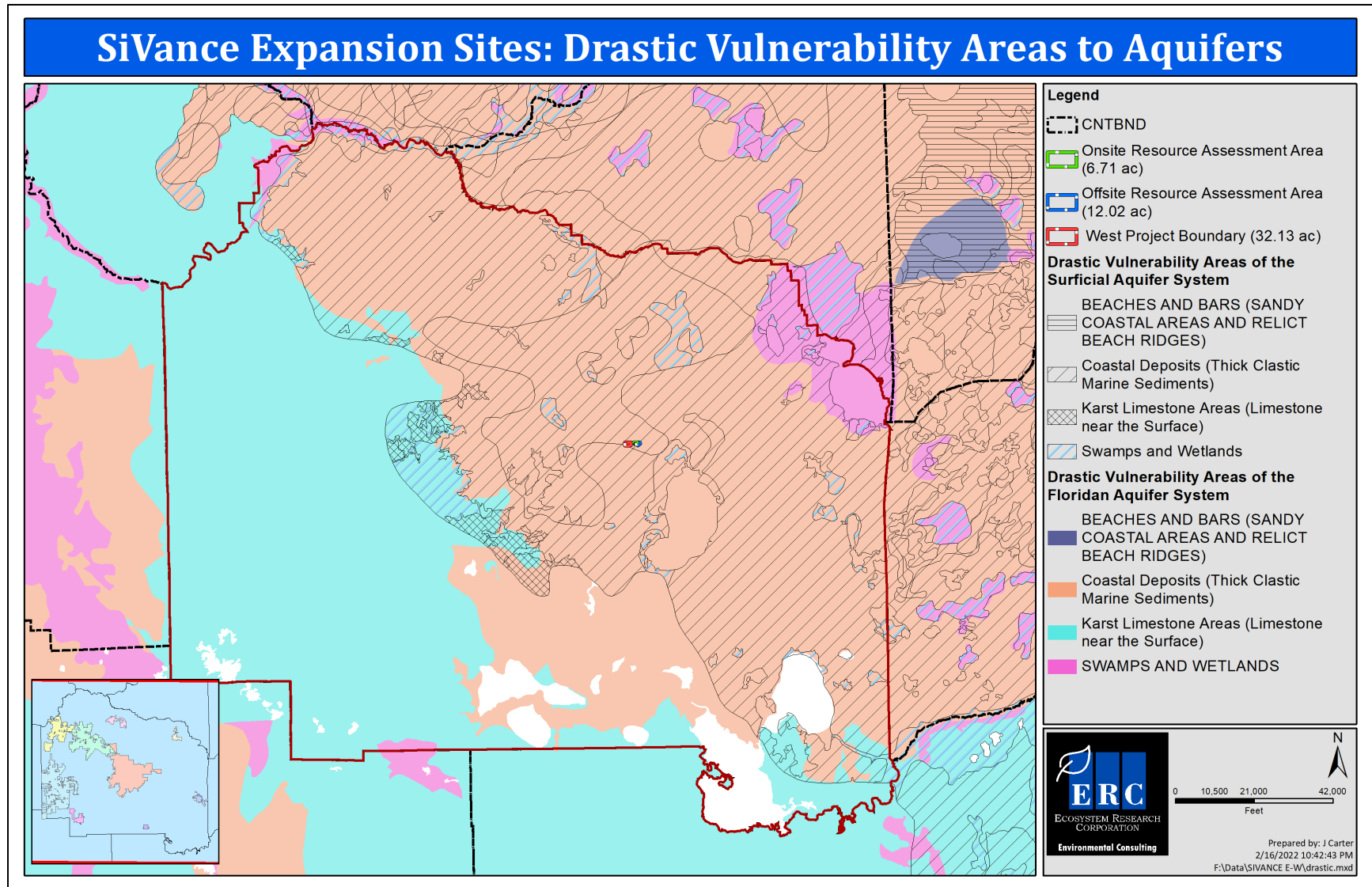


Figure 22. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Project Sites and surrounding area.



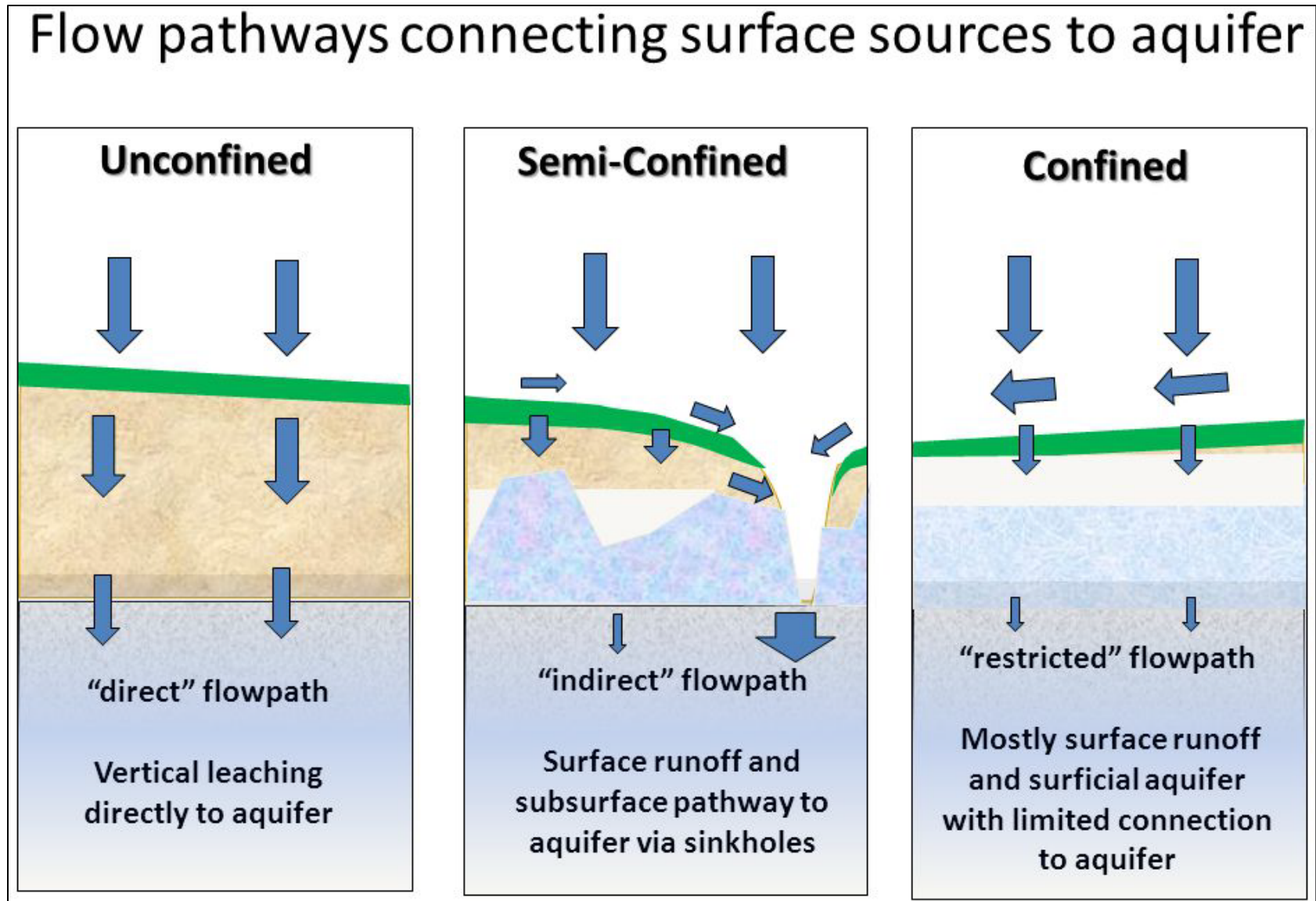


Figure 23. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: <https://images.app.goo.gl/yGNKd5VKvsWA2eWXA>).

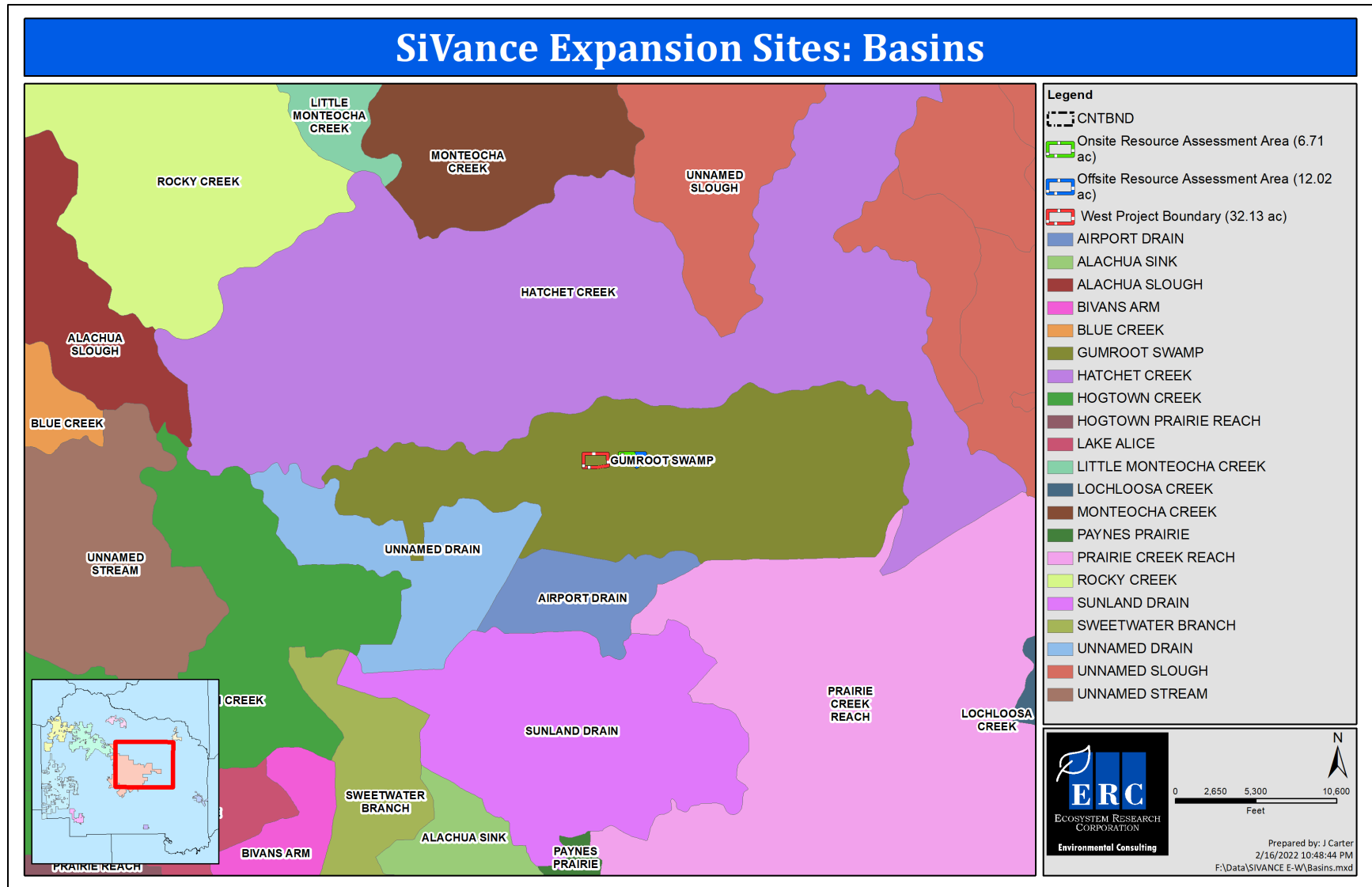


Figure 24. Hydrologic basins shown in relation to the Project Sites and surrounding area.

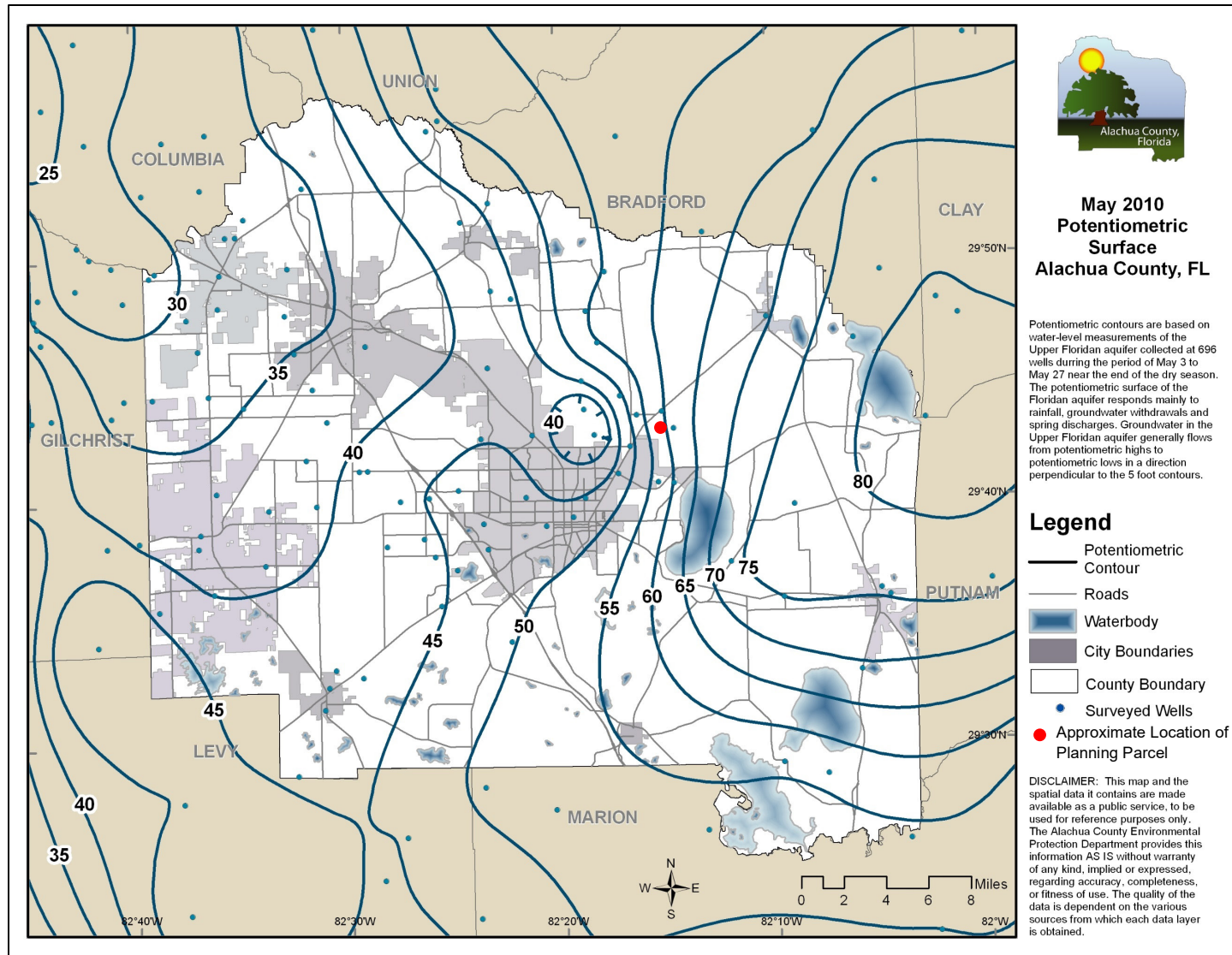


Figure 25. Potentiometric surface of Alachua County, May 2010 (Project Site location added for reference).

Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).



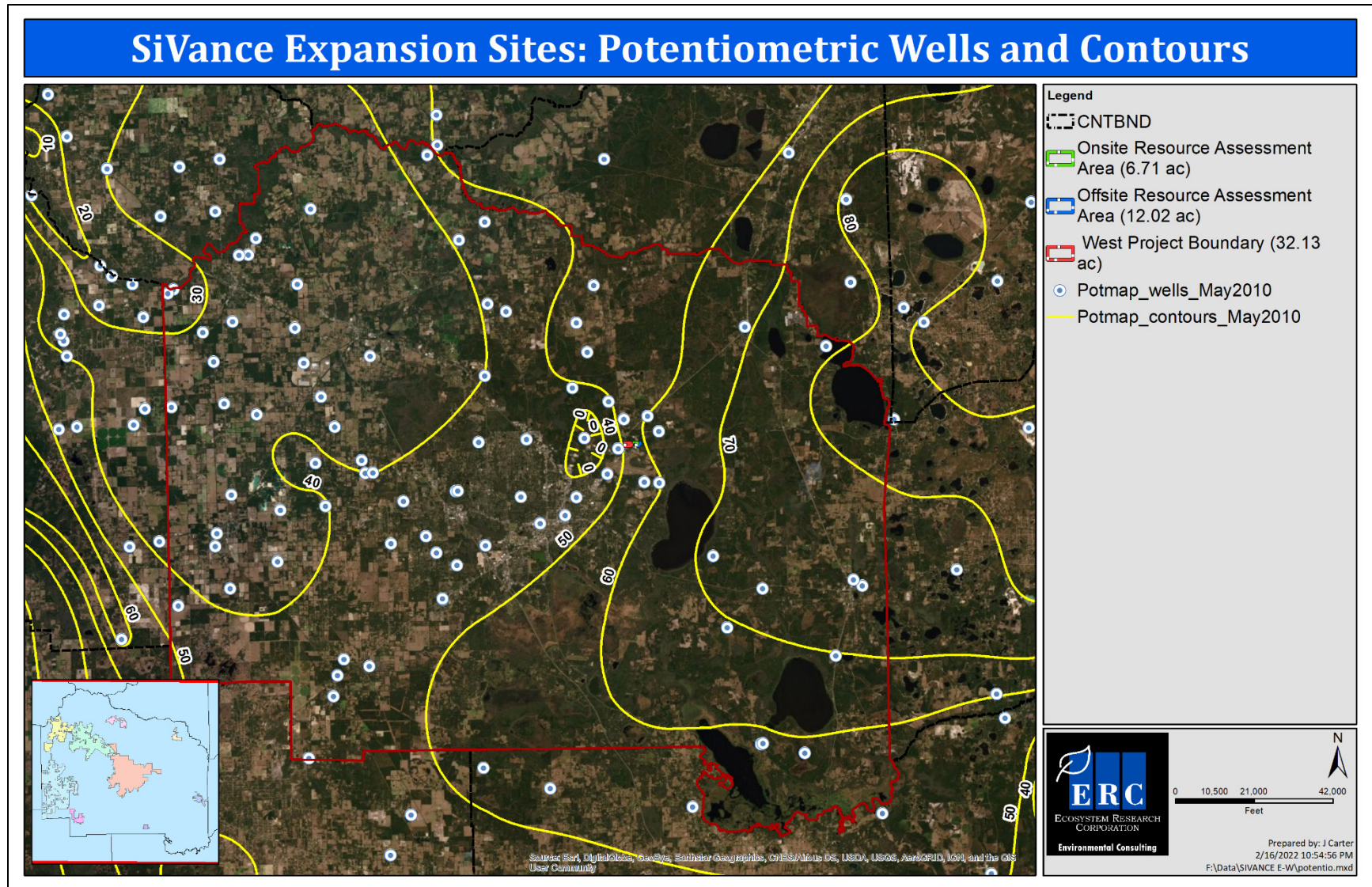


Figure 26. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Project Sites and surrounding area.



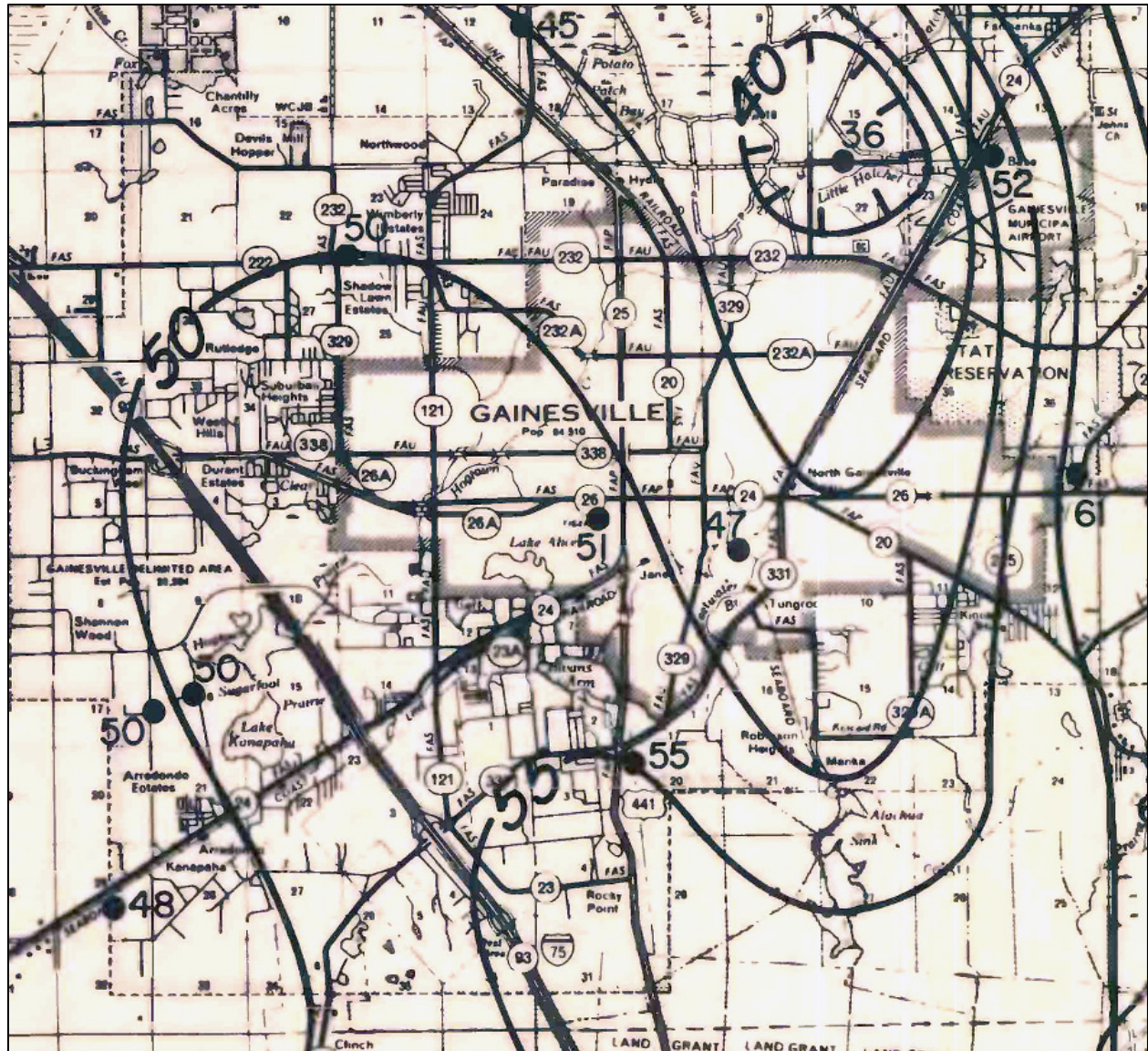


Figure 27. Potentiometric contour map of the surface of the Floridan aquifer in 1980.

Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.



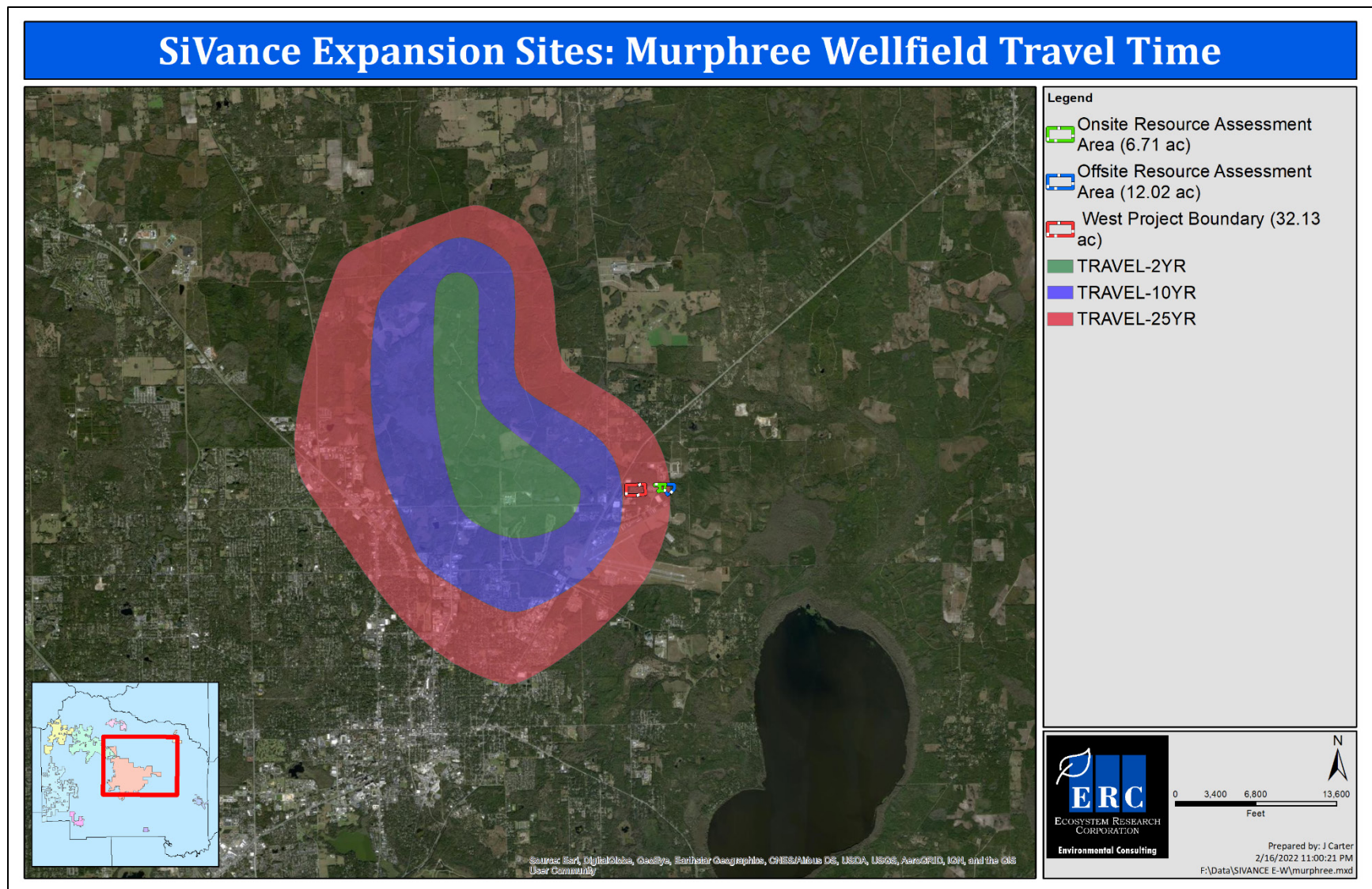


Figure 28. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Project Site and surrounding area.

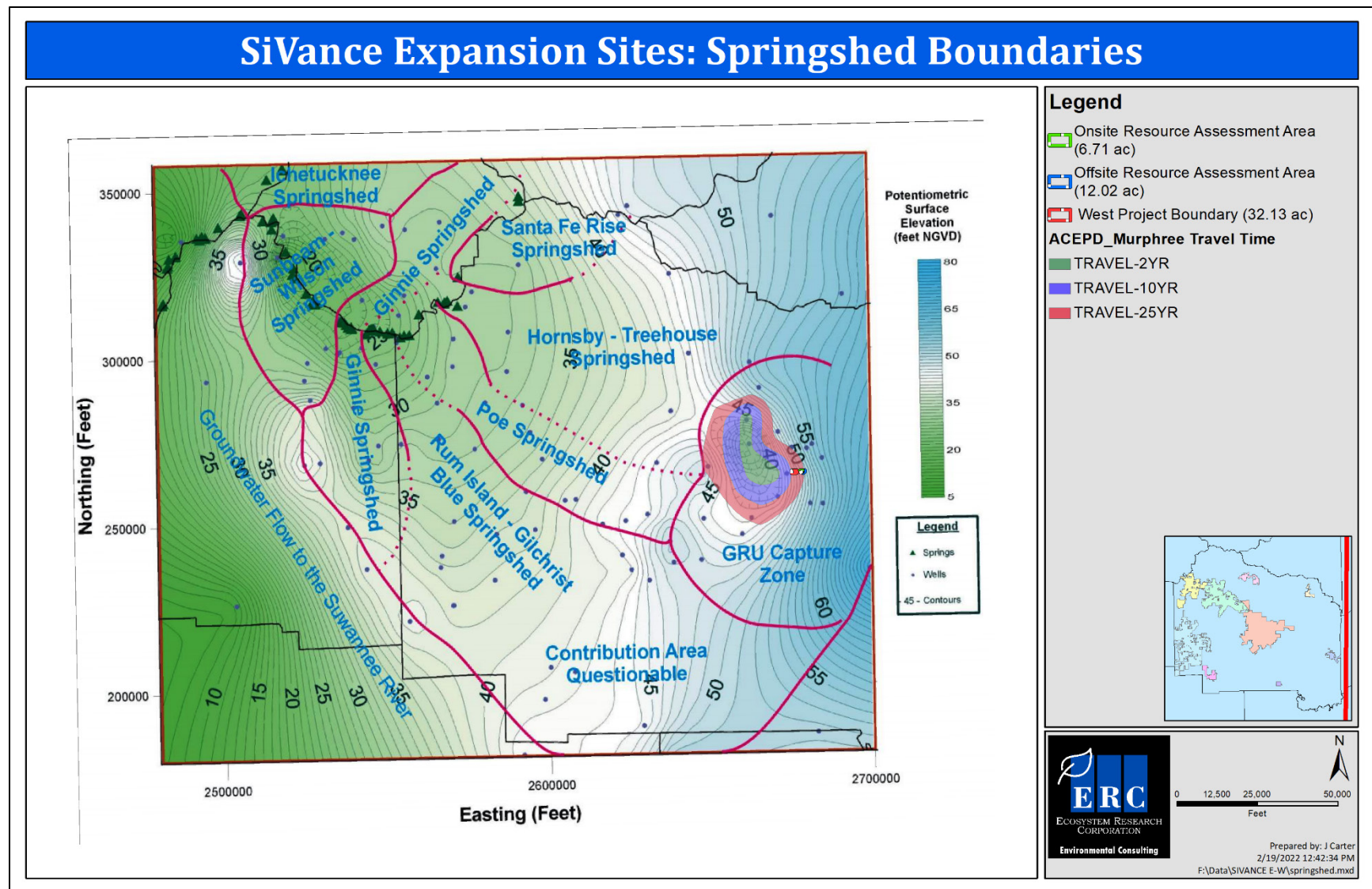


Figure 29. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Project Sites and Murphree Wellfield Protection Zones.

Source: SDII 2008, <http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf>.



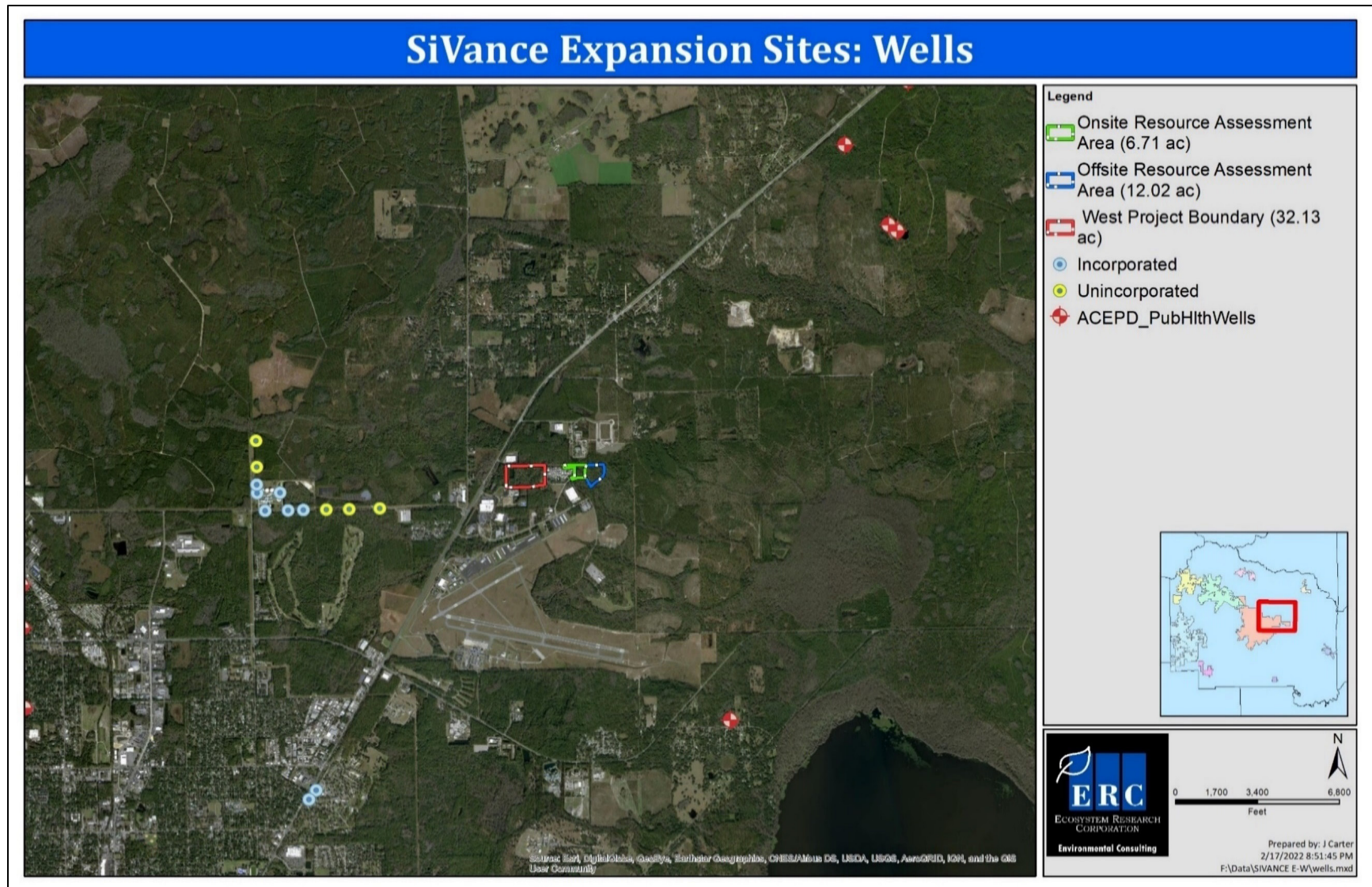


Figure 30. Private and commercial wells and wellfield buffers shown in relation to the Project Sites and surrounding area.



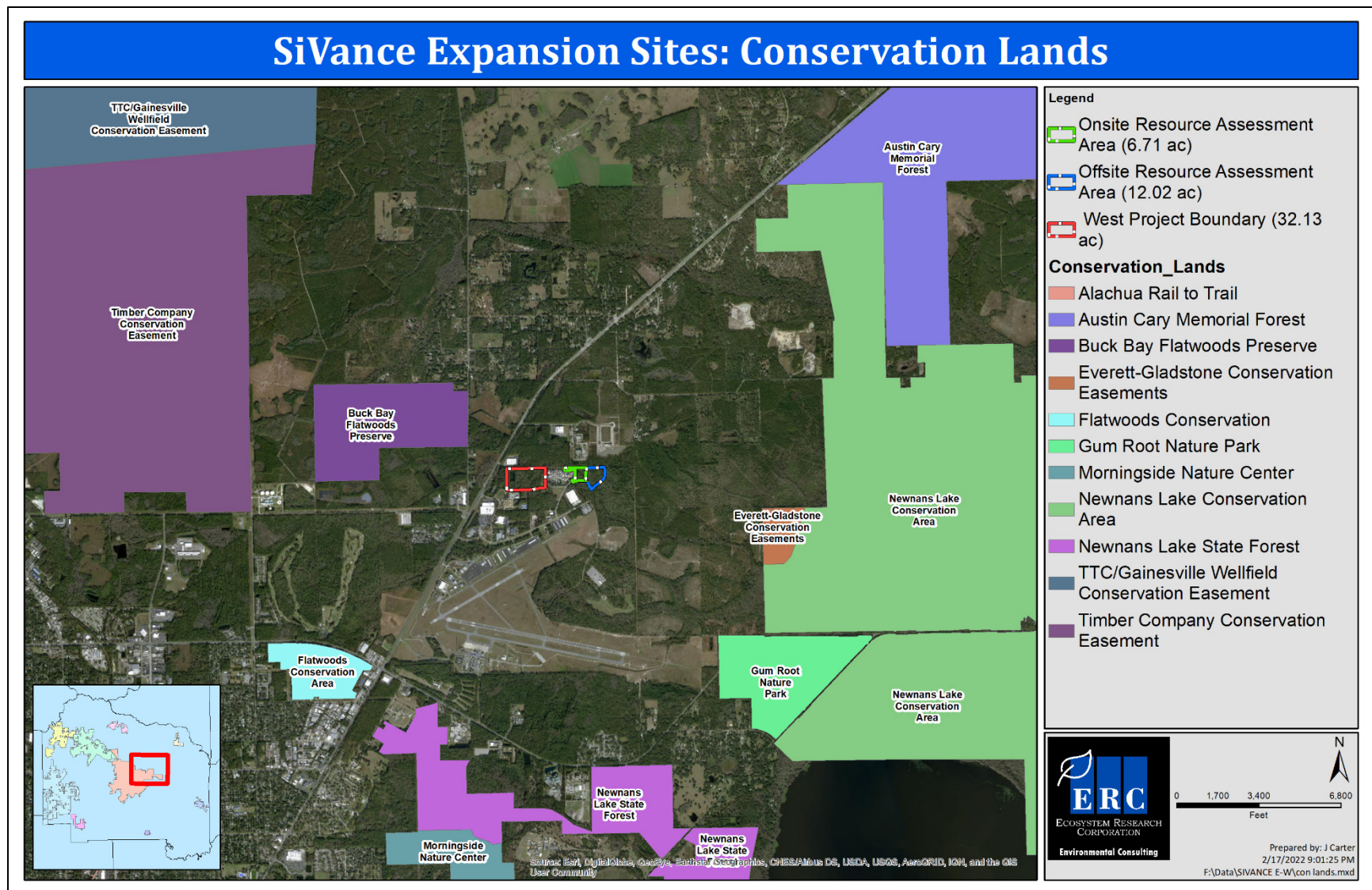


Figure 31. Alachua County Conservation lands shown in relation to the Project Sites and surrounding area.



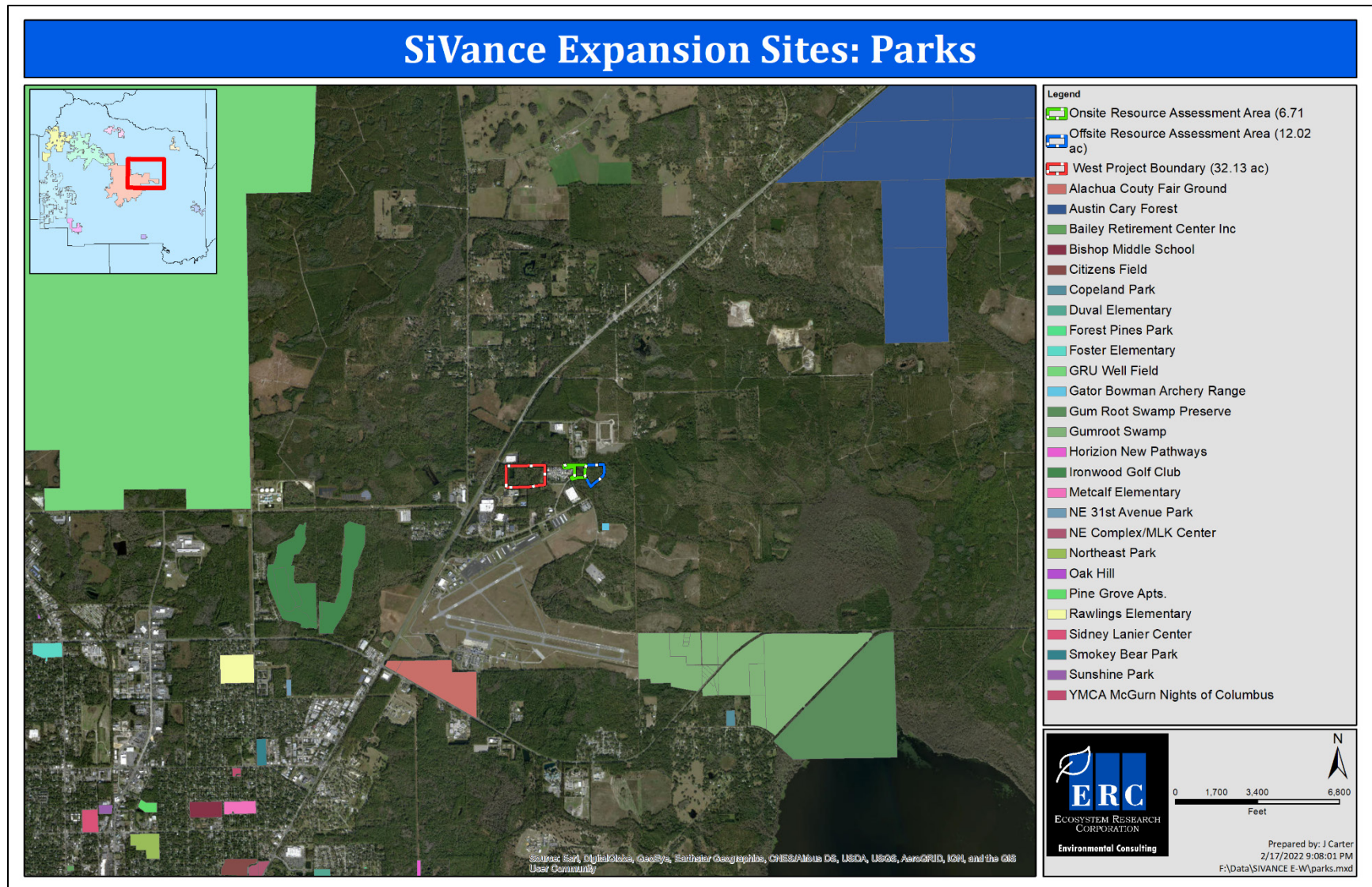


Figure 32. Alachua County parks shown in relation to the Project Sites and surrounding area.



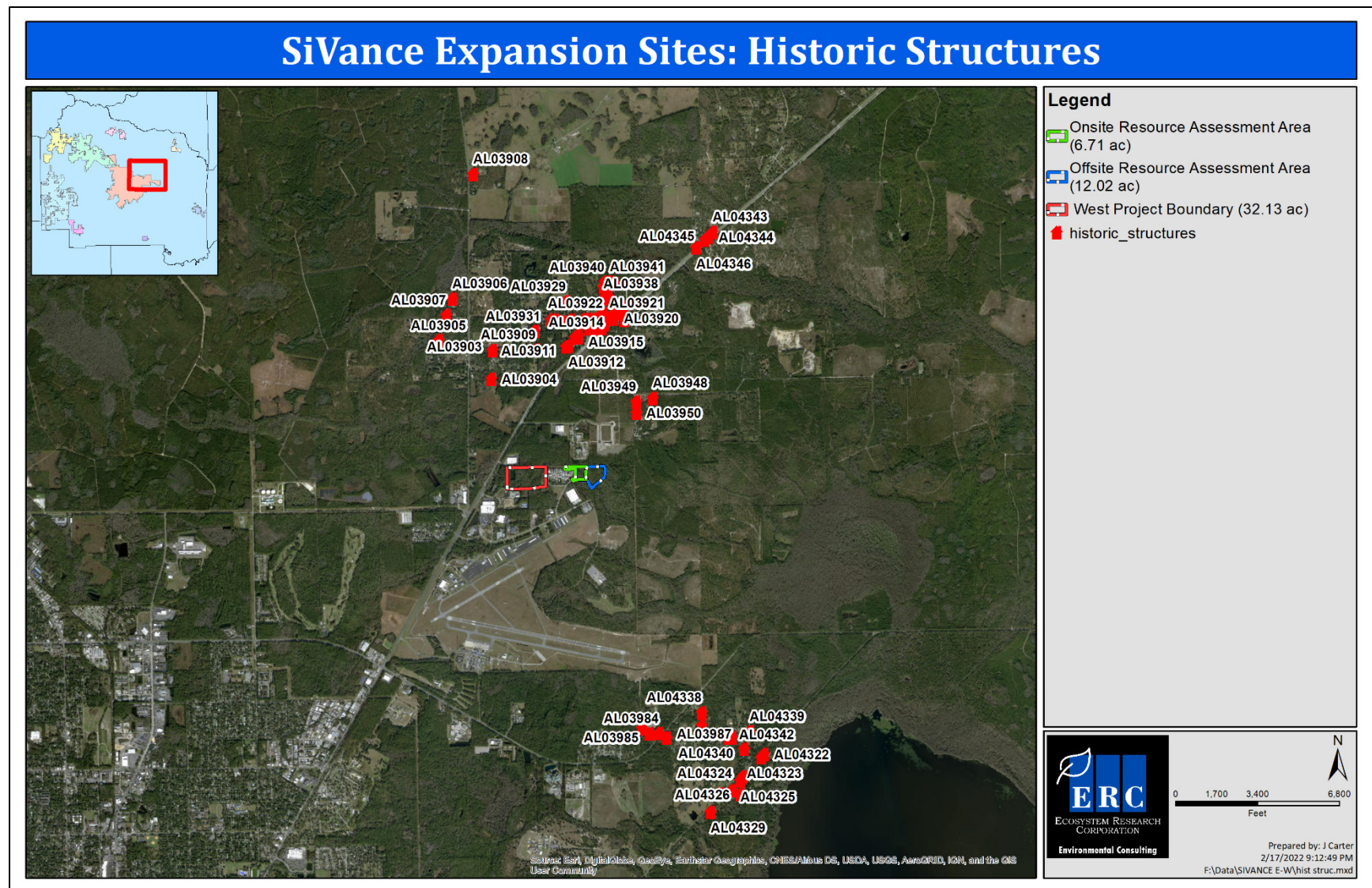


Figure 33. Historic structures shown in relation to the Project Sites and surrounding area.



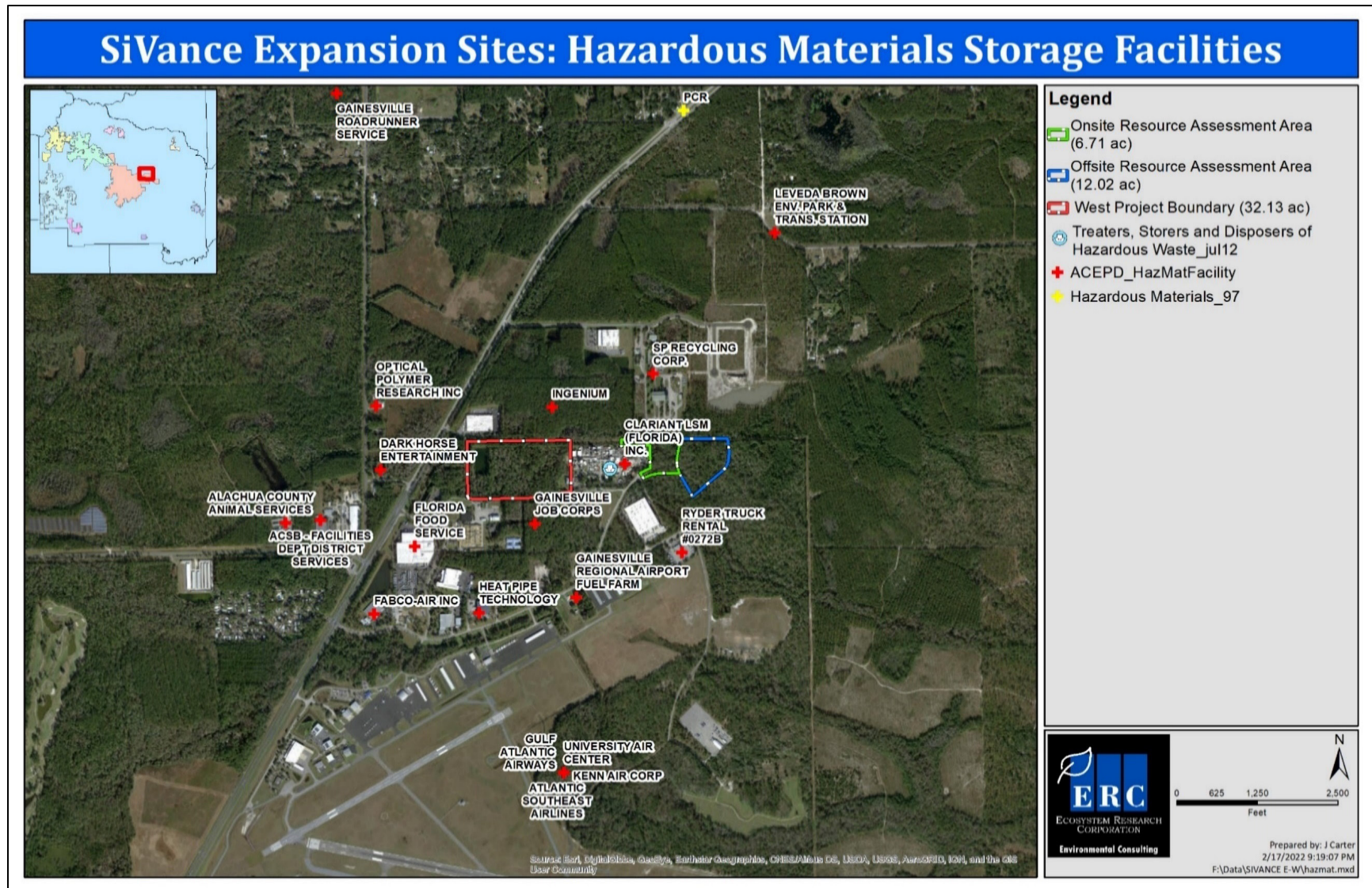


Figure 34. Hazardous materials storage facilities shown in relation to the Project Sites and surrounding area.



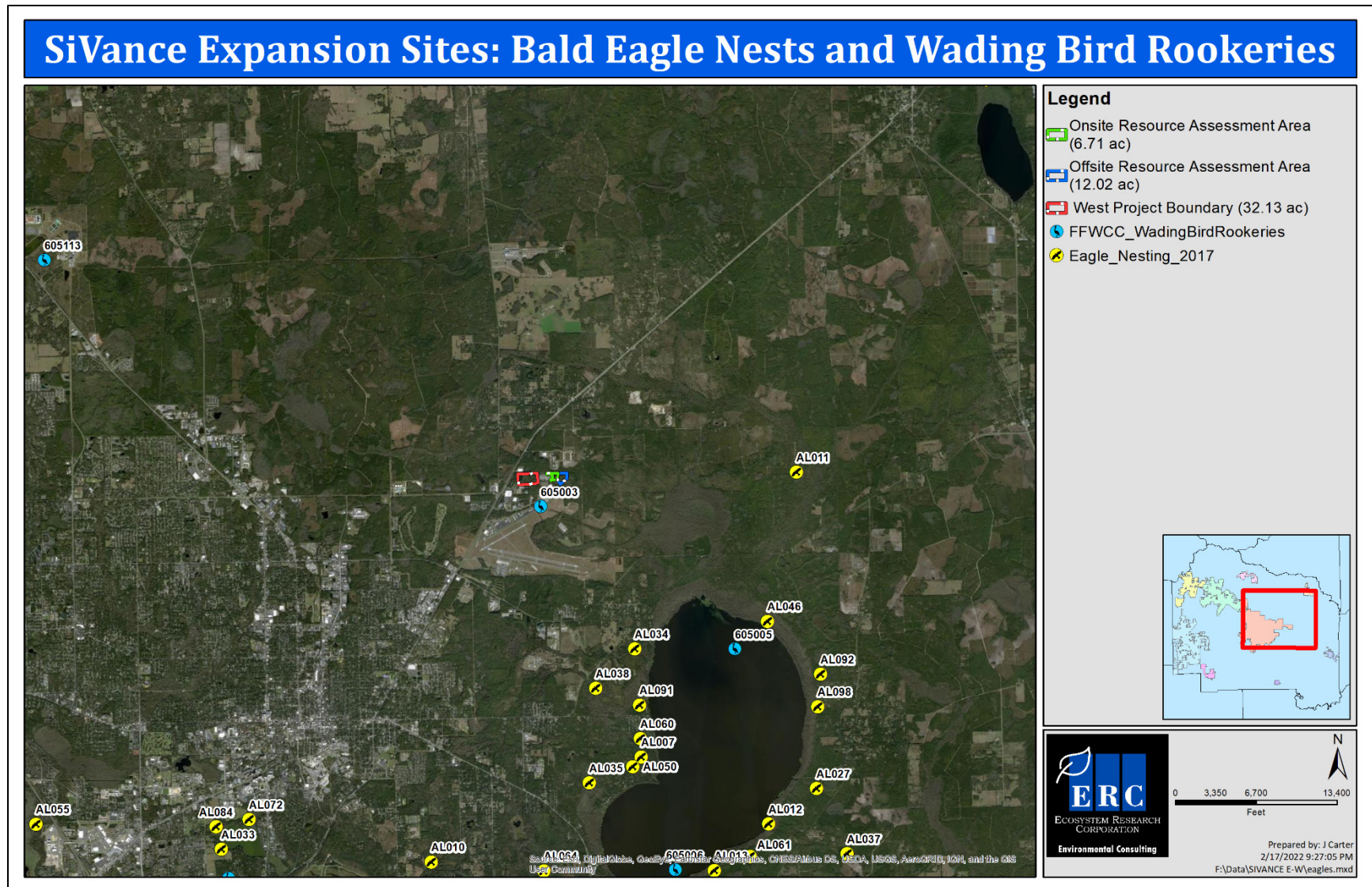


Figure 35. Eagle nests and wading bird rookeries shown in relation to the Project Sites and surrounding area.



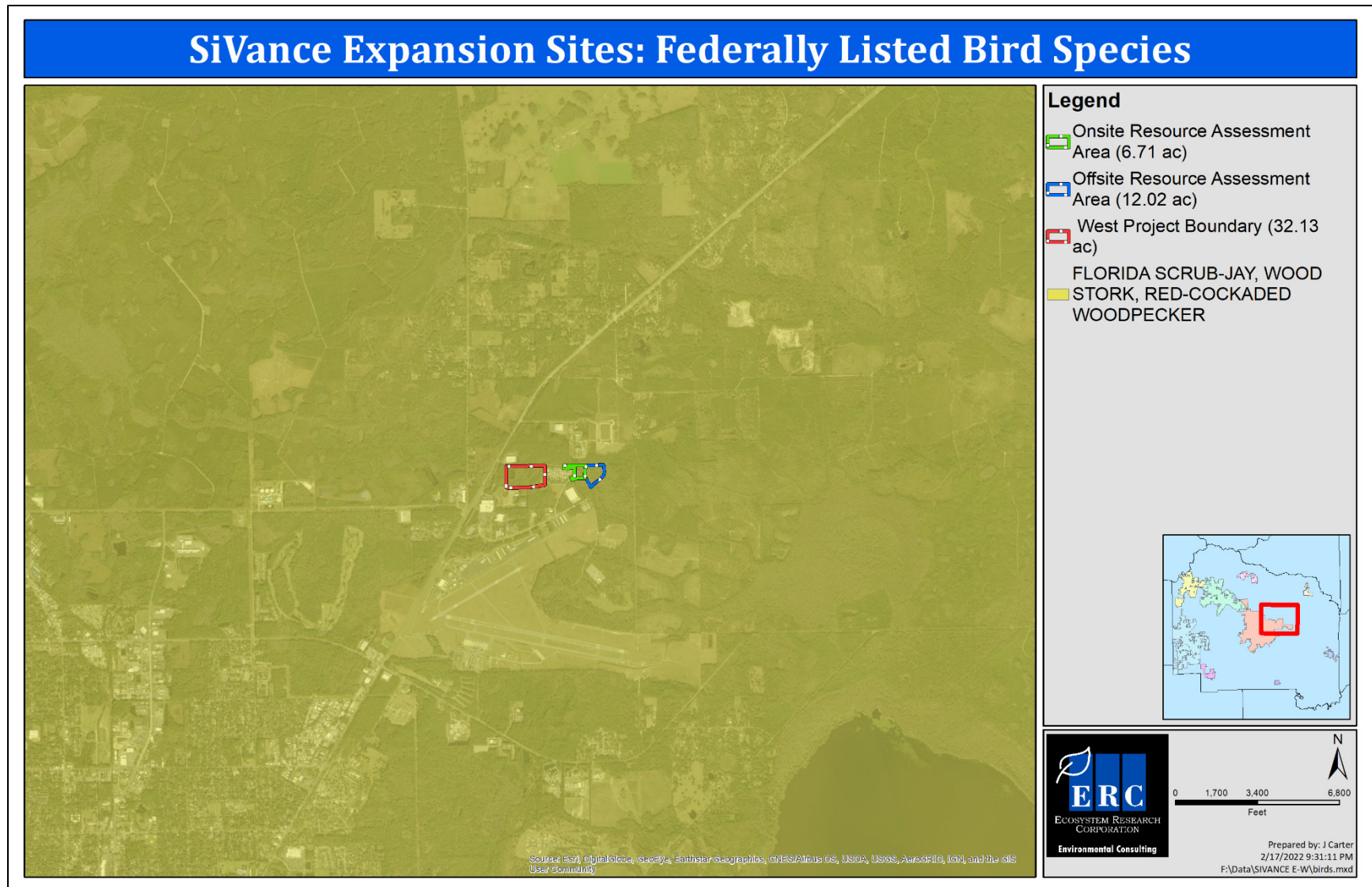


Figure 36. USFWS federally listed bird species shown in relation to the Project Sites and surrounding area.

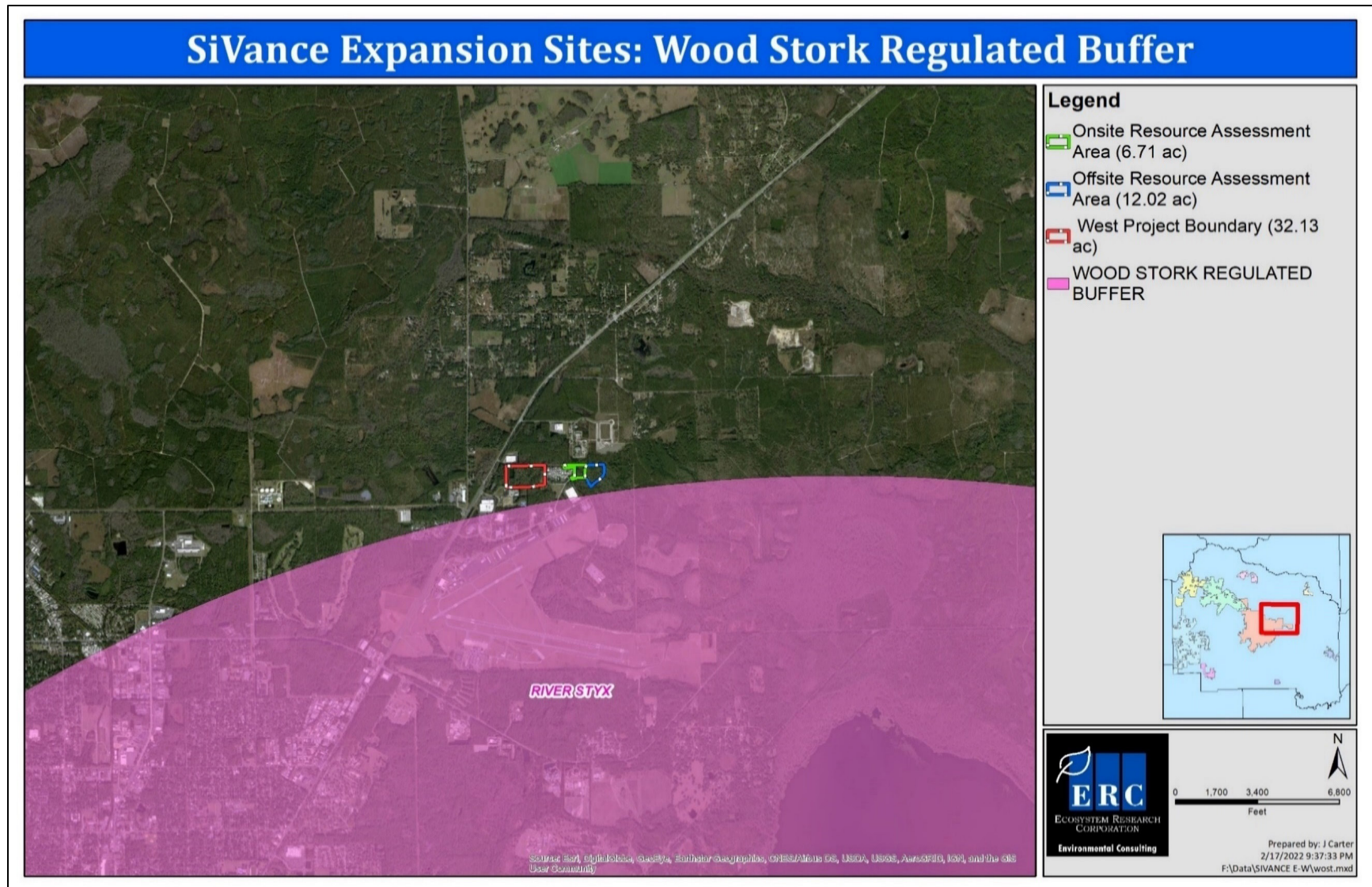


Figure 37. Wood stork regulated buffer areas shown in relation to the Project Sites and surrounding area.



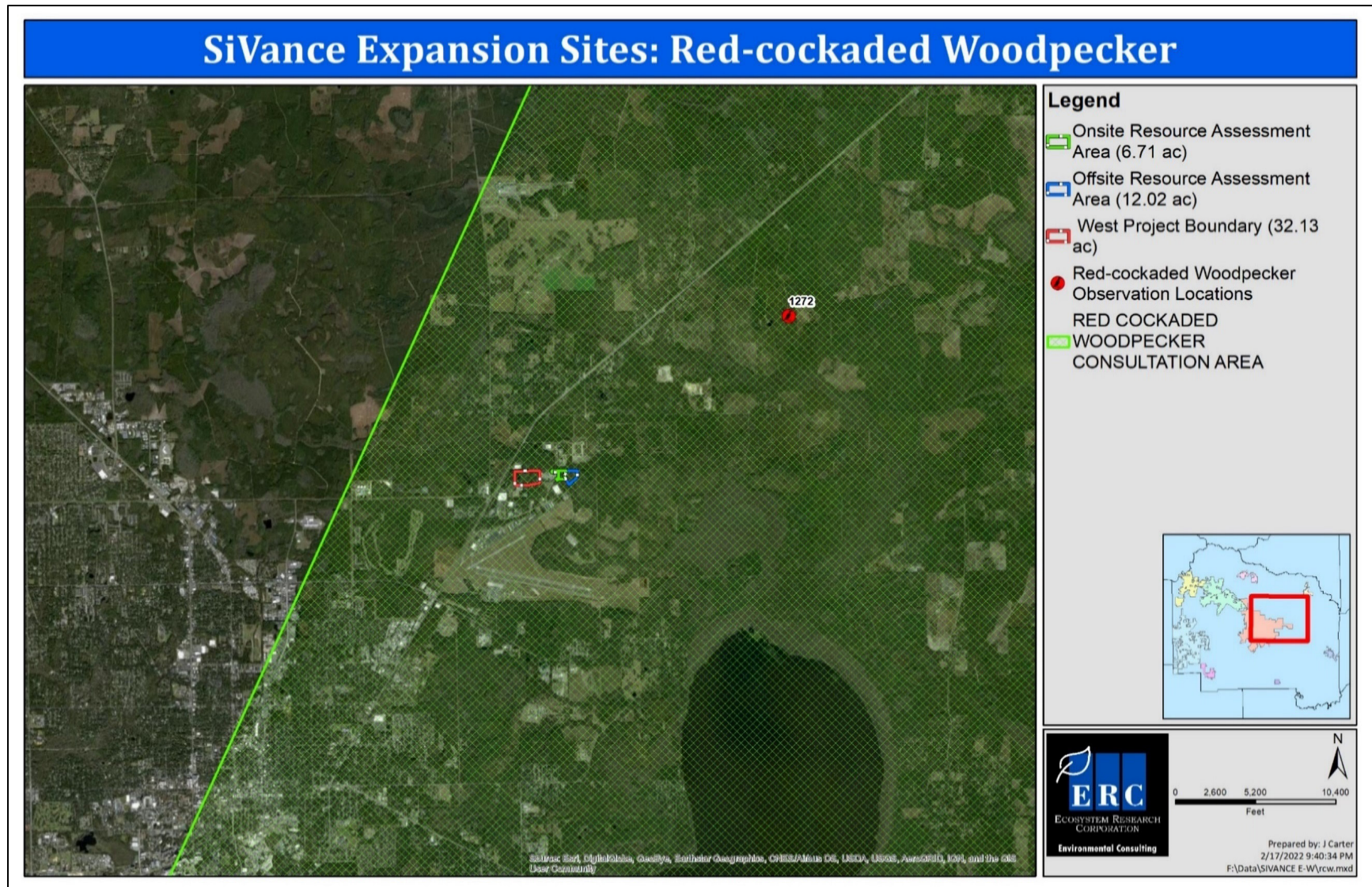


Figure 38. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Project Sites and surrounding area.



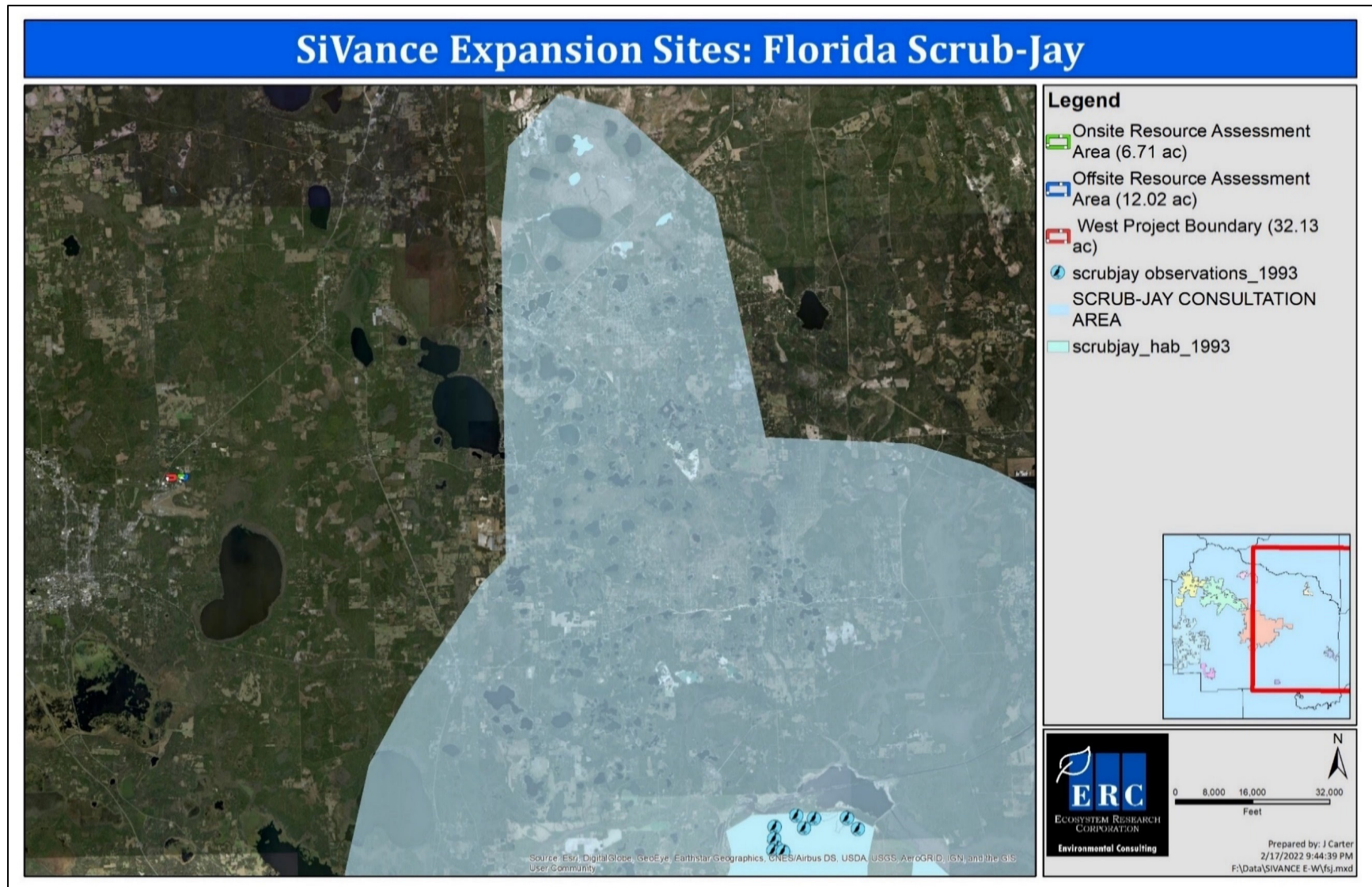


Figure 39. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Project Sites and surrounding area.

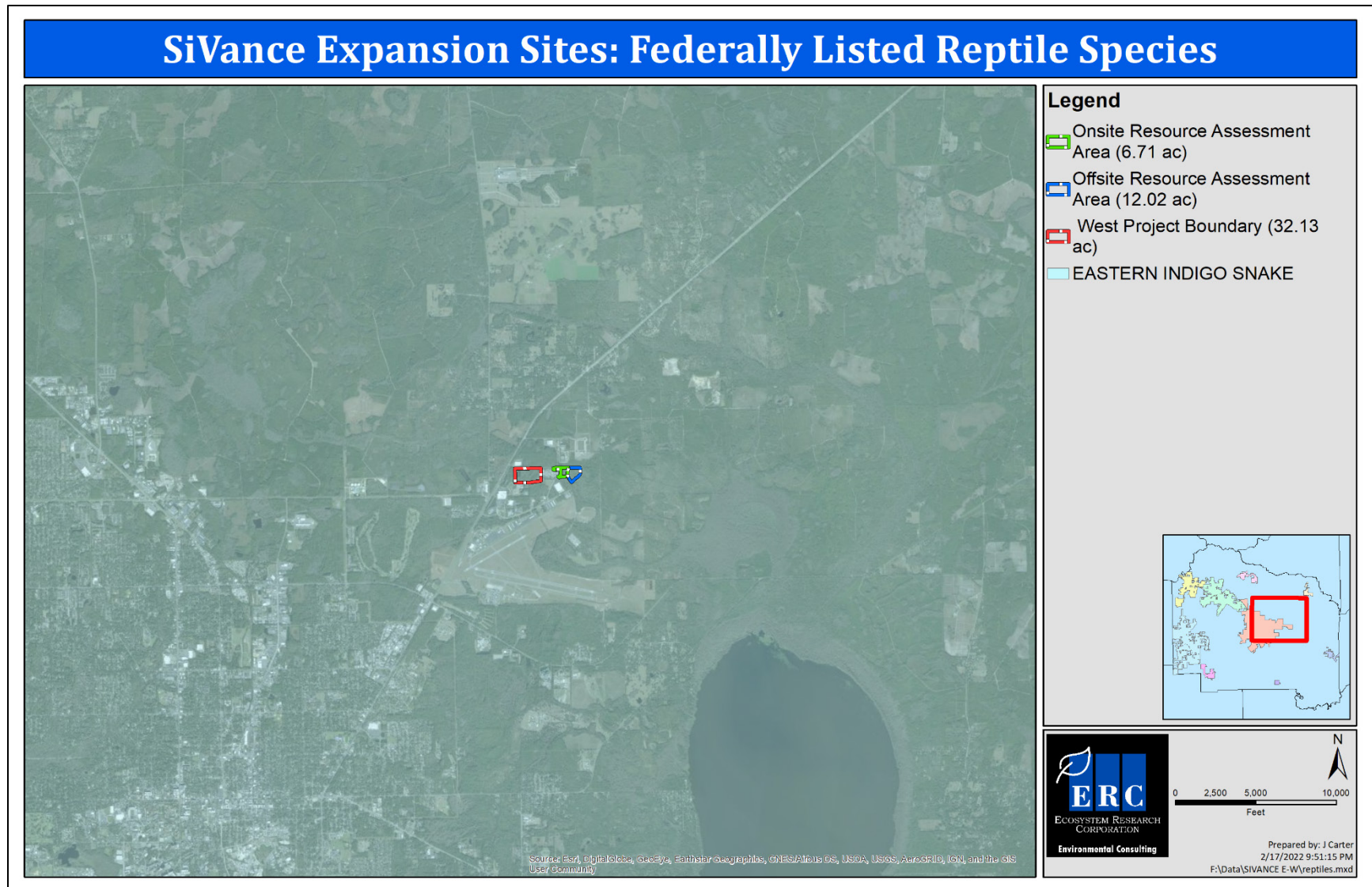


Figure 40. USFWS federally listed reptile species shown in relation to the Project Sites and surrounding area.



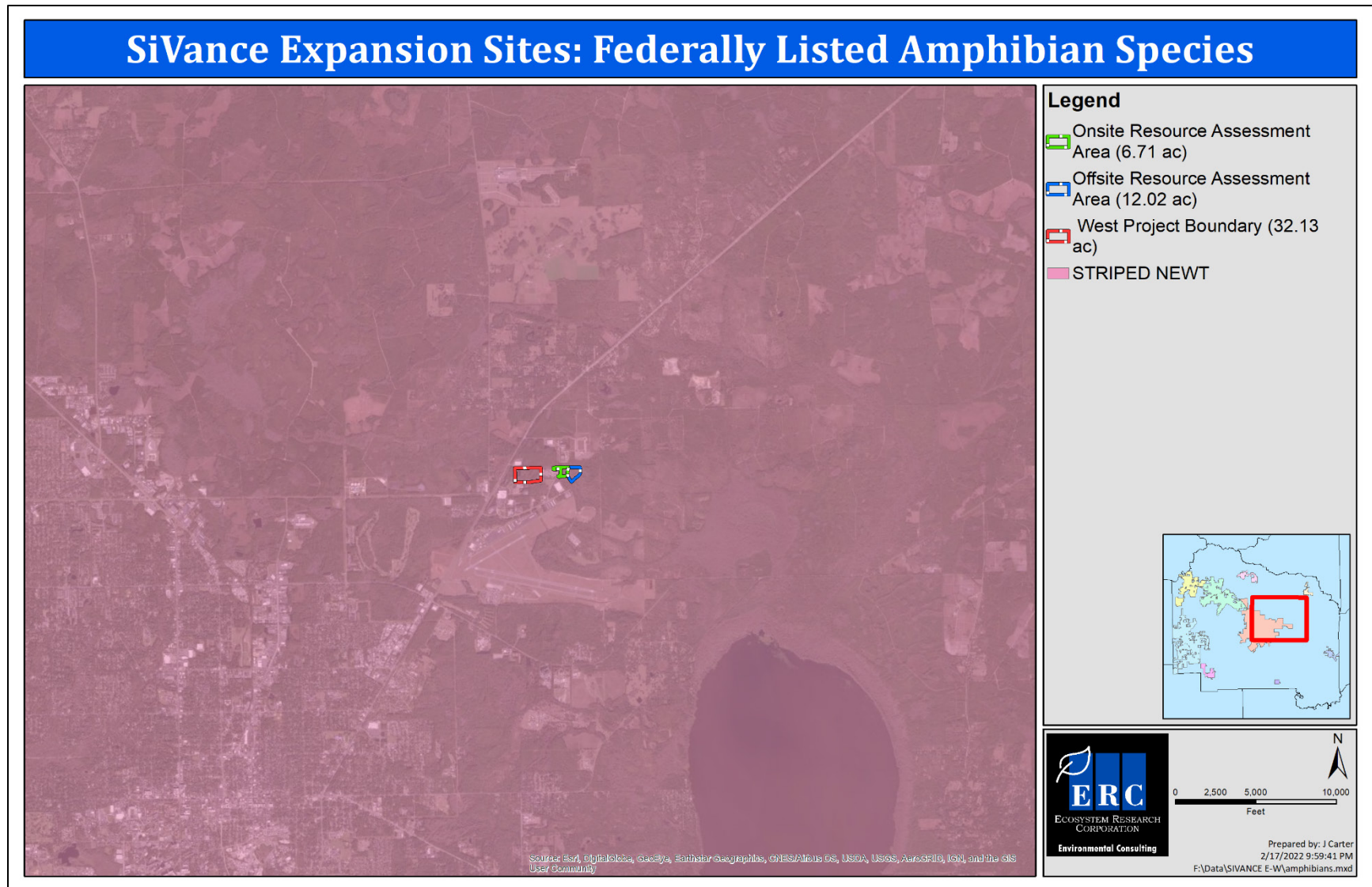


Figure 41. USFWS federally listed amphibian species shown in relation to the Project Sites and surrounding area.



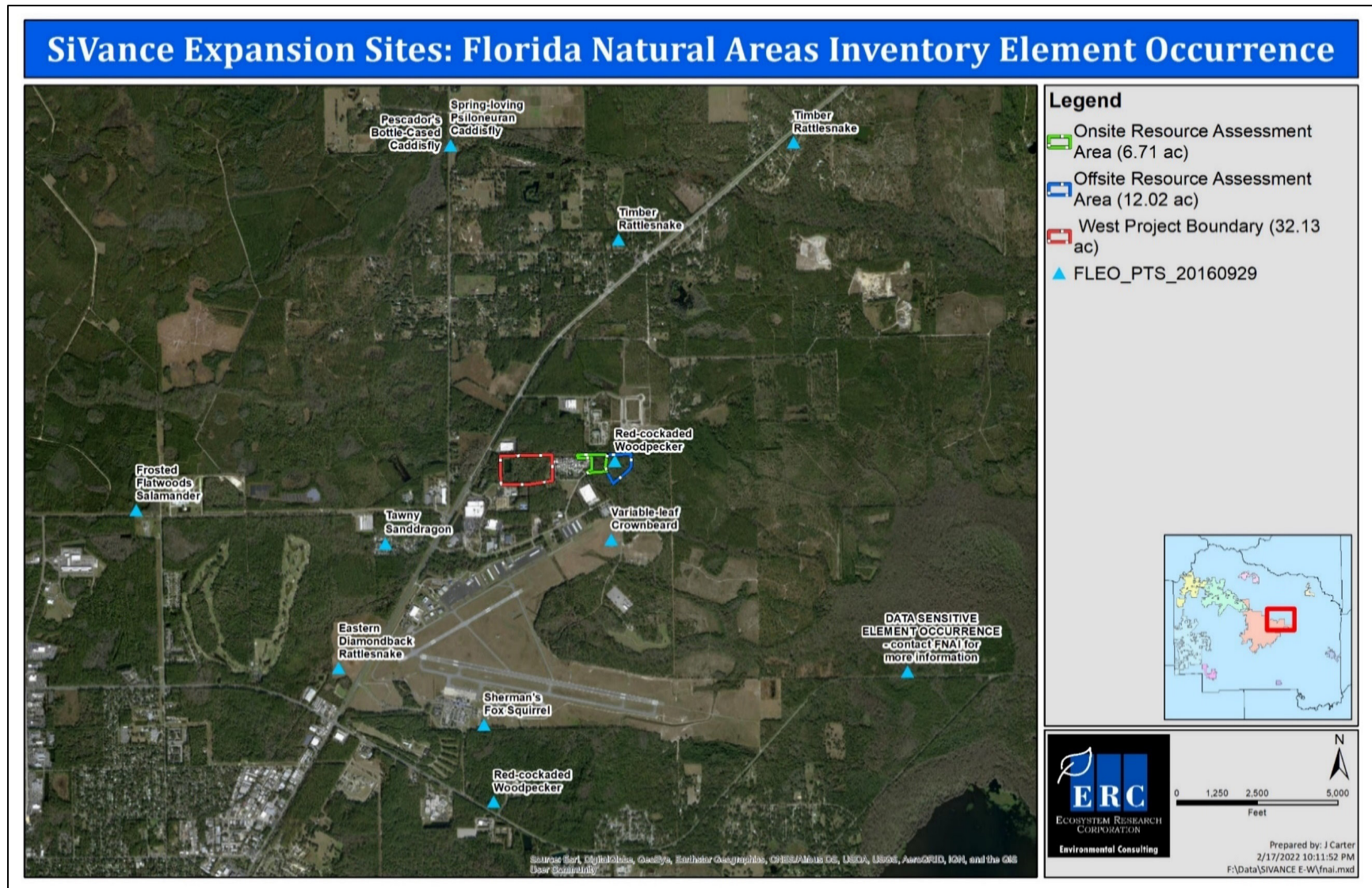


Figure 42. Florida Natural Areas Inventory element occurrence records shown in relation to the Project Sites and surrounding area.



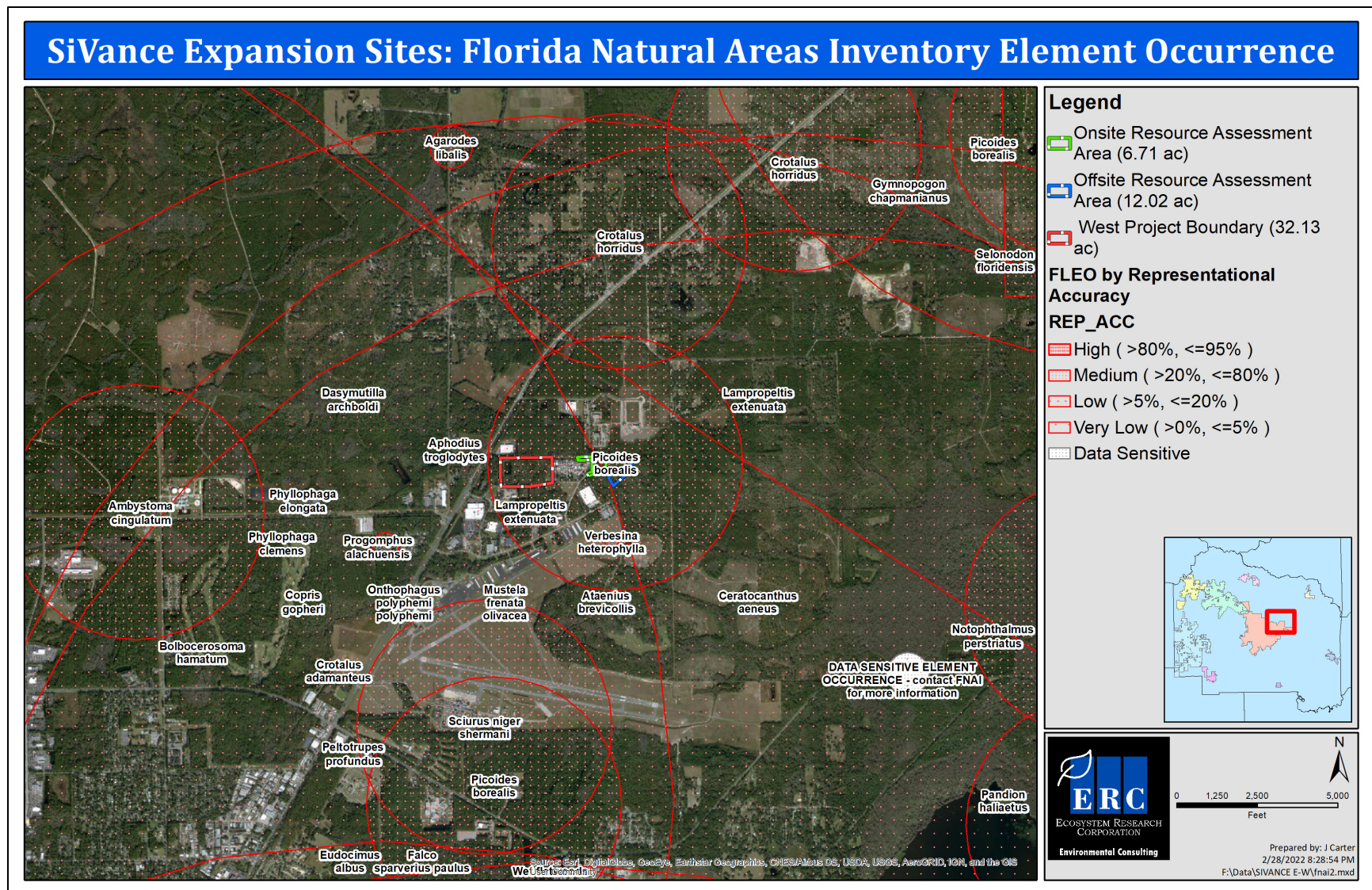


Figure 43. Florida Natural Areas Inventory element occurrence records shown in relation to the Project Sites and surrounding area.



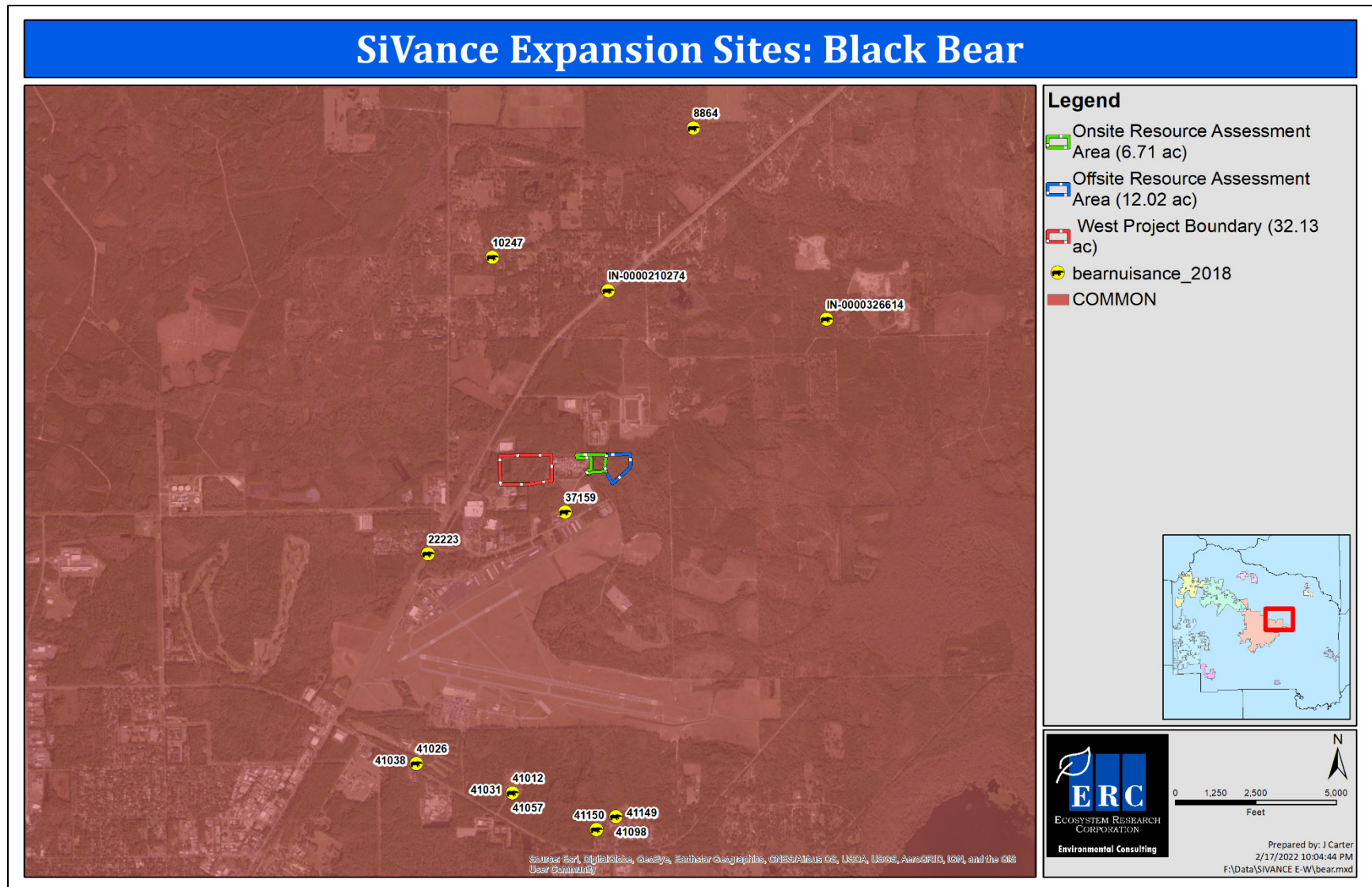


Figure 44. Black bear foraging areas and nuisance records shown in relation to the Project Sites and surrounding area.



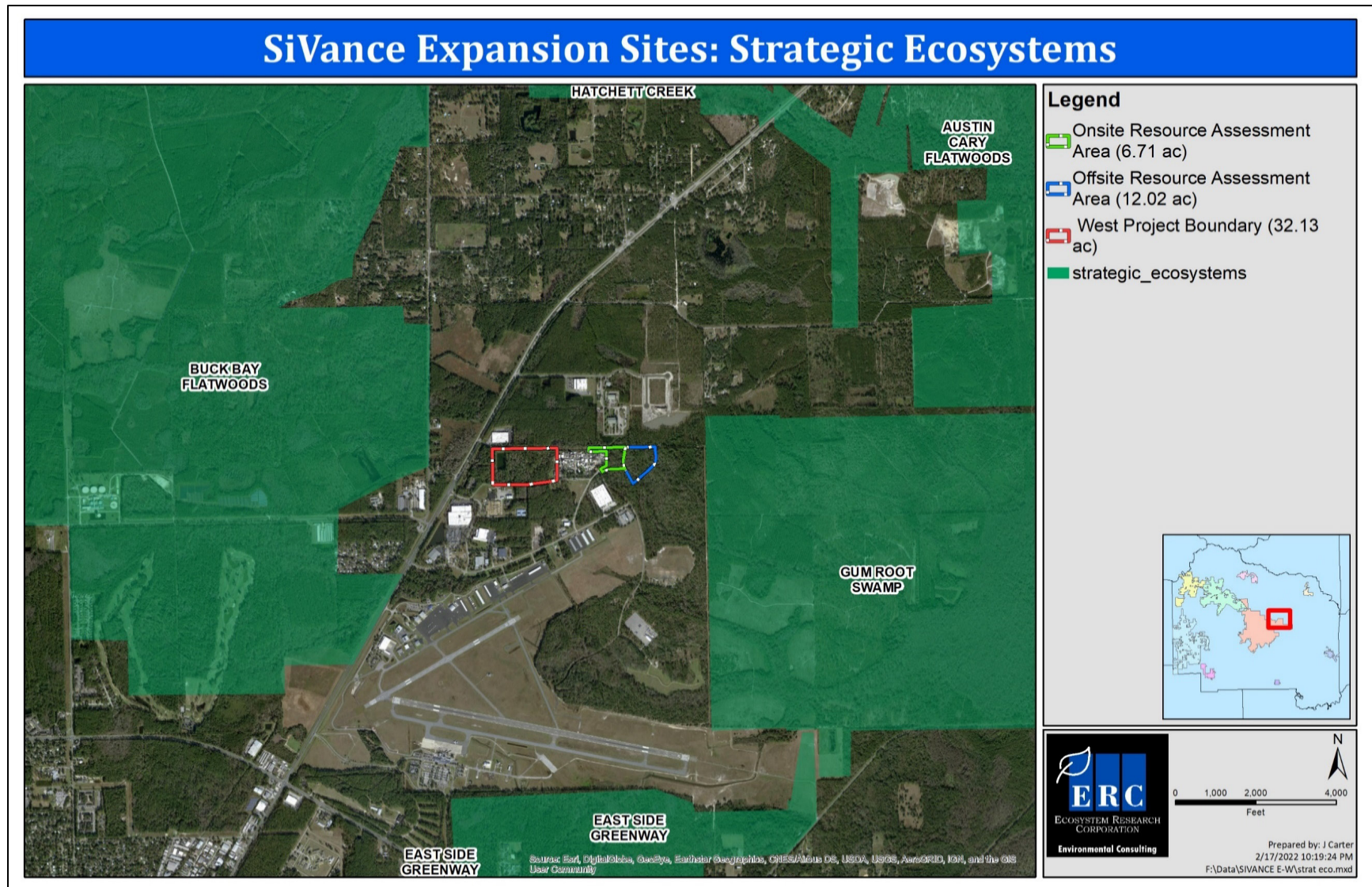


Figure 45. Strategic ecosystem overlay shown in relation to the Project site and surrounding area.



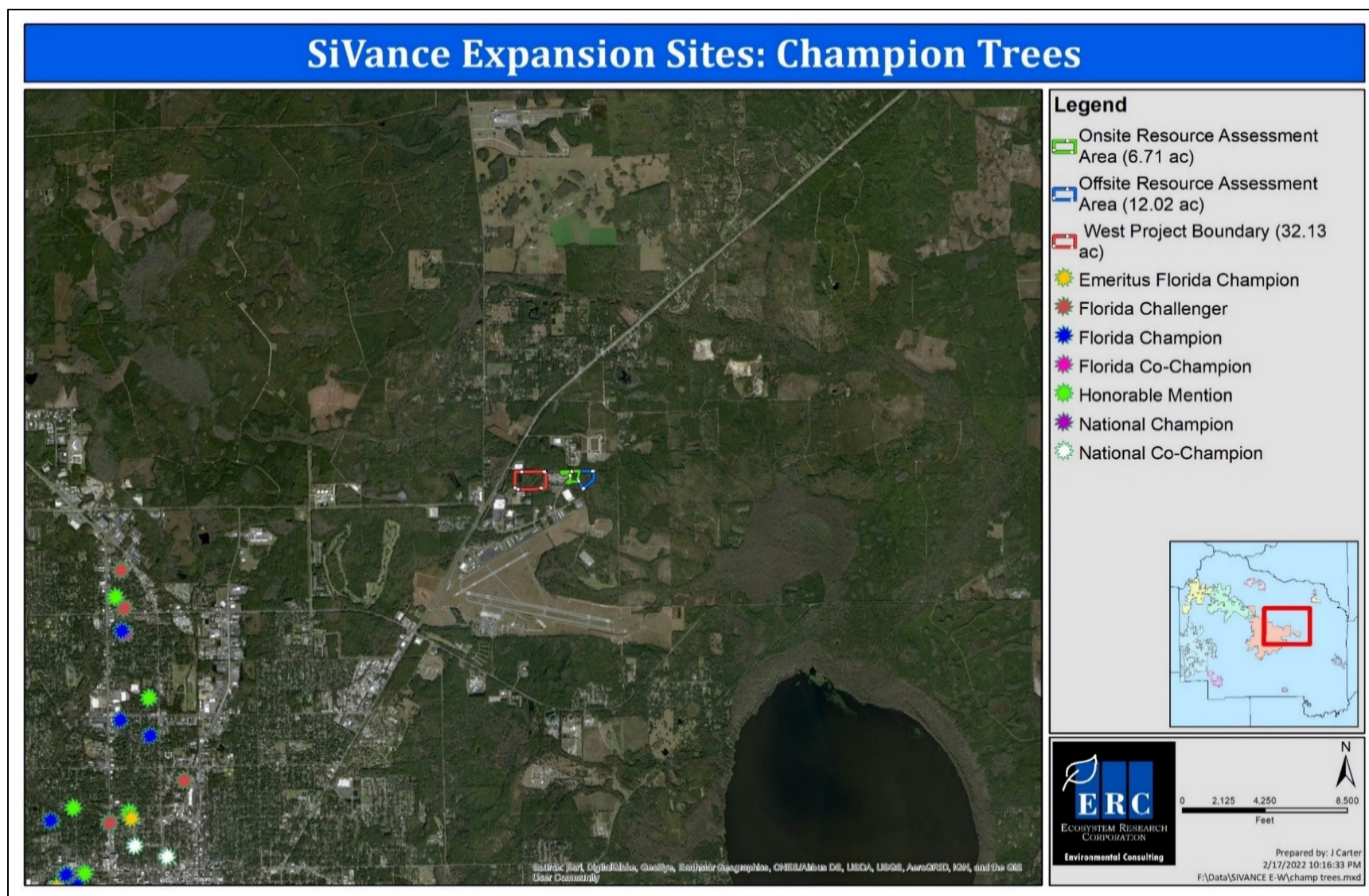


Figure 46. Champion tree locations shown in relation to the Project Sites and surrounding area.



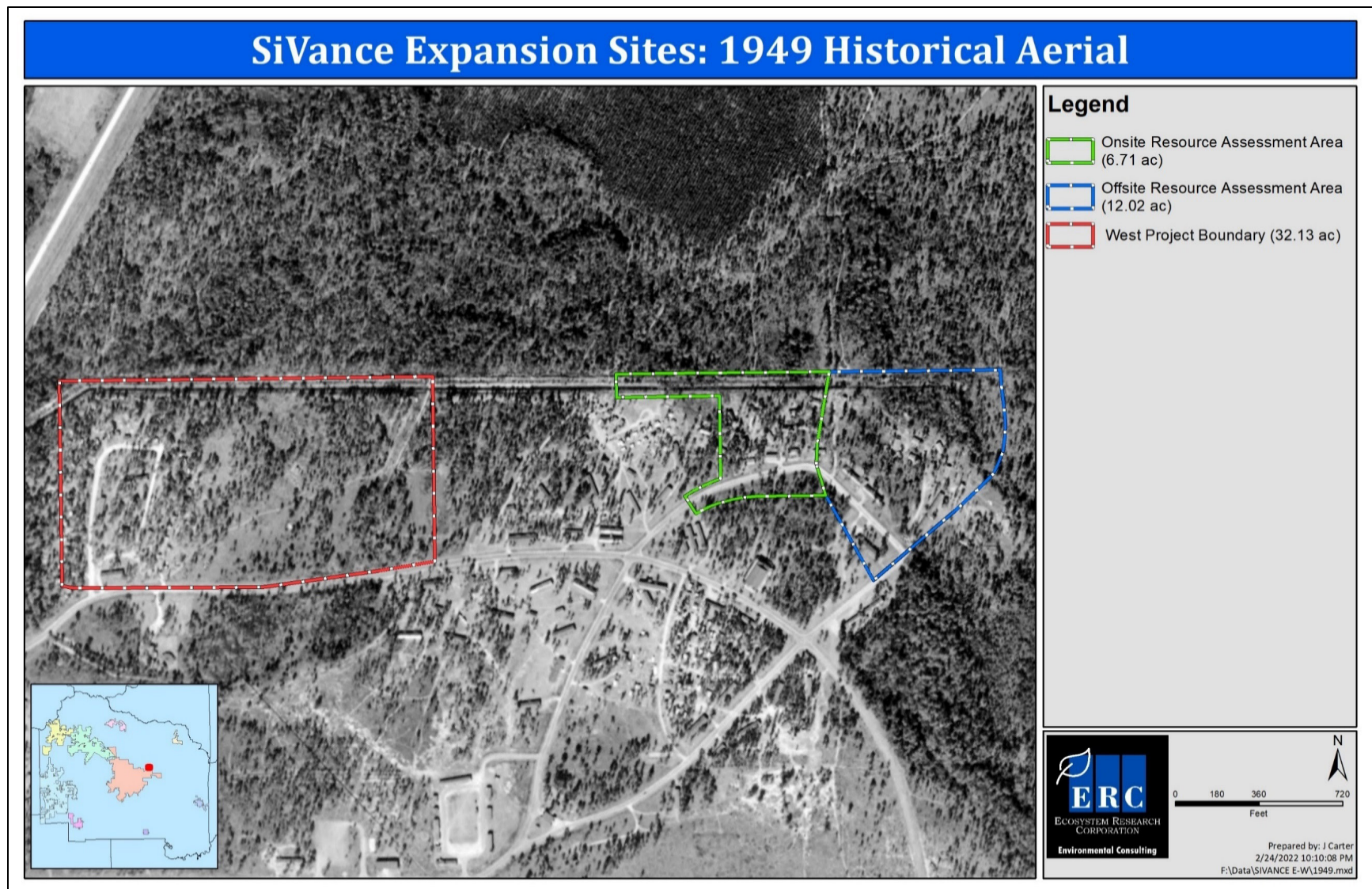


Figure 47. 1949 historical aerial showing the Project Sites and surrounding area.

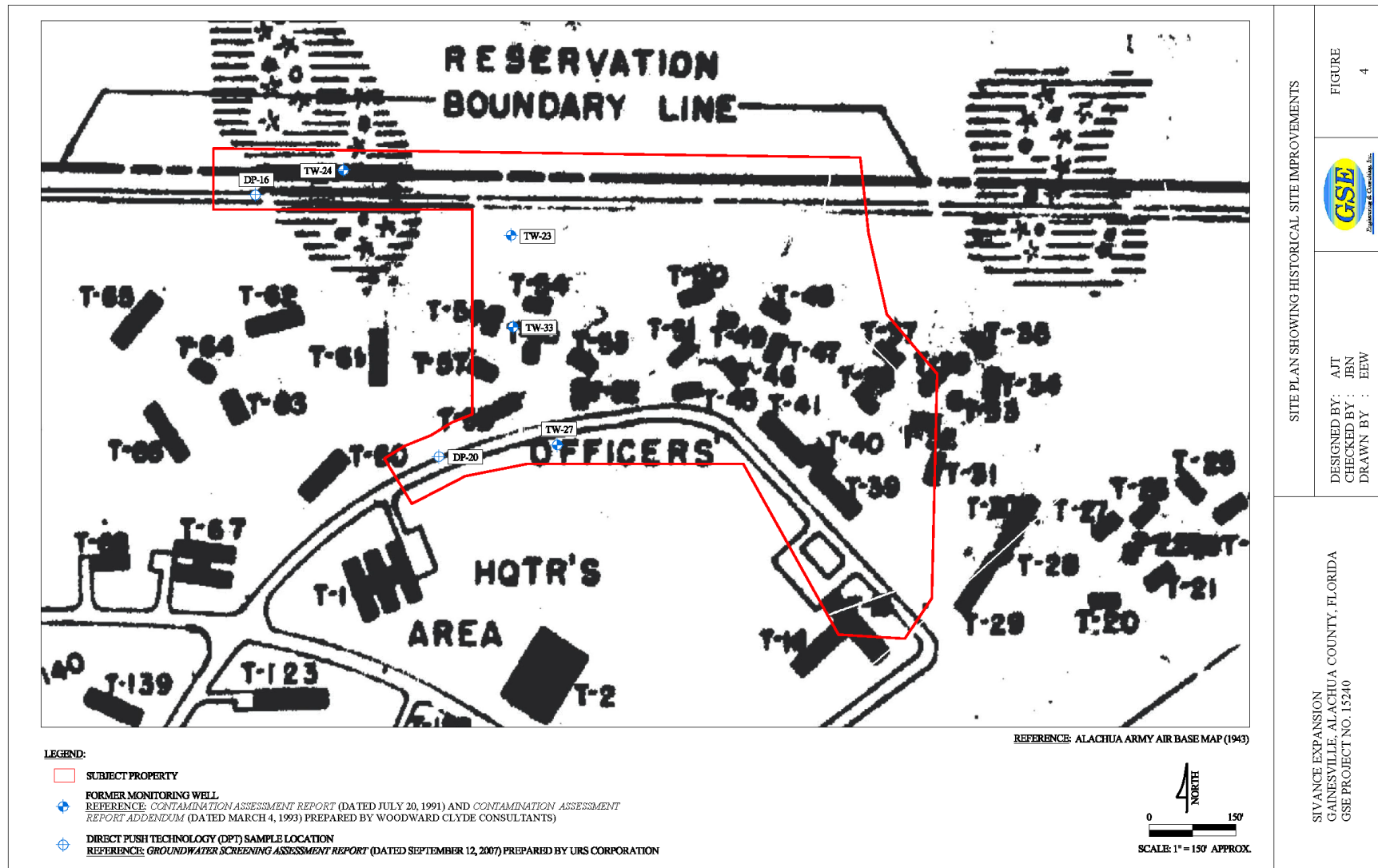


Figure 48. Diagram of the building plan that existed from 1941 to 1945 when the Project Site was developed for the Alachua Army Airfield for support of World War II operations. Many of the buildings seen on the aerials were apparently Officer Living Quarters (provided to **GSE** and used in their report; included in this **ERA** for information purposes).



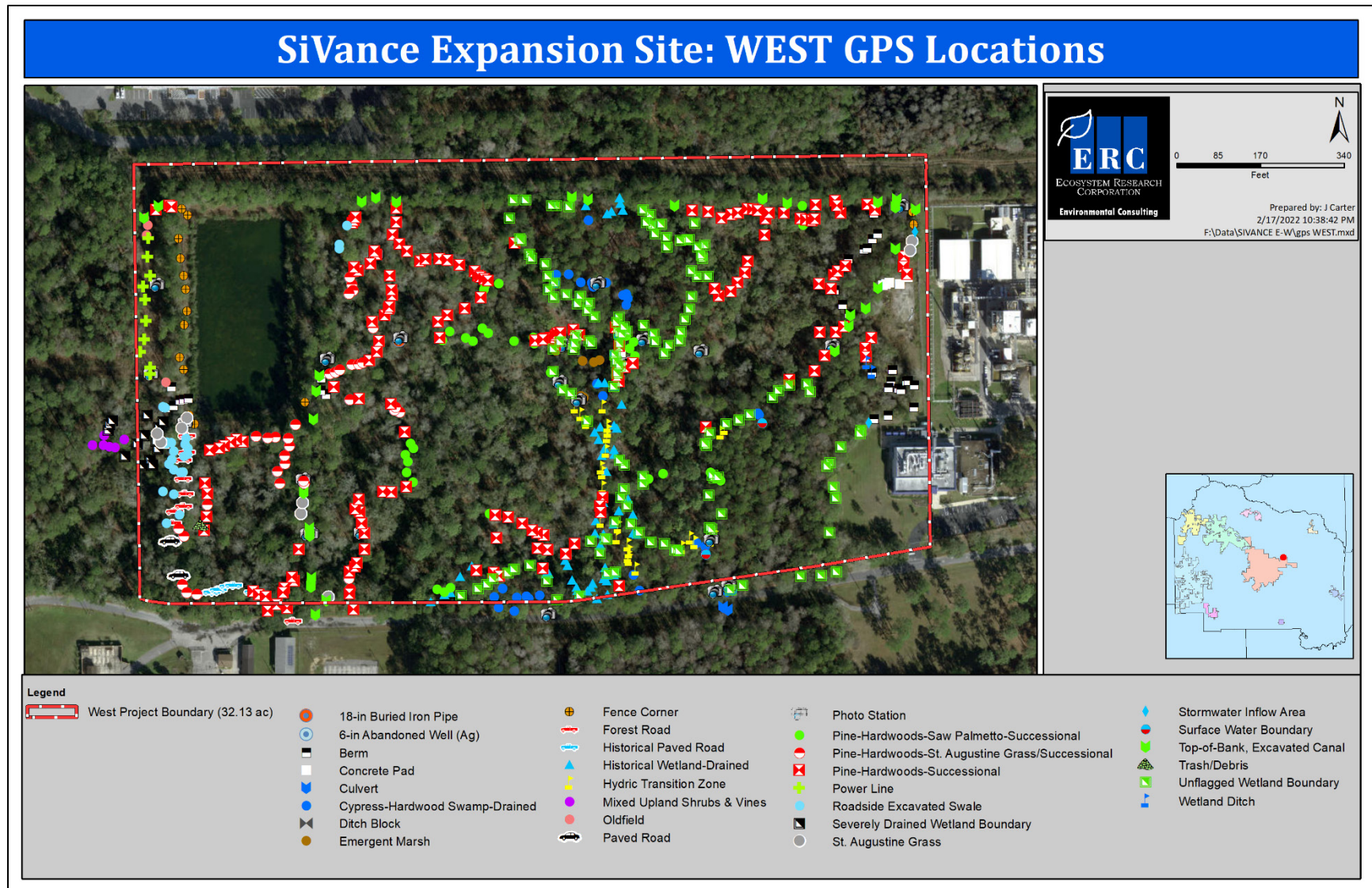
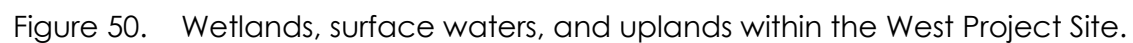


Figure 49. GPS locations where site-specific data were collected within the West Project Site.





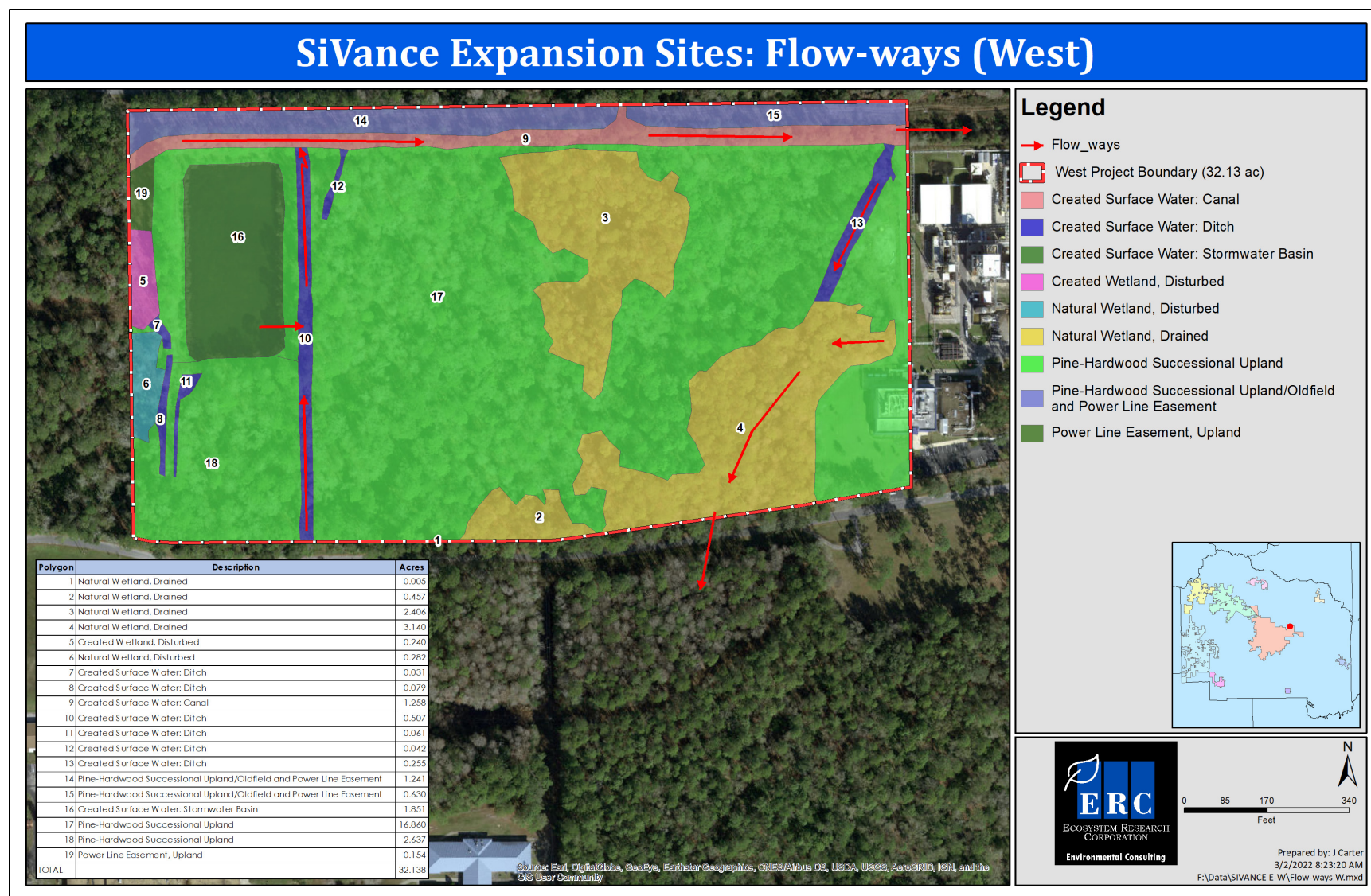


Figure 51. Flow-ways on the West Project Site.



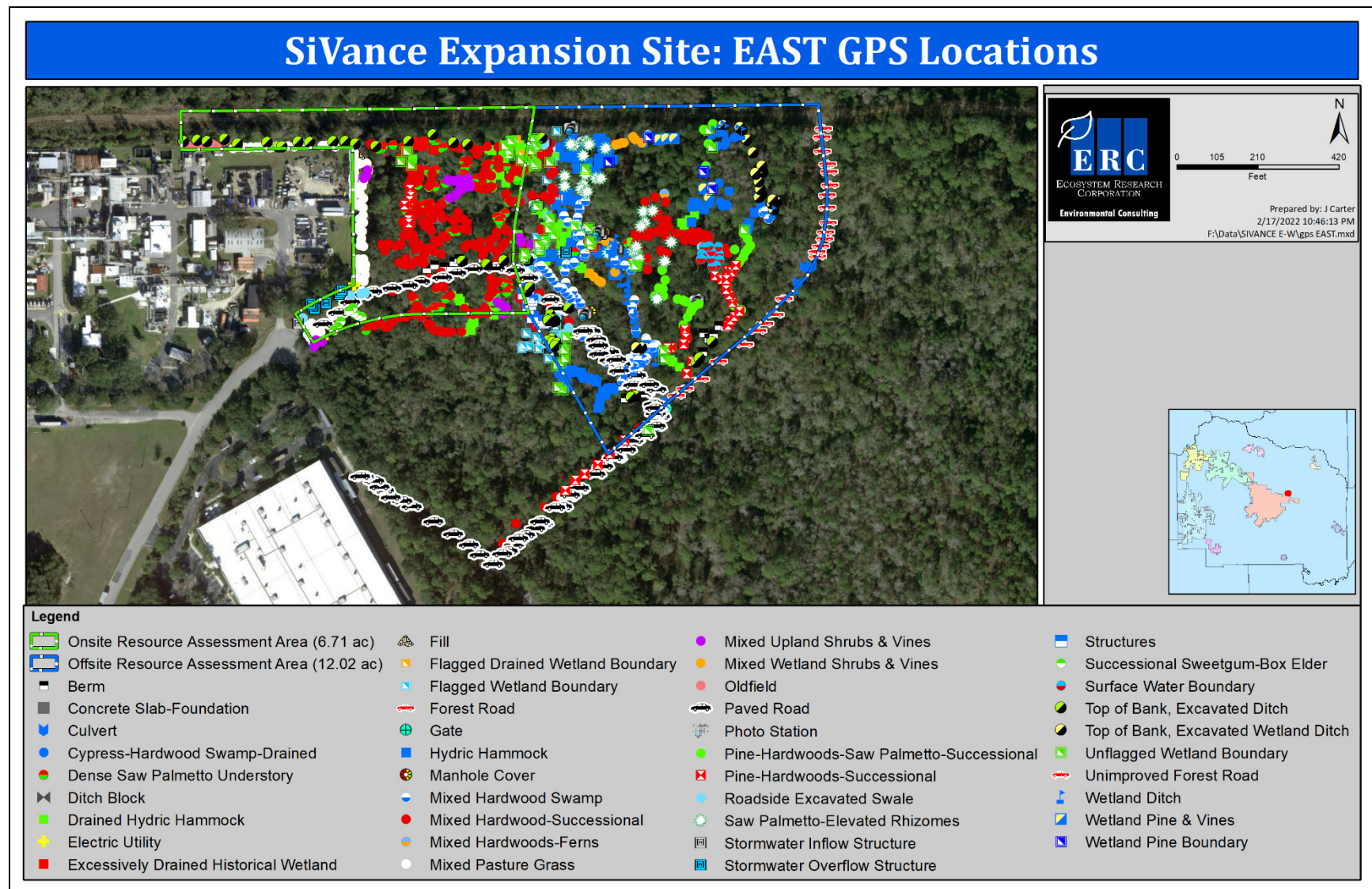


Figure 52. GPS locations where site-specific data were collected within the East Project Site.

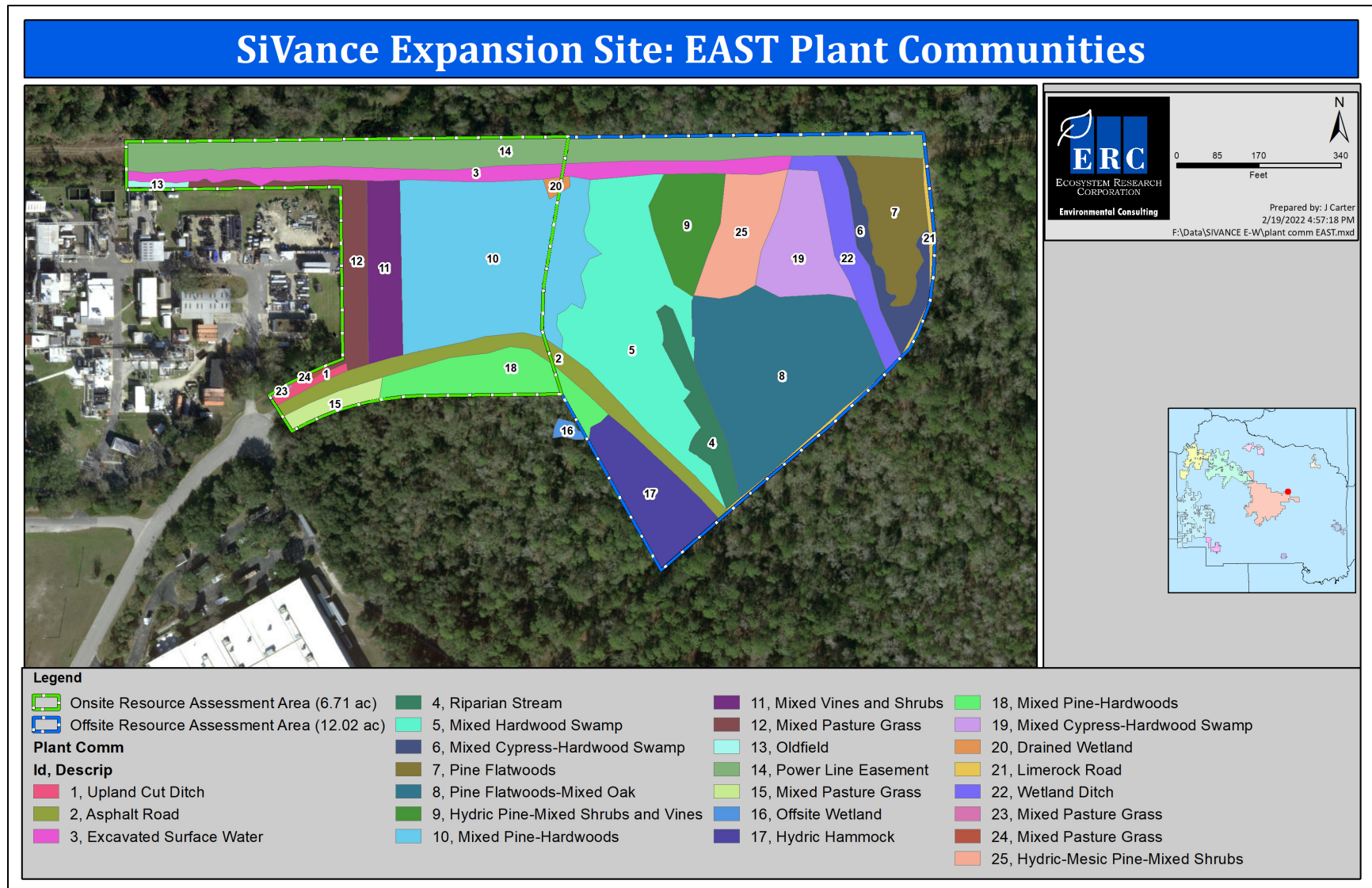


Figure 53. Plant communities within the East Project Site.



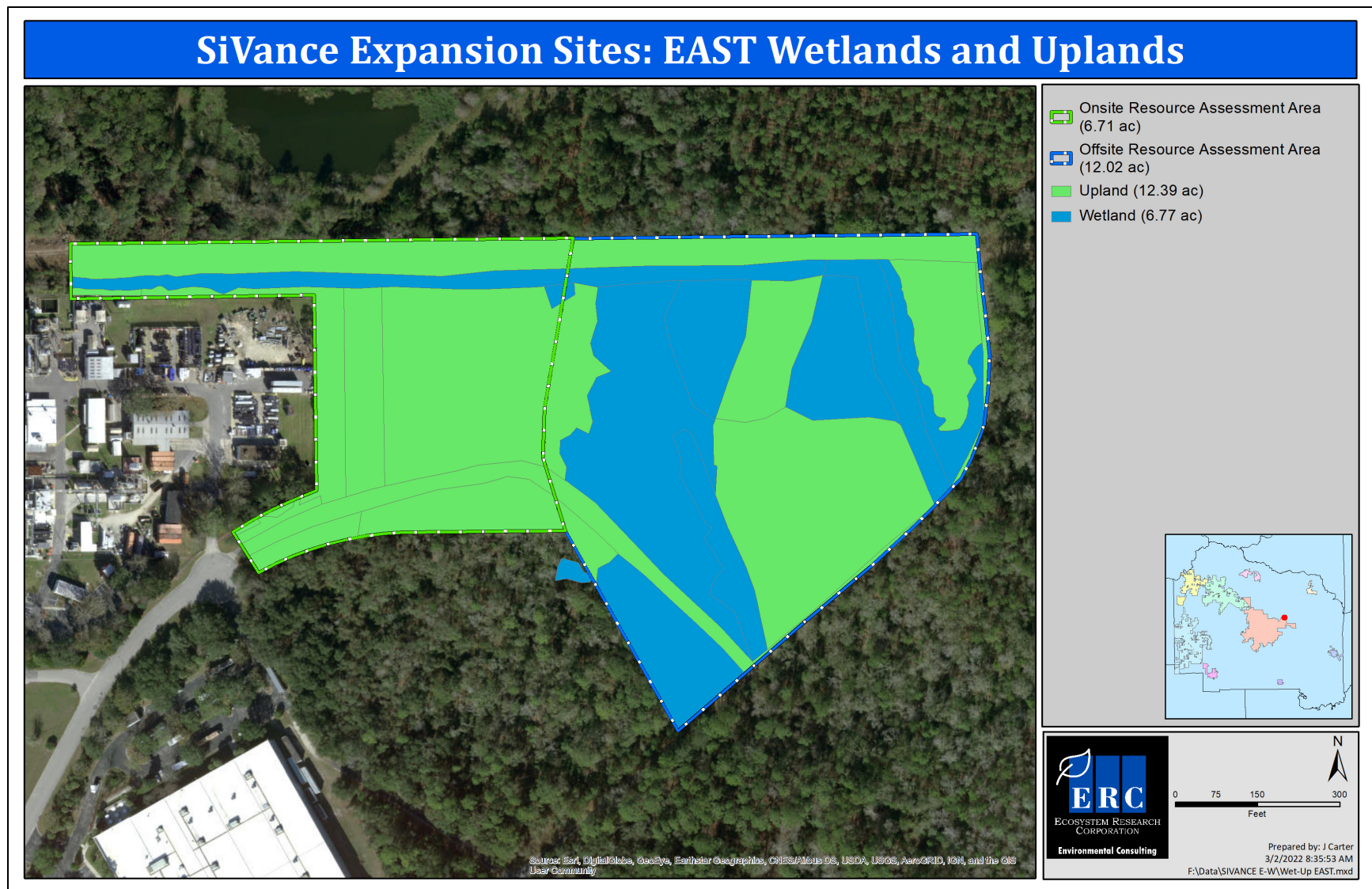


Figure 54. Wetlands and uplands within the East Project Site.

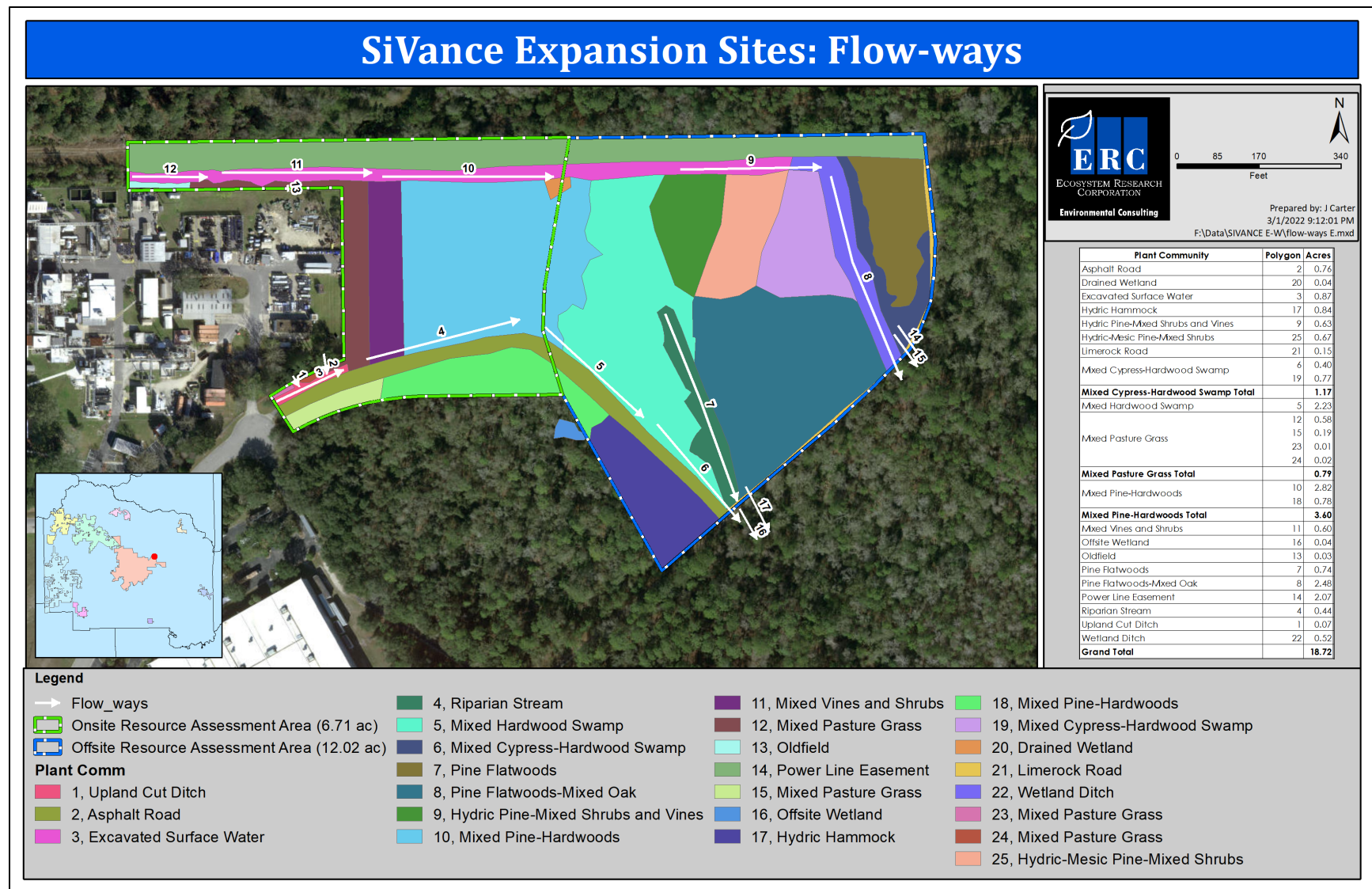


Figure 55. Flow-ways on the East Project Site.



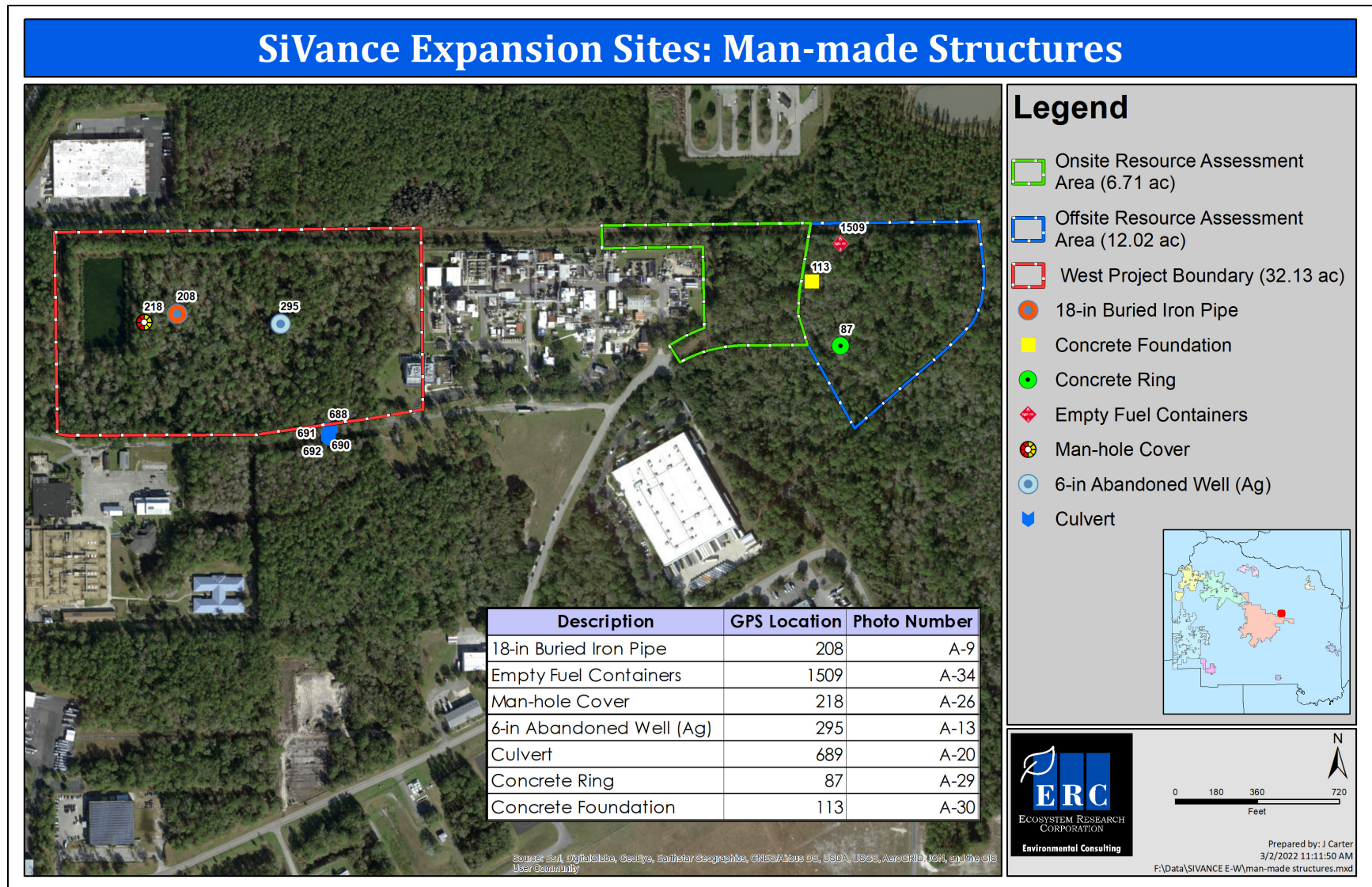


Figure 56. Man-made structures within the Project Sites.



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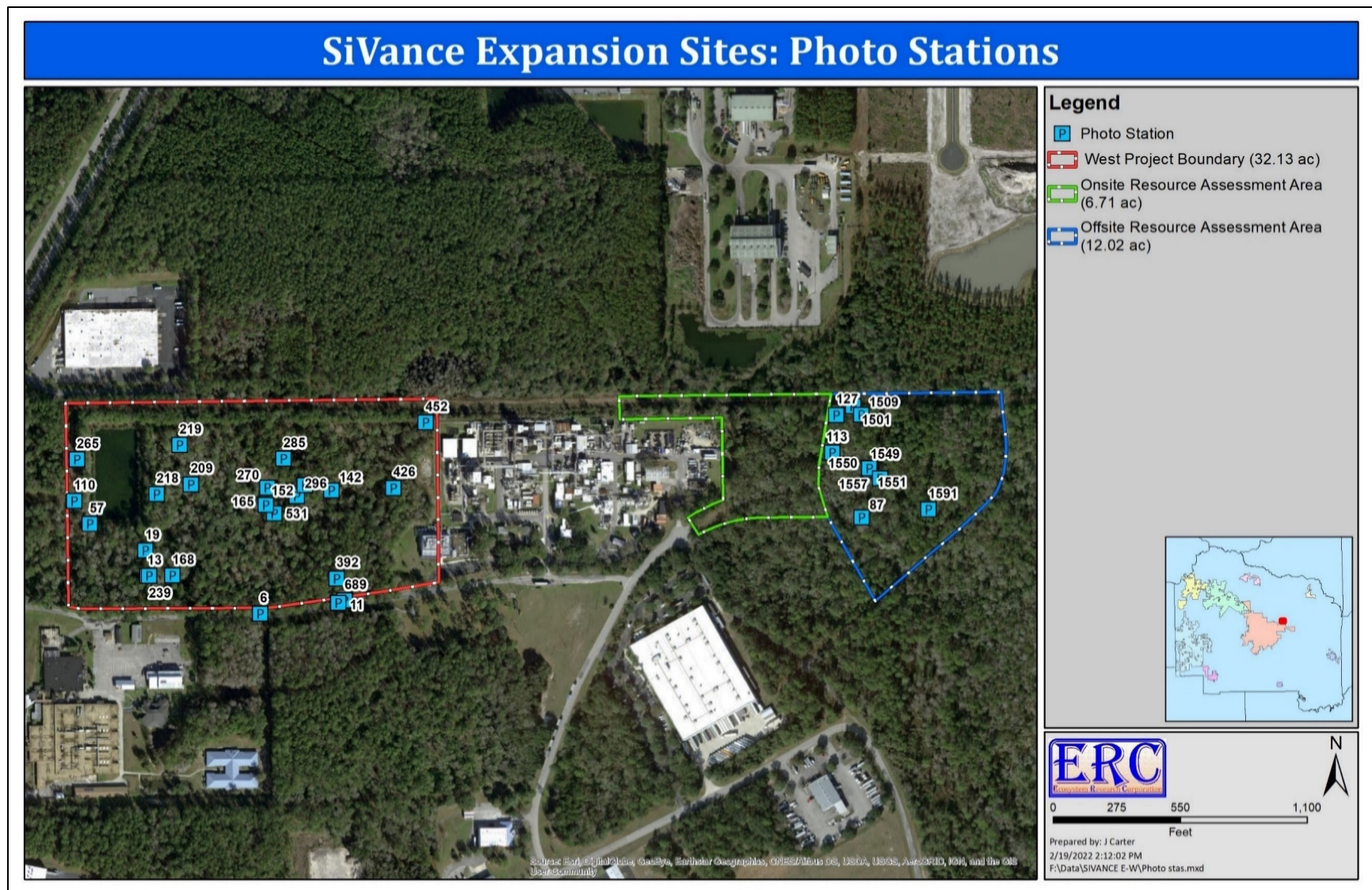


Figure A-1. Locations where photos were taken showing current habitat conditions on the Project Sites.



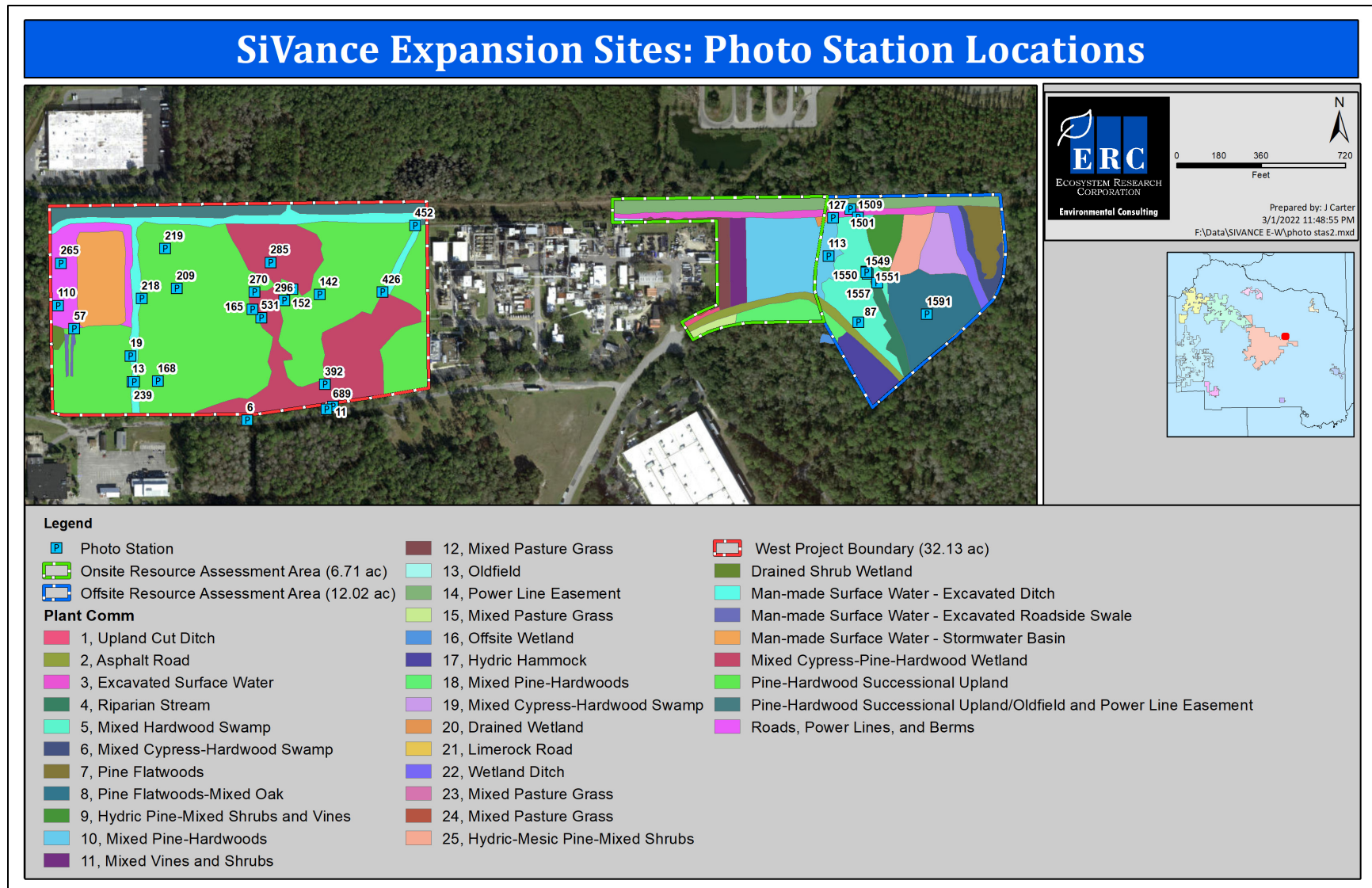


Figure A-2. Locations where photos were taken showing current habitat conditions on the Project Sites.





Photo A-1. View of Created Surface Water 10 as seen looking north from GPS location 13 on 10 February 2020 on the West Expansion Site.



Photo A-2. View of Created Surface Water 10 as seen looking south from GPS location 13 on 10 February 2020 on the West Expansion Site.





Photo A-3. View of Pine-Hardwood Successional Habitat with St. Augustinegrass dominated groundcover (Polygon U2; Community 17) as seen looking northwest from GPS location 19 on 10 February 2020 on the West Expansion Site.



Photo A-4. View of the southwest corner of the Stormwater Basin in the NW corner of the West Expansion Site (Polygon SW1, Communities 16 and 17) as seen looking north from GPS location 57 on 10 February 2020.





Photo A-5. View of Stormwater Basin #16 as seen looking east from GPS location 57 on 10 February 2020 on the West Expansion Site.



Photo A-6. View of the Power Line Easement and Created Wetland-Disturbed (Polygon #15, Community #5) as seen looking west from GPS location 110 on 10 February 2020 on the West Expansion Site.





Photo A-7. View of the Power Line Easement (Upland Polygon #18) as seen looking north from GPS location 110 on 10 February 2020 on the West Expansion Site.



Photo A-8. View of the Pine-Hardwood Successional Flatwood community (Polygon #17) as seen looking east from GPS location 168 on 10 February 2020 on the West Expansion Site.





Photo A-9. View of old iron pipe as seen at GPS location 208 on 10 February 2020 on the West Expansion Site.



Photo A-10. View of the Pine-Hardwood Successional Flatwood community (Polygon #17) as seen looking north from GPS location 219 on 10 February 2020 on the West Expansion Site.





Photo A-11. View of the Cypress-Mixed Hardwood Wetland (Polygon #3) as seen looking southeast from GPS location 270 on 10 February 2020 on the West Expansion Site.



Photo A-12. View of Cypress-Mixed Hardwood Wetland (Polygon #3) as seen looking north-northeast from GPS location 285 on 10 February 2020 on the West Expansion Site.





Photo A-13. View of old well pump station remnants as seen at GPS location 295 on 10 February 2020 on the West Expansion Site.



Photo A-14. View of Pine-dominated Cypress and Mixed Hardwood Wetland (Polygon #4) as seen looking east-southeast from GPS location 392 on 10 February 2020 on the West Expansion Site.





Photo A-15. View of the Excavated Ditch (Polygon #13) as seen looking southeast from GPS location 426 on 11 February 2020 on the West Expansion Site.



Photo A-16. View of the Large Excavated Canal and South Bank (Polygon #9) as seen looking northeast from GPS location 452 on 11 February 2020 on the West Expansion Site.





Photo A-17. View of the Excavated Ditch (Polygon #13) as seen looking south from GPS location 452 on 11 February 2020 on the West Expansion Site.



Photo A-18. View of the Cypress-Mixed Hardwood Wetland (Polygon #3) as seen looking north-northeast from GPS location 531 on 11 February 2020 on the West Expansion Site.





Photo A-19. View of the Cypress-Mixed Hardwood Wetland (Polygon #4) as seen looking north-northeast from GPS location 689 on 11 February 2020 on the West Expansion Site.



Photo A-20. Close-up view of culverts at south end under NE 54th Place (Polygon #4) as seen at GPS location 689 on 11 February 2020 on the West Expansion Site.





Photo A-21. View of Pine-dominated Mixed Hardwood Swamp (Polygon #2) as seen looking north from GPS location 6 on 23 September 2021 on the West Expansion Site.



Photo A-22. View of Cypress-Mixed Hardwood Swamp (Polygon #4) as seen looking north from GPS location 11 on 23 September 2021 on the West Expansion Site.





Photo A-23. View of Old Roadbed Area at boundary of Polygons #17 and #3 as seen looking north from GPS location 142 on 23 September 2021 on the West Expansion Site.



Photo A-24. View of Pine-Cypress-Mixed Hardwood Wetland (Polygon #3) as seen looking north from GPS location 152 on 23 September 2021 on the West Expansion Site.





Photo A-25. View of Pine-Cypress-Mixed Hardwood Wetland (Polygon #3) as seen looking east from GPS location 165 on 23 September 2021 on the West Expansion Site.



Photo A-26. View of manhole cover as seen at GPS location 218 on 23 September 2021 on the West Expansion Site.





Photo A-27. View of Excavated Ditch (Polygon #10) as seen looking east from GPS location 239 on 23 September 2021 on the West Expansion Site.



Photo A-28. View of Power Line Easement (Wetland Polygon #5) as seen looking southwest from GPS location 265 on 23 September 2021 on the West Expansion Site.





Photo A-29. View of concrete ring as seen at GPS location 87 on 7 September 2021 on the East Expansion Site.



Photo A-30. View of concrete foundation as seen looking west from GPS location 113 on 7 September 2021 on the East Expansion Site.





Photo A-31. View of Excavated Ditch (Polygon #3) as seen looking northeast from GPS location 127 on 7 September 2021 on the East Expansion Site.



Photo A-32. View of Excavated Ditch (Polygon #3) as seen looking northeast from GPS location 1501 on 9 September 2021 on the East Expansion Site.





Photo A-33. View of Mixed Hardwood Swamp (Polygon #5) as seen looking south from GPS location 1501 on 9 September 2021 on the East Expansion Site.



Photo A-34. View of discarded fuel containers as seen looking north from GPS location 1509 on 9 September 2021 on the East Expansion Site.





Photo A-35. View of Shrub Swamp at north end of Polygon #4 as seen looking northeast from GPS location 1549 on 9 September 2021 on the East Expansion Site.



Photo A-36. View of Riparian System (Polygon #4) that routes water southeast through the Mixed Hardwood Wetland (Polygon #5) as seen looking north from GPS location 1557 on 9 September 2021 on the East Expansion Site.





Photo A-37. View of Pine Flatwoods-Mixed Oaks (Polygon #8) as seen looking northeast from GPS location 1591 on 9 September 2021 on the East Expansion Site.



## **Attachment 1: IPaC (*Information for Planning and Consultation*) Report**



## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960

Phone: (772) 5623909 Fax: (772) 7780683



In Reply Refer To:

February 21, 2022

Project Code: 2022-0010744

Project Name: SiVance Expansion Sites

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

#### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

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evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

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## Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands



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## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Florida Ecological Services Field Office**

1339 20th Street

Vero Beach, FL 32960

(772) 5623909

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## Project Summary

Project Code: 2022-0010744

Event Code: None

Project Name: SiVance Expansion Sites

Project Type: Commercial Development

Project Description: Assessment of 51 acres of undeveloped parcels of land proposed for expansion of the existing SiVance Facility at the Gainesville Regional Airport. SiVance is a leader in silicone chemistry, focused on the development and manufacture of specialty silicone technologies and intermediates required to modify basic silicone polymers.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@29.706444400000038,-82.26992102817792,14z>



Counties: Alachua County, Florida

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## Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7614">https://ecos.fws.gov/ecp/species/7614</a>	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/8477">https://ecos.fws.gov/ecp/species/8477</a>	Threatened

### Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6994">https://ecos.fws.gov/ecp/species/6994</a>	Candidate

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## Amphibians

NAME	STATUS
Frosted Flatwoods Salamander <i>Ambystoma cingulatum</i> There is <b>final</b> critical habitat for this species. The location of the critical habitat is not available. Species profile: <a href="https://ecos.fws.gov/ecp/species/4981">https://ecos.fws.gov/ecp/species/4981</a>	Threatened

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



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## USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

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## Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9587">https://ecos.fws.gov/ecp/species/9587</a>	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Aimophila aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/6177">https://ecos.fws.gov/ecp/species/6177</a>	Breeds May 1 to Sep 30

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NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31
<b>Great Blue Heron <i>Ardea herodias occidentalis</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
<b>Henslow's Sparrow <i>Ammodramus henslowii</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3941">https://ecos.fws.gov/ecp/species/3941</a>	Breeds elsewhere
<b>Lesser Yellowlegs <i>Tringa flavipes</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Magnificent Frigatebird <i>Fregata magnificens</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
<b>Prairie Warbler <i>Dendroica discolor</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
<b>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
<b>Swallow-tailed Kite <i>Elanoides forficatus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8938">https://ecos.fws.gov/ecp/species/8938</a>	Breeds Mar 10 to Jun 30

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

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below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

#### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

#### Survey Effort (|)

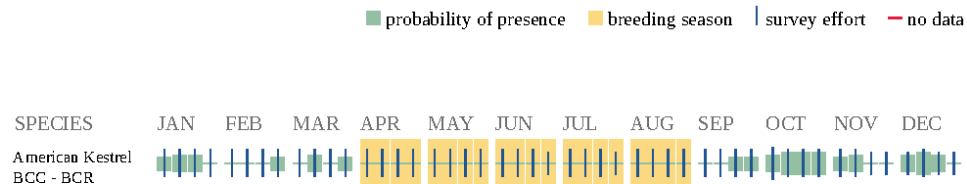
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

#### No Data (—)

A week is marked as having no data if there were no survey events for that week.

#### Survey Timeframe

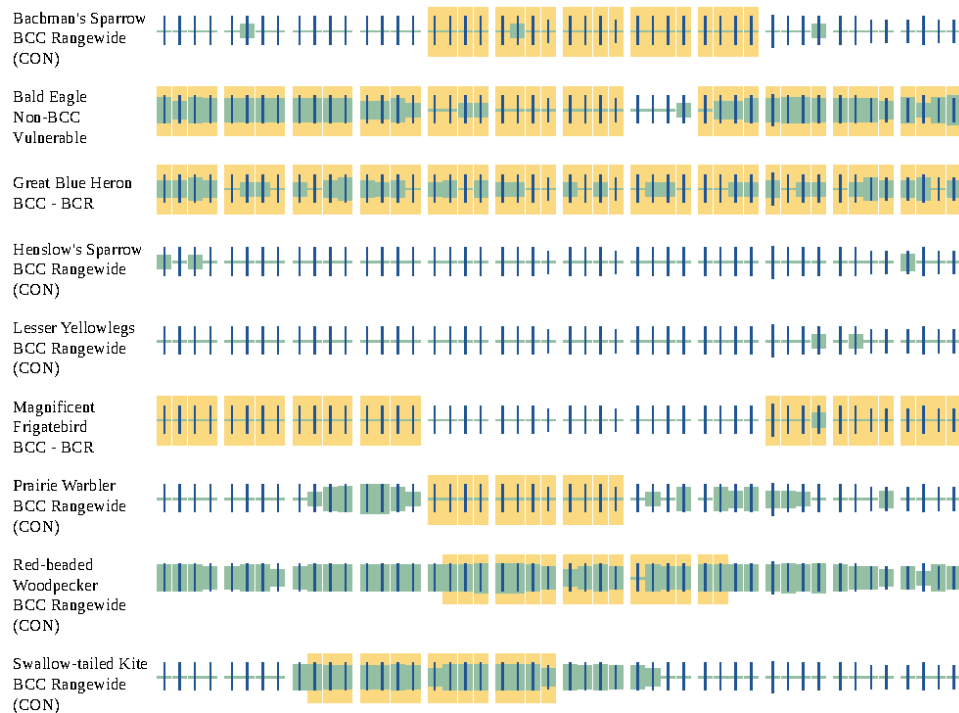
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





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Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

## Migratory Birds FAQ

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

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in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

**What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

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2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

**Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

**What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

**Proper Interpretation and Use of Your Migratory Bird Report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

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should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.



02/21/2022

1

## Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### RIVERINE

- [R5UBH](#)
- [R5UBFx](#)

02/21/2022

2

**IPaC User Contact Information**

Name: Peter Wallace  
Address: 2906 NW 142ND AVE  
City: GAINESVILLE  
State: FL  
Zip: 32609  
Email: [pete@ecosysfl.com](mailto:pete@ecosysfl.com)  
Phone: 3525380755

**Attachment 2: Biological Staff Report and Site Plans for MSSW Permit No. 40-001-00078AWM2 issued by the St. Johns River Water Management District (SJRWMD)**



## St. Johns River Water Management District

Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [floridaswater.com](http://floridaswater.com).

February 12, 2014

Milliken  
5002 NE 54th PL  
Gainesville, FL 32602-1466

SUBJECT: Permit Number IND-001-23405-4  
Sivance Building 33A

Dear Sir/Madam:

Enclosed is your permit issued by the St. Johns River Water Management District on February 12, 2014. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

### **Technical Staff Report:**

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at [floridaswater.com/permitting](http://floridaswater.com/permitting). Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number.

### **Noticing Your Permit:**

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

### **Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the District's website at [floridaswater.com/permitting](http://floridaswater.com/permitting). Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at [floridaswater.com/permitting](http://floridaswater.com/permitting) under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

#### GOVERNING BOARD

John A. Miklos, CHAIRMAN  
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VERO BEACH

Maryam H. Ghyabi, VICE CHAIRMAN  
ORMOND BEACH  
Douglas Burnett  
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Fred N. Roberts Jr., SECRETARY  
OCALA  
Lad Daniels  
JACKSONVILLE

George W. Robbins, TREASURER  
JACKSONVILLE  
Chuck Drake  
ORLANDO  
W. Leonard Wood  
FERNANDINA BEACH



**Transferring Your Permit:**

As required by a condition of your permit, you must notify the District in writing within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any transfer of ownership or control of the real property where the permitted system or facility is located. You will need to provide the District with the information specified in District rule 40C-1.612, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains liable for any corrective actions that may be required as a result of any permit violations that occur before the sale, conveyance, or other transfer of the system or facility, so it is recommended that you request a permit transfer in advance.

Thank you and please let us know if you have additional questions. For general questions contact [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com) or (386) 329-4570.

Sincerely,



Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

Enclosures: Permit

cc: District Permit File

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**Post Office Box 1429**  
**Palatka, Florida 32178-1429**

**PERMIT NO.** IND-001-23405-4

**DATE ISSUED:** February 12, 2014

**PROJECT NAME:** Sivance Building 33A

**A PERMIT AUTHORIZING:**

Construction of a surface water management system with stormwater treatment by wet detention for Sivance Building 33A, a 16.9 - acre project to be constructed as per plans received by the District on February 6, 2014.

**LOCATION:**

SECTION(S): 3

TOWNSHIP(S): 10S RANGE(S): 20E

Alachua County

**ISSUED TO:**

Milliken  
5002 NE 54th PL  
Gainesville, FL 32602-1466

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated February 12, 2014

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Regulatory Engineering and Environmental Services

By:   
\_\_\_\_\_  
Brad Purcell  
Service Center Director

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER IND-001-23405-4**  
**Milliken**  
**DATED February 12, 2014**

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), Construction Commencement Notice," [October 1, 2013], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - (a) For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit [Form 62-330.310(3)]; or
  - (b) For all other activities - As-Built Certification and Request for Conversion to Operational Phase [Form 62-330.310(1)].
  - (c) If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.



7. If the final operation and maintenance entity is a third party:
  - (a) Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  - (b) Within 30 days of submittal of the as-built certification, the permittee shall submit Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  - (a) Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - (b) Convey to the permittee or create in the permittee any interest in real property;
  - (c) Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - (d) Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - (a) Immediately if any previously submitted information is discovered to be inaccurate; and
  - (b) Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
21. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.
22. This permit supersedes Permit Number 40-001-23405-3.
23. The surface water management system must be constructed and operated in accordance with the plans received by the District on February 6, 2014.

24. The permittee shall inspect the pump systems monthly and perform maintenance on the pump systems at least quarterly as per the maintenance plan received by the District on February 7, 2014. The permittee shall document these inspections and maintenance activities on District form EN-33. A copy of the completed form must be sent to the District annually by May 31st of each year.

### Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwm.com](mailto:Clerk@sjrwm.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.



### Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [floridaswater.com](http://floridaswater.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001  
Revised 12.7.11

**Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Milliken  
5002 NE 54th PL  
Gainesville, FL 32602-1466

This 12th day of February, 2014.



Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

Permit Number: IND-001-23405-4

**NOTICING INFORMATION**

Dear Permittee:

Please be advised that the St. Johns River Water Management District has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

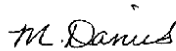
To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. Please submit a scanned copy of the affidavit by emailing [compliancesupport@sjrwmd.com](mailto:compliancesupport@sjrwmd.com) (preferred method) or send the original affidavit of publication to:

Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support  
4049 Reid Street  
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,



Margaret Daniels, Bureau Chief

Bureau of Regulatory Support

NOTICE OF AGENCY ACTION TAKEN BY THE  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:

(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for \_\_\_\_\_  
\_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty six (26) days of the District depositing the notice of intended District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing notice of intended District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [floridaswater.com](http://floridaswater.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit <http://floridaswater.com/noticEOFrights/> to read the complete Notice of Rights to determine any legal rights you may have concerning the District's intended decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Bureau Chief, Bureau of Regulatory Support (RS), 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.



**NEWSPAPER ADVERTISING****ALACHUA**

The Alachua County Record, Legal Advertising  
P. O. Box 806  
Gainesville, FL 32602  
352-377-2444/ fax 352-338-1986

**BRAFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

**CLAY**

Clay Today, Legal Advertising  
1560 Kinsley Ave., Suite 1  
Orange Park, FL 32073  
904-264-3200/ fax 904-264-3285

**FLAGLER**

Flagler Tribune, c/o News Journal  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
386-681-2322

**LAKE**

Daily Commercial, Legal Advertising  
P. O. Drawer 490007  
Leesburg, FL 34749  
352-365-8235/fax 352-365-1951

**NASSAU**

News-Leader, Legal Advertising  
P. O. Box 766  
Fernandina Beach, FL 32035  
904-261-3696/fax 904-261-3698

**ORANGE**

Sentinel Communications, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

**PUTNAM**

Palatka Daily News, Legal Advertising  
P. O. Box 777  
Palatka, FL 32178  
386-312-5200/ fax 386-312-5209

**SEMINOLE**

Seminole Herald, Legal Advertising  
300 North French Avenue  
Sanford, FL 32771  
407-323-9408

**BAKER**

Baker County Press, Legal Advertising  
P. O. Box 598  
Macclenny, FL 32063  
904-259-2400/ fax 904-259-6502

**BREVARD**

Florida Today, Legal Advertising  
P. O. Box 419000  
Melbourne, FL 32941-9000  
321-242-3832/ fax 321-242-6618

**DUVAL**

Daily Record, Legal Advertising  
P. O. Box 1769  
Jacksonville, FL 32201  
904-356-2466 / fax 904-353-2628

**INDIAN RIVER**

Vero Beach Press Journal, Legal Advertising  
P. O. Box 1268  
Vero Beach, FL 32961-1268  
772-221-4282/ fax 772-978-2340

**MARION**

Ocala Star Banner, Legal Advertising  
2121 SW 19th Avenue Road  
Ocala, FL 34474  
352-867-4010/fax 352-867-4126

**OKEECHOBEE**

Okeechobee News, Legal Advertising  
P. O. Box 639  
Okeechobee, FL 34973-0639  
863-763-3134/fax 863-763-5901

**OSCEOLA**

Little Sentinel, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

**ST. JOHNS**

St. Augustine Record, Legal Advertising  
P. O. Box 1630  
St. Augustine, FL 32085  
904-819-3436

**VOLUSIA**

News Journal Corporation, Legal Advertising  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
(386) 681-2322

# FINAL SITE PLAN FOR PCR SITE IMPROVEMENTS NEW STORMWATER BASIN

V  
O  
L  
II

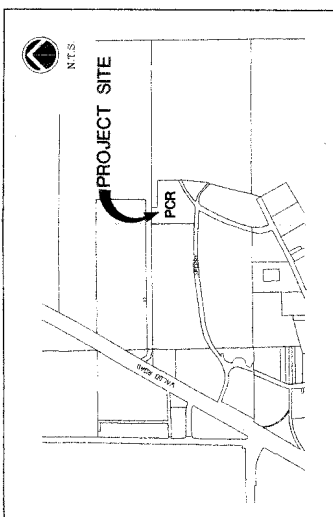
PREPARED FOR SUBMITTAL TO  
CITY OF GAINESVILLE  
PLANNING DIVISION

[illegible]

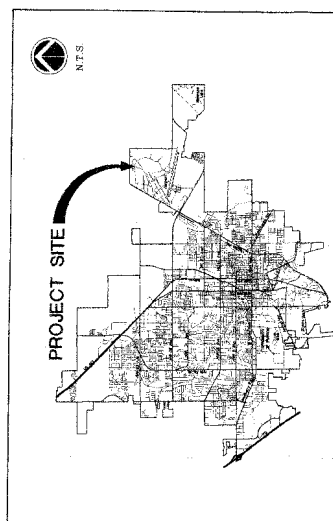
## GENERAL NOTES

- [illegible]

INDEX	
1	COVER SHEET
2	OVERALL SITE PLAN
3	OVERALL SITE PLAN (WEST)
4	OVERALL SITE PLAN (EAST)
5	HORIZONTAL CONTROL PAVING, GRADING, STORMWATER FORCE MAIN PLAN AND PROFILES DETAILS
6	LANDSCAPE PLAN
7	



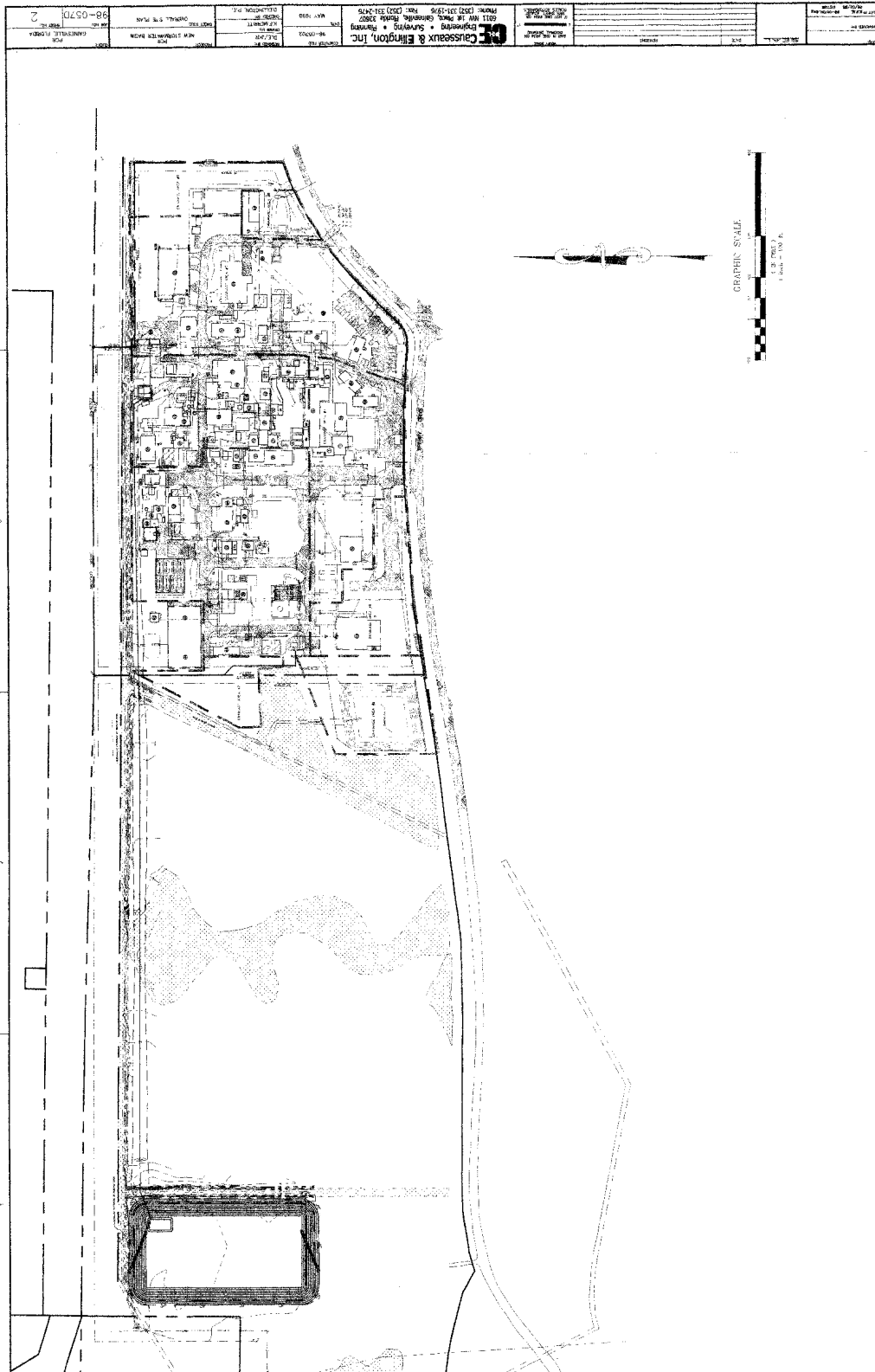
VICINITY MAP

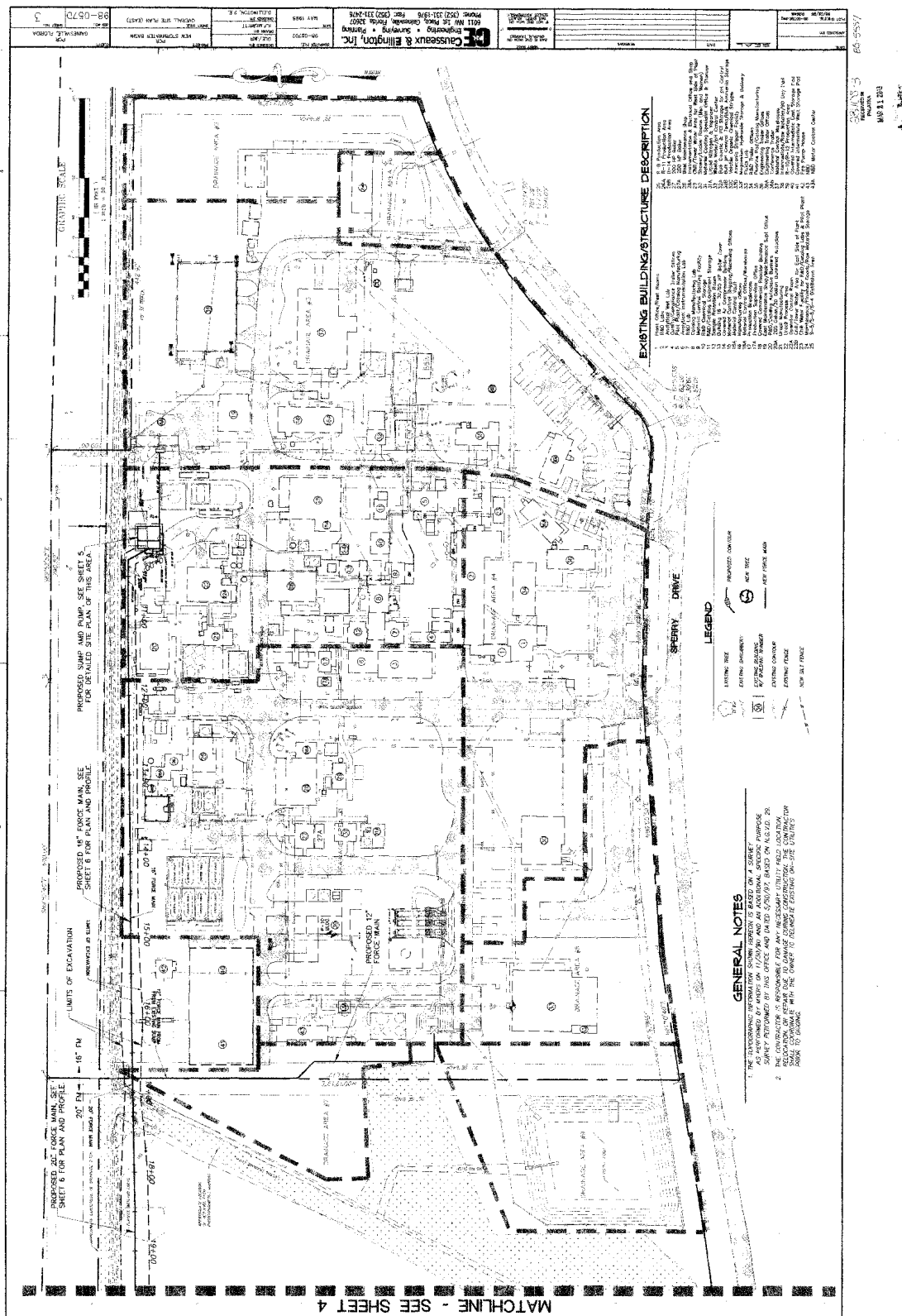


LOCATION MAP

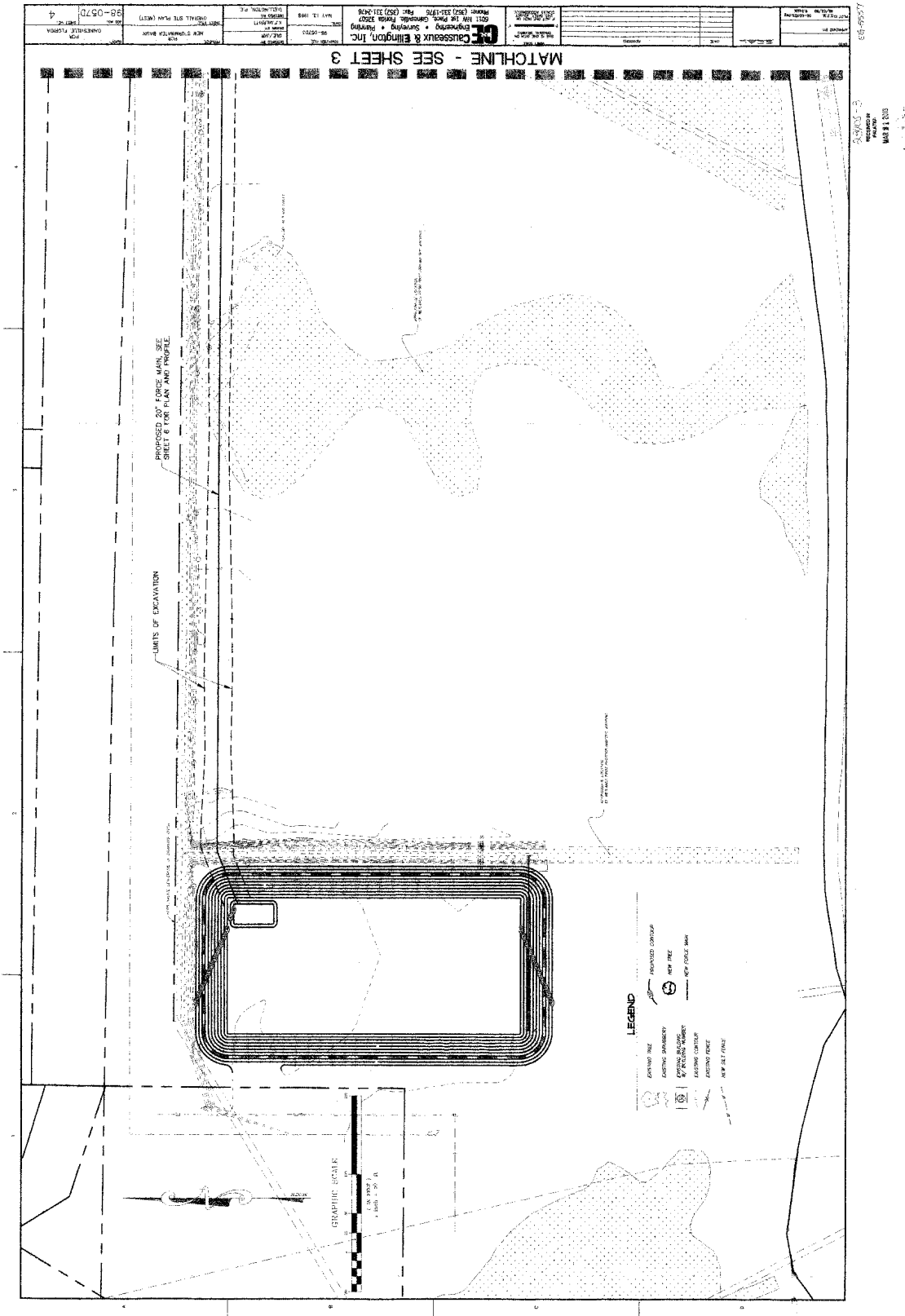
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10555-5591



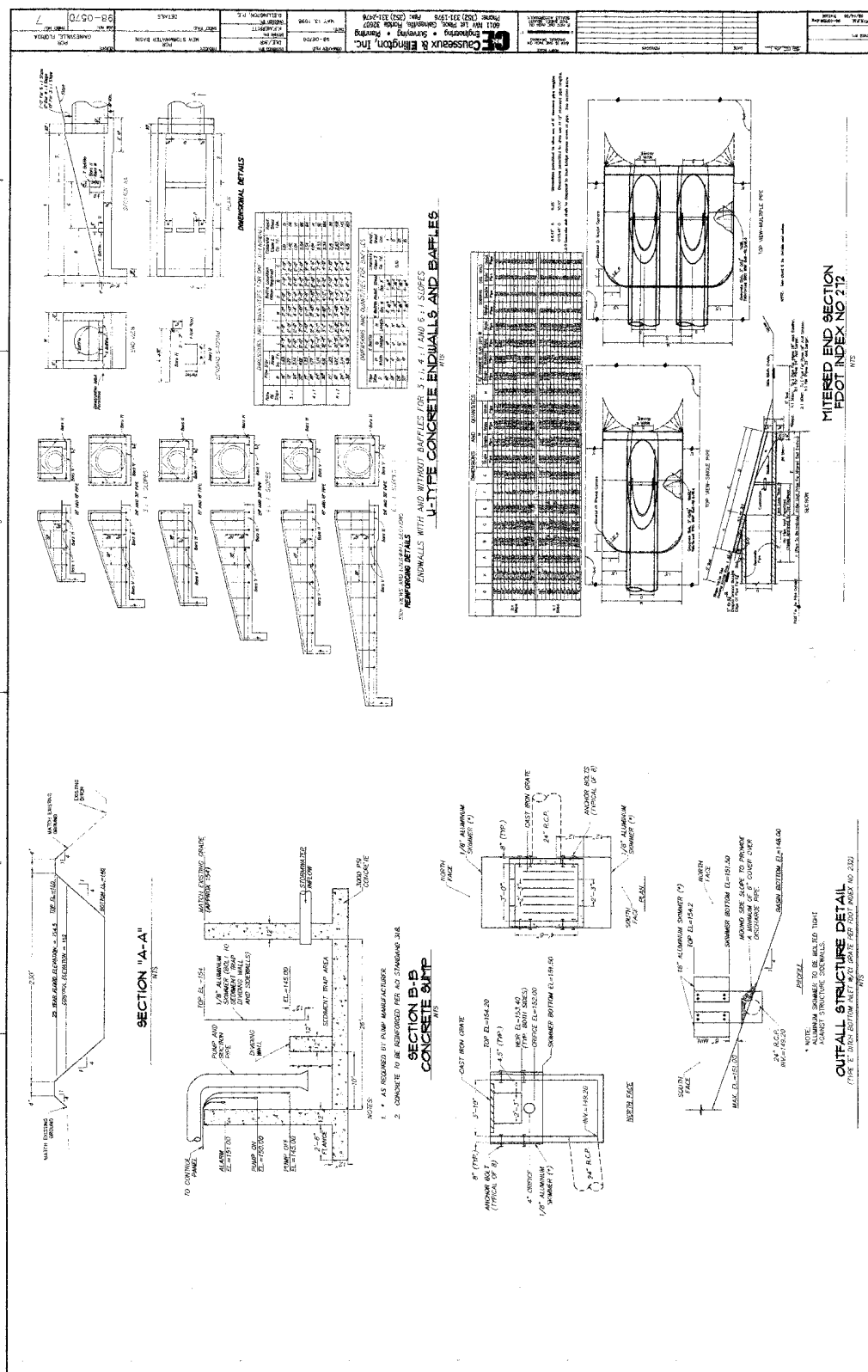
















23405-3



# Technical Staff Report 1729

Received: 7/18/97 21st Day: 12/22/97 28th Day: 12/29/97

**STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT  
TECHNICAL STAFF REPORT**

**General Permit Application Number: 40-001-0075AWM2-ERP**

**PROJECT NAME:** PCR Master Stormwater Plan

**Applicant:** Keith Baucom, V.P. PCR  
P.O. Box 1466  
Gainesville, Fl 32602-1466

**Agent:** Donnnie Ellington, P.E.  
Causseaux and Ellington, Inc.  
6011 NW 1<sup>st</sup> Place  
Gainesville, Fl 32607

**Consultant(s):**

**Section:** 13, 14 **Township:** 9 S **Range:** 20 E  
**Acres Owned:** 63.68 **Project Acreage:** 19.53

**MSSW/ERP Authority:** 373 F.S.; 40C-4.041(2)(b)(8) and 40C-40.302(2)(b)  
F.A.C.

**Existing Land Use:** Existing chemical plant, forested uplands,  
forested wetlands

**Hydrologic Basin(s):** 7G, Orange Creek

**Receiving Water Body:** Newnans Lake **Class:** III

**Easements/Restrictions:** None

**Operation & Maintenance Entity:** owner

**O&M Documents Submitted and Reviewed**  
**Correct Fee Submitted**

Y ☐ N ☐ N/A X  
Y X N ☐ N/A ☐

**MSSW/ERP AUTHORIZATION STATEMENT:**

A permit authorizing:

- |   |                                    |                                      |                                       |
|---|------------------------------------|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Alteration               | <input type="checkbox"/> Operation | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Modification |
| <input type="checkbox"/> Re-Issuance              | <input type="checkbox"/> Removal   | Abandonment                          |                                       |
| <input type="checkbox"/> Construction & Operation | X Modification & Operation         |                                      |                                       |

of surface water management system to serve a chemical manufacturing plant.

**TYPE OF DEVELOPMENT:**

(Check all applicable)

- ☐ Residential -
- ☐ Single (1)
- ☐ Multifamily (2)
- ☐ Recreational (3)
- ☐ Commercial (4)
- X ☐ Industrial (5)
- ☐ Agricultural (6)
- ☐ Institutional (7)
- ☐ Roadway (8)
- ☐ Other (9):

**TYPE OF TREATMENT PROPOSED:**

(Check all applicable)

- ☐ Retention (1)
- ☐ Dry Detention w/Underdrain (2)
- ☐ Dry Detention w/Filtration (3)
- ☐ Wet Detention w/Filtration (4)
- ☐ Exfiltration Trench (5)
- X ☐ Wet Detention System (6)
- ☐ Swales (7)
- ☐ Swale with Ditch Block (8)
- ☐ Pervious Concrete (9)
- ☐ Wetlands (10)
- ☐ Alternative (11)
- ☐ Other (12):
- ☐ Dry Detention (13)

**LOCATION OF SYSTEM:** The project is located in northeast Gainesville in the Airport Industrial Park.

**ENGINEERING REVIEW:** Stormwater runoff will be collected by a series of inlets, culverts, swales and directed into two wet detention basins (one is existing but will be modified). The stormwater management system has been design for a buildout of 70% impervious surfaces over the drainage area for both the east and west pond. Any increase in impervious area over the 70% will require a permit modification.

**Pre/Post Peak Rate Attenuation Provided**      Y X    N ☐    N/A ☐

**Pre/Post Volume Attenuation Provided**      Y ☐    N ☐    N/A X

**Mean Annual Storm Attenuation Provided**      Y ☐    N ☐    N/A X

**Recovery Of Water Quality Volume Within Required Time**      Y X    N ☐

**Recovery Of Peak Attenuation Volume Within Required Time** Y ☐ N ☐ N/A X

**Other Engineering Comments:** N/A

**ENVIRONMENTAL REVIEW:**

The proposed site additions are located within the existing PCR compound in the eastern portion of the property. The majority of this area is developed. A small ( 0.06 acres) borrow area with a willow fringe exists

in the south-east portion of the compound. This area will be filled. A wet detention pond is proposed in the north-west corner of the property. A 1991 linear foot force main to convey stormwater from the developed site to the pond is proposed along the northern property line. The force main will traverse the northern portion of a mixed cypress/hardwood wetland. The proposed pipe will temporarily impact 0.11 acres of wetland and 0.07 acres within two on-site drainage ditches. No mitigation is necessary for the temporary impacts or for the impacts to the borrow area.

Staff believes that the proposed project meets all applicable conditions for permit issuance pursuant to sections 40C-4.301, 40C-4.302, and 40C-41, F.A.C.

Table 1:  
PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE	WL & SW SIZE	W/ & SW NCT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE	IMPACT SIZE	IMPACT CODE	
01	510	.02	0	510	.02	D/F				
02	510	.05	0	510	.05	D/F				
03	621	.11	0	621	.11	D/F				
04	742	.06	0				742	.06		F
PROJECT TOTALS:		.24			.18			.06		

**Comments:**

CODES (multiple entries per cell not allowed):

Wetland Type: from an established wetland classification system (see Section E, IIIB)

Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other.

Form Number 40C-4.900(1)

Table 2:  
PROJECT ON-SITE MITIGATION SUMMARY

[illegible]

Comments: N/A No mitigation required

CODES (multiple entries per cell not allowed):

Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Form Number 40C-4.900(1)

Table 3:  
PROJECT OFF-SITE MITIGATION SUMMARY

[illegible]

Comments: N/A No mitigation required

CODES (multiple entries per cell not allowed):

Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Form Number 40C-4.900(1)

**SEE ATTACHED:**

- ☐ Table 4: DOCKING FACILITY INFORMATION  
☐ Table 5: SHORELINE STABILIZATION INFORMATION  
☐ Other:

## CONDITIONS

ERP/MSSW STANDARD GENERAL PERMIT NO.: 40- 001-0075AWM2-ERP

ERP/MSSW General: 1 - 19

ERP/MSSW Special Conditions (November 16, 1995): 28

**ERP/MSSW Other Conditions:**

1. The proposed surface water management system must be constructed and operated in accordance with plan sheets 5 and 6 received by the District on July 18, 1997 and as amended by sheets 1,2,3 and 8 received by the District on October 29, 1997 and as amended by sheets 4,9,10,11,12 and 13 received by the District on December 1, 1997.



---

**Forms to be included with permit:**Completion Forms

- ☐ EN-44 (Non-registered)  
X EN-45 (Registered Professional)

Inspection Forms

- ☐ EN-47 (Non-reg.)  
X EN-46 (Reg. Prof.)  
☐ EN-33 (Karst)  
☐ EN-31 (Littoral Zone)  
☐ Other:  
☐ EN-55 (Wetland Monitoring)

**REVIEWERS:** Sagul / Hatchitt

**DATE:** Written 12/4/97.  
Revised 12/18/97.  
Revised .  
Revised .

**- PERMIT APPLICATION APPRAISAL FORM -  
BIOLOGICAL REPORT**

<b>MSSW file:</b>	40-001-00078AWM2-ERP	<b>WRM file:</b>	N/A
<b>Project name:</b>	PCR	<b>County:</b>	Alachua
<b>Applicant:</b>	Keith Baucon,V.P. P.O. box 1466 Gainesville, Fl 32602-1466		
<b>Water body:</b>	Newnans Lake via Gum Root Swamp	<b>Class:</b>	III
<b>OFW (if any):</b>	N/A		
<b>Inspection by:</b>	Barbara Hatchitt	<b>Inspection date:</b>	7/28/97

**MSSW Project Description (to be used on TSR and permit)**

X Construction and operation of a additional phases of a system; previous permit number;  
40-001-0075AWM2

<b>Project History</b>	
<b>Construction Techniques and Turbidity Control</b>	Silt fences
if dredging is proposed, describe sediment characteristics	
<b>Vegetative Community</b>	The proposed site additions are located within the existing PCR compound in the eastern portion of the property. The majority of this area is developed. A small borrow area with a willow fringe exists in the south-east portion of the compound. A wet detention pond is proposed in the north-west corner of the property. A force main to convey stormwater from the developed site to the pond is proposed along the northern property line. The force main will traverse pine/palmetto uplands as a mixed cypress/hardwood wetland along the northern border of the property. The wetland is a north-south slough that bisects the undeveloped portion of the
description of upland and wetland communities	
habitat types	
habitat condition	
other land-use types	

	property. It terminates in a large east-west ditch located just north of the project site. In the northern portion of the wetland sub-canopy and ground cover is sparse. The southern portion of the wetland has a denser sub-canopy and a ground cover of ferns.
<b>Site Disturbances</b>  <i>disturbance extent and type</i>  <i>prevalence of exotic or nuisance species</i>	The compound area is heavily developed.
<b>Hydrology</b>  <i>current patterns</i>  <i>normal/historical patterns</i>	The on-site wetland drains north toward the east-west ditch. The northern portion of the wetland appears to be somewhat drained due to it's proximity to the ditch. The hydrology of southern portion of the wetland does not appear to have been impacted. Two north-south ditches exist on the site. One is located just east of the western pond and one is located on the western limits of the existing compound site.
<b>Wildlife Use</b>  <i>species observed or reasonably anticipated to forage, reside or reproduce on-site</i>  <i>T, E or SSMC species?</i>  <i>role of site in overall tropic ecology of area, including use by man</i>  <i>attach macro-invertebrate assessment (if applies)</i>	No known T, E, or SSMC occur on site.
<b>Water Quality</b>	No known water quality problems.

<i>characterize existing quality, include suspected cause of current problems (if any exist)</i>	
--	--

### **Wetland Impact / Mitigation Proposal Summary**

the applicant to temporarily impact 0.18 acres of wetland for the proposed pipe installation. No mitigation is necessary for the temporary impact. The 0.06 acre borrow area will be filled. No mitigation is required for this impact.

GIS/ADMINISTRATIVE MSSW APPLICATION TRACKING SHEETApplication Number: 40-001-0075AWM2-ERPReviewer(s): SAGUL HATCHITTDate Received: 7/18/97Applicant: PCR, INC.Project Name: PCR MASTER STORMWATER PLAN

\*\*\*\*\*

MAPPING INFORMATION:Acceptable as Received: YESHydrologic Basin: OTHERMAP NUMBERQUAD39GAINESVILLE-EDate Application Entered: 7/21/97Date Application Mapped: 7/22/97 Initials: MM

\*\*\*\*\*

Request for Additional Information must be mailed by: 8/15/97Regulatory Meeting Date if determined technically/administratively  
Complete: 10/7/97INFORMATION PROVIDED BY REVIEWING STAFF:

*telephoned RAI by B.H. on 7*

Date 1st RAI sent: <u>8/5/97</u>	Date 1st Resp. received: <u>10/29/97</u>
Date 2nd RAI sent: _____	Date 2nd Resp. received: <u>12/1/97</u>
Date 3rd RAI sent: _____	Date 3rd Resp. received: _____
Date 4th RAI sent: _____	Date 4th Resp. received: _____

Date Application Complete: 12/1/97Schedule for N/A Regulatory Meeting (Approval/Denial)

\*\*\*\*\*

\*\* NOTE: PLEASE RETURN WITH THE TSR FOLDER.



ERP  
TECHNICAL STAFF REPORT ROUTING SHEET

APP. NO. 40-001-0075AWM2-ERP BOARD 12/29/97 (or) 28TH DAY

PROJECT NAME: PCR

REVIEWERS: SAGU/HATCHITT g0010075.doc

FILE NAME: H:\PDS\QJOHNSON\gentor\pending ASSOC. PERMIT N/A

REVIEW AND ROUTING  
HISTORY

INITIALS AND DATE  
RECEIVED FORWARDED

REVIEWING ENGINEER

TS 12/18/97

REVIEWING ES

TS 12/18/97

OTHER STAFF (Specify)

SUPERVISING ES

Aug 12/18

SUPERVISING ENGINEER

TS 12/18/97

SERVICE CENTER DIRECTOR

aw 12/18

SERVICE CENTER TYPING REVISIONS

SENT TO PALATKA BY SC RECORDS  
OR 40C-40, 400 PERMIT ISSUED

(Check below when designated review is necessary)

☐ LEGAL (Specify)

☐ DIV. DIRECTOR/SURFACE WATER MGT.

☐ DIV. DIRECTOR/ENV. RES. MGT.

☐ OTHER (Specify)

DEPT. DIRECTOR/ASST. DEPT. DIRECTOR

EXHIBITS (other than maps)

YES

NO

SUPPLEMENTAL DATA

YES

NO

MAPS

YES

NO

LETTERS OF CONCERN

YES

NO

SITE INSPECTION REP

YES

NO

SSL AUTHORIZATION

YES

N/A

APPROVAL

DENIAL (SUB) (40C-1.605)

(See previous permit file)



# **Alachua County Environmental Protection Department**

---

**Stephen Hofstetter, Director**

September 12<sup>th</sup>, 2022

Stephanie Sutton, Chair  
City of Gainesville Plan Board  
200 E University Ave  
Gainesville, FL 32601

RE: SiVance Wellfield Protection Special Use Permit  
(City of Gainesville application: LD22-000007)

Dear Ms. Sutton:

SiVance is currently requesting a Wellfield Protection Special Use Permit (application LD22-000007) to expand existing operations. As a result, additional hazardous materials will be stored onsite. I have reviewed the proposed conditions requested by City of Gainesville Office of Sustainability staff for both the quantity and type of materials to be stored and used on site.

Over the course of the past 21 years, I have assisted Alachua County businesses comply with Local, State, and Federal regulations for the storage, use, and disposal of hazardous waste and hazardous materials. Over these years, I have inspected SiVance's operations on 12 occasions for compliance with Federal and State regulations and the County's hazardous materials management code, as well as the Murphree wellfield protection code. Based on my knowledge of the operation, SiVance has a clean reporting and compliance history. The new permit will also require a new Hazardous Materials License, which includes: site hazardous materials inventory, emergency response plan, fire inspection and hazardous materials inspection to ensure compliance of regulations and the safe storage and use of materials.

Please feel free to contact me at (352) 264-6842 or at [cgilbert@alachuacounty.us](mailto:cgilbert@alachuacounty.us) should you have any questions or require any additional information.

Sincerely,

Christopher Gilbert, Ph.D.  
Hazardous Materials Program Manager  
Alachua County Environmental Protection Department  
Hazardous Materials / Emergency Response  
[cgilbert@alachuacounty.us](mailto:cgilbert@alachuacounty.us)  
(352) 264-6842

## Attachment D

### Maps





**SiVance- SUP/WPSUP**  
**Tax Parcels#**  
**7872-6-2, 7872-5-1, 8161-0-0**  
**City of Gainesville**

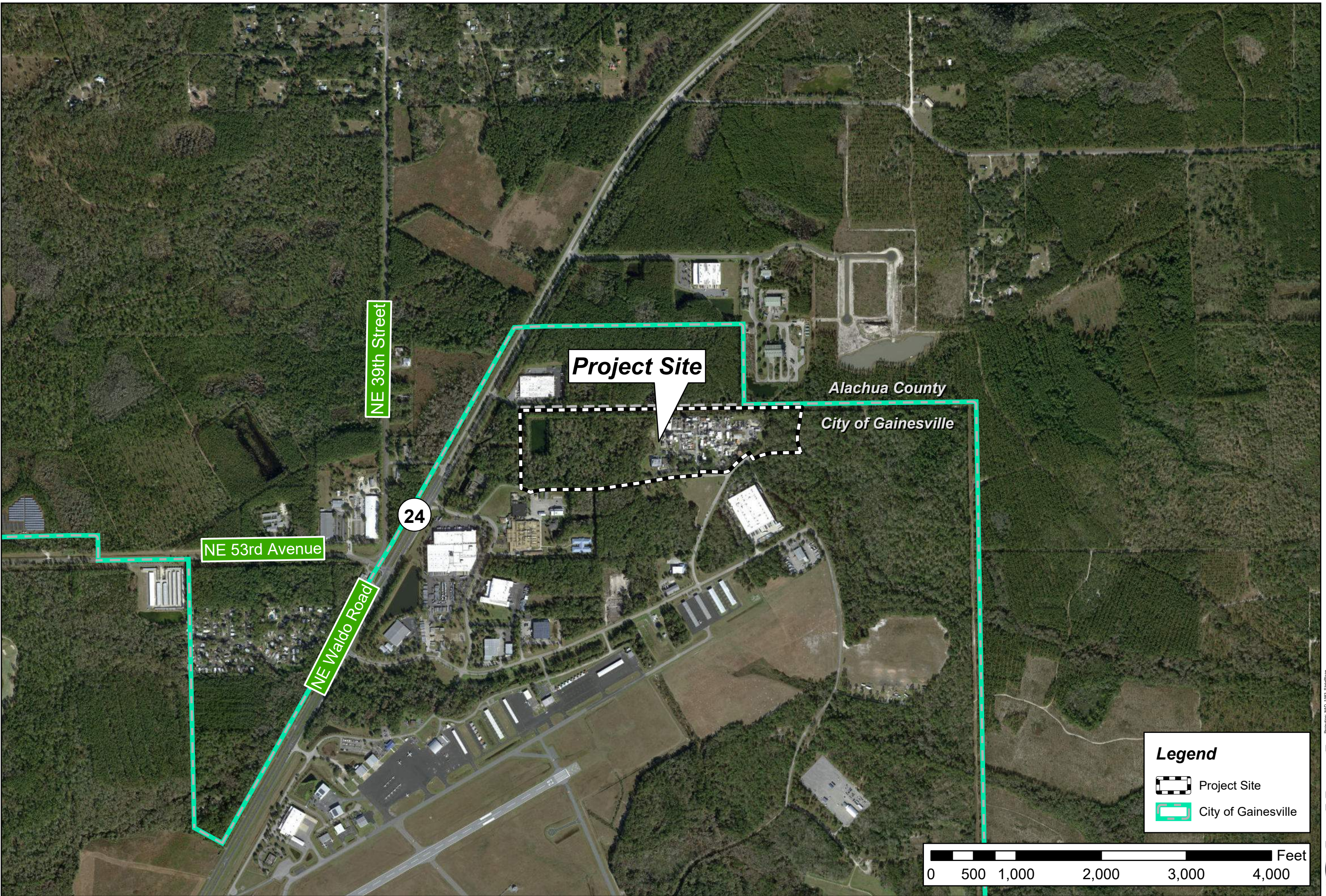
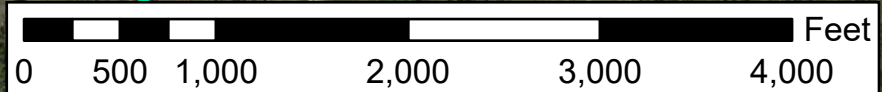


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Prepared by: Employee 640  
Date: 2/17/2022

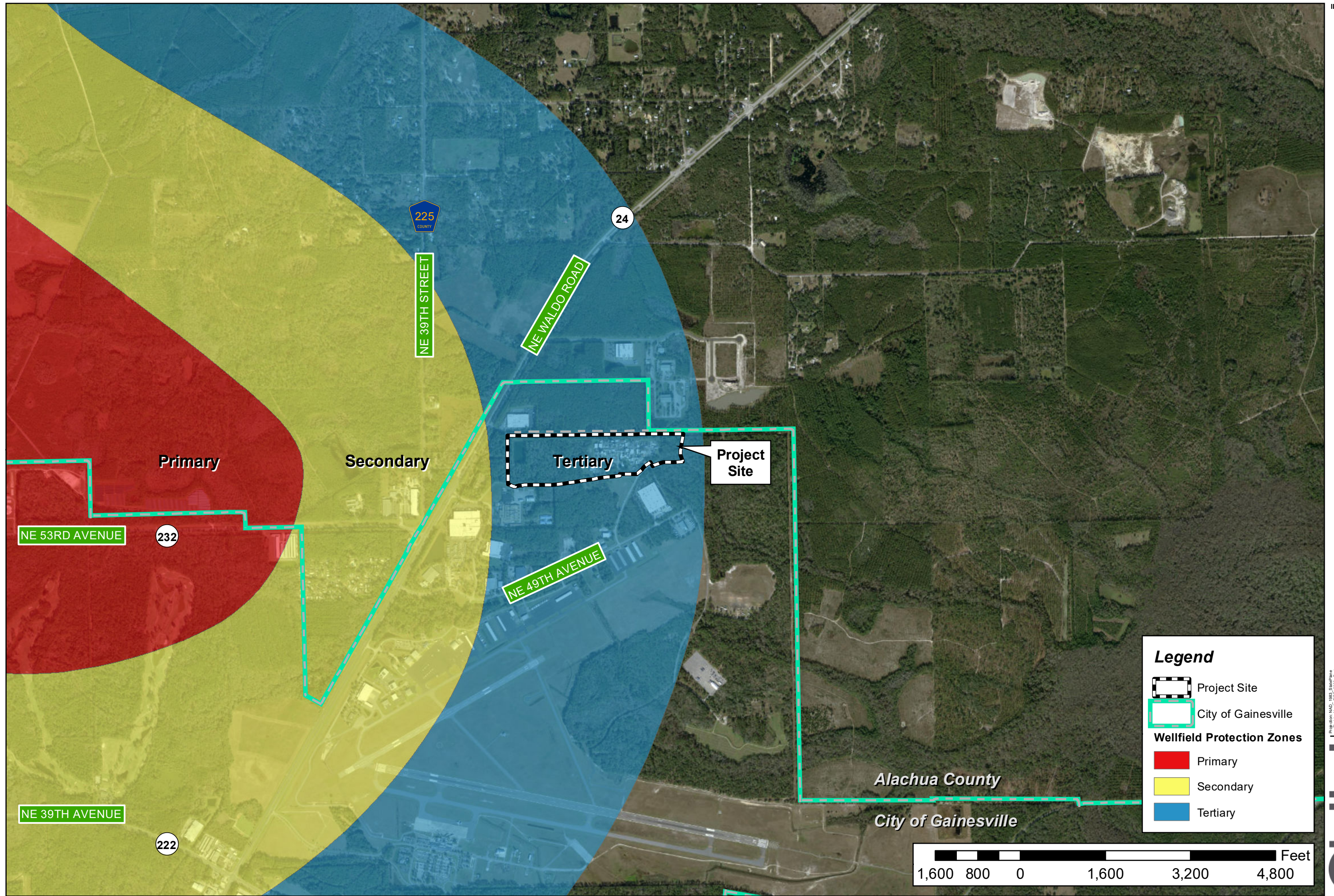


**Legend**

-  Project Site
-  City of Gainesville







Projection: NAD\_1983\_StatePlane\_Florida\_North\_FPS\_5000 Feet  
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Date: 2/18/2022



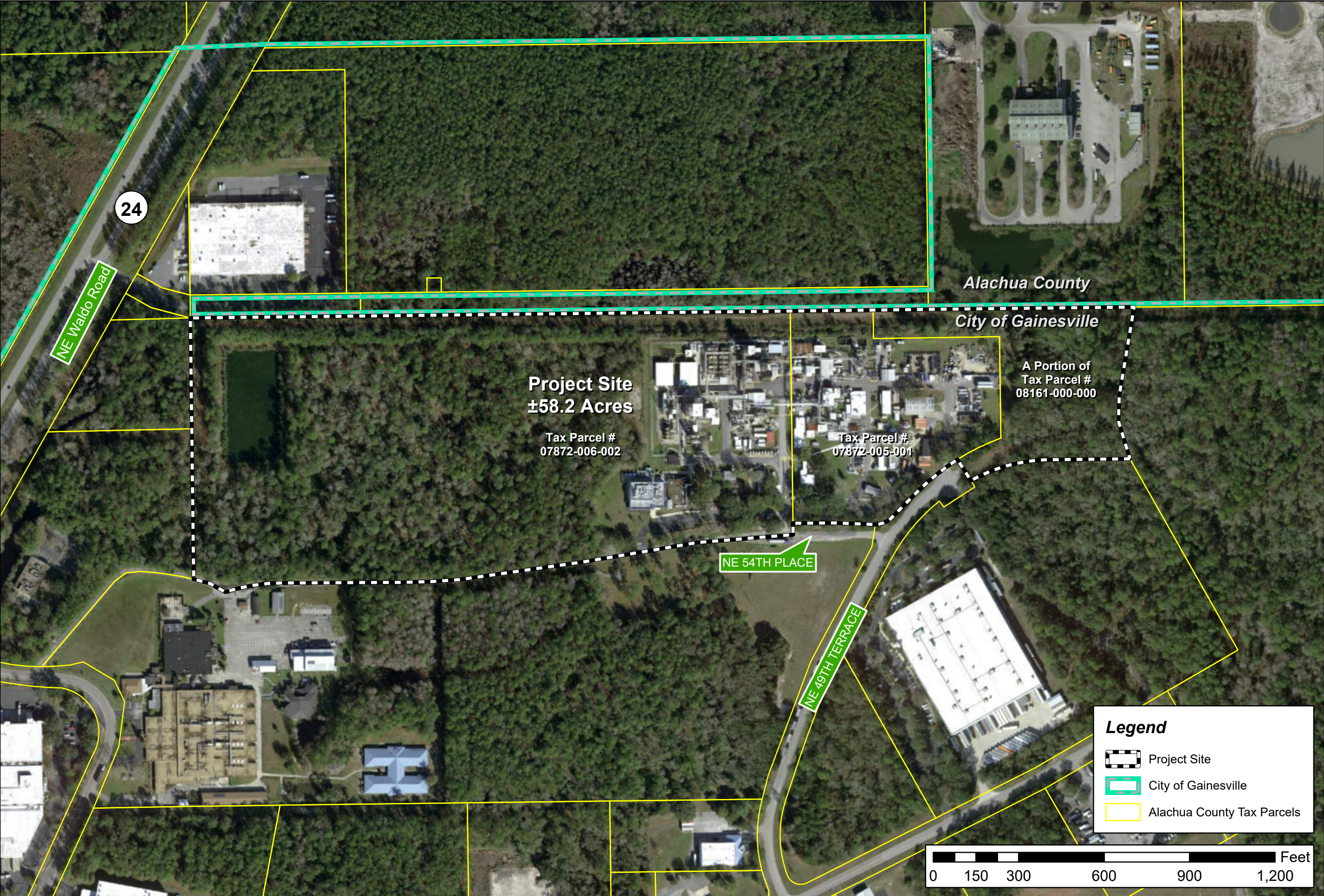
**SiVance- SUP/WPSUP**  
**Tax Parcels # 7872-6-2, 7872-5-1, 8161-0-0**  
**City of Gainesville**






Projection: NAD 1983, StatePlane  
Florida Alachua County FIPS 5003  
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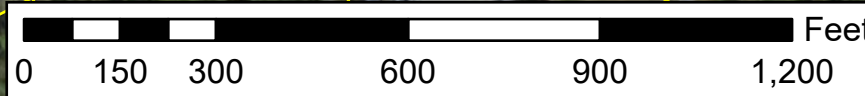


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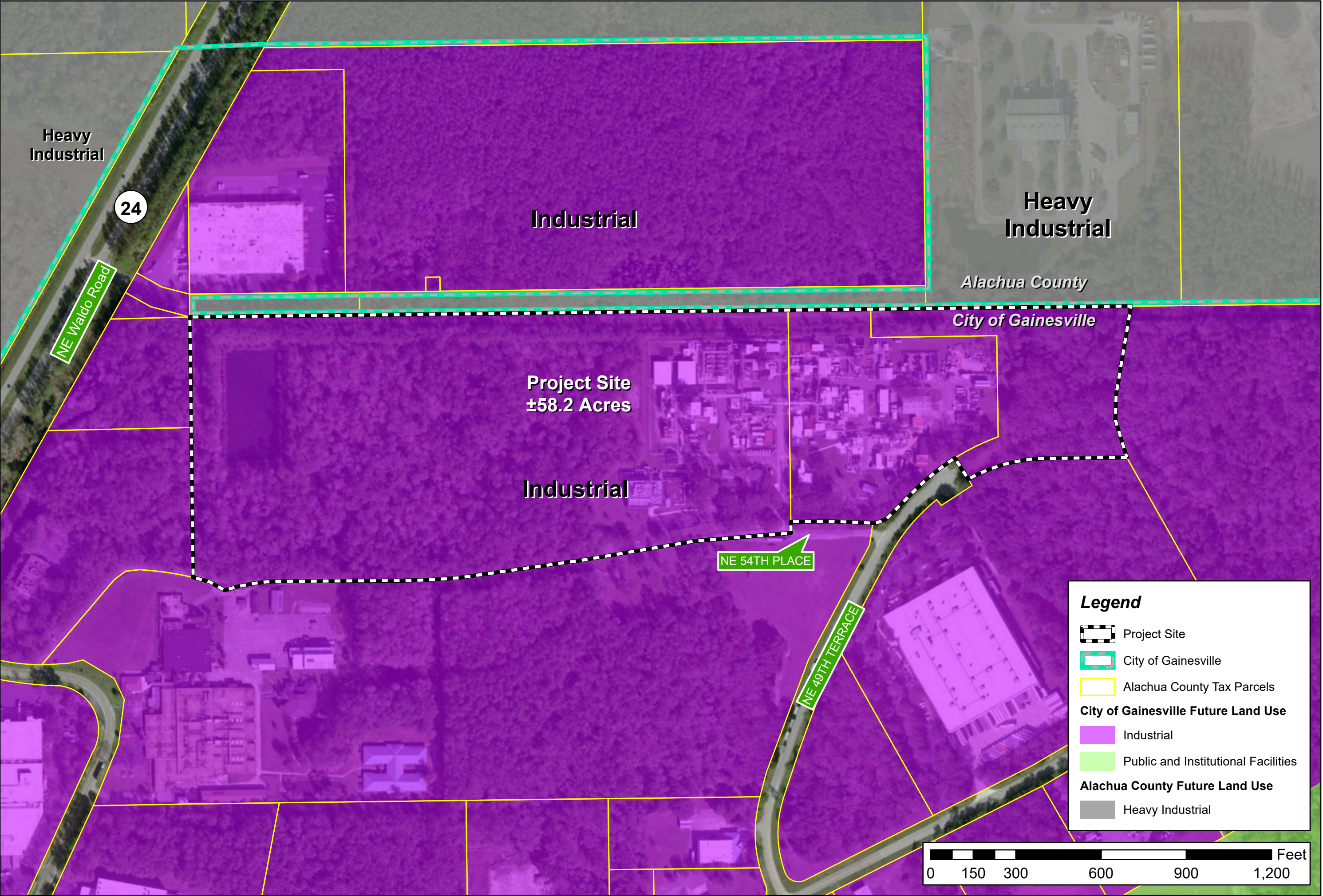


**Legend**

-  Project Site
-  City of Gainesville
-  Alachua County Tax Parcels

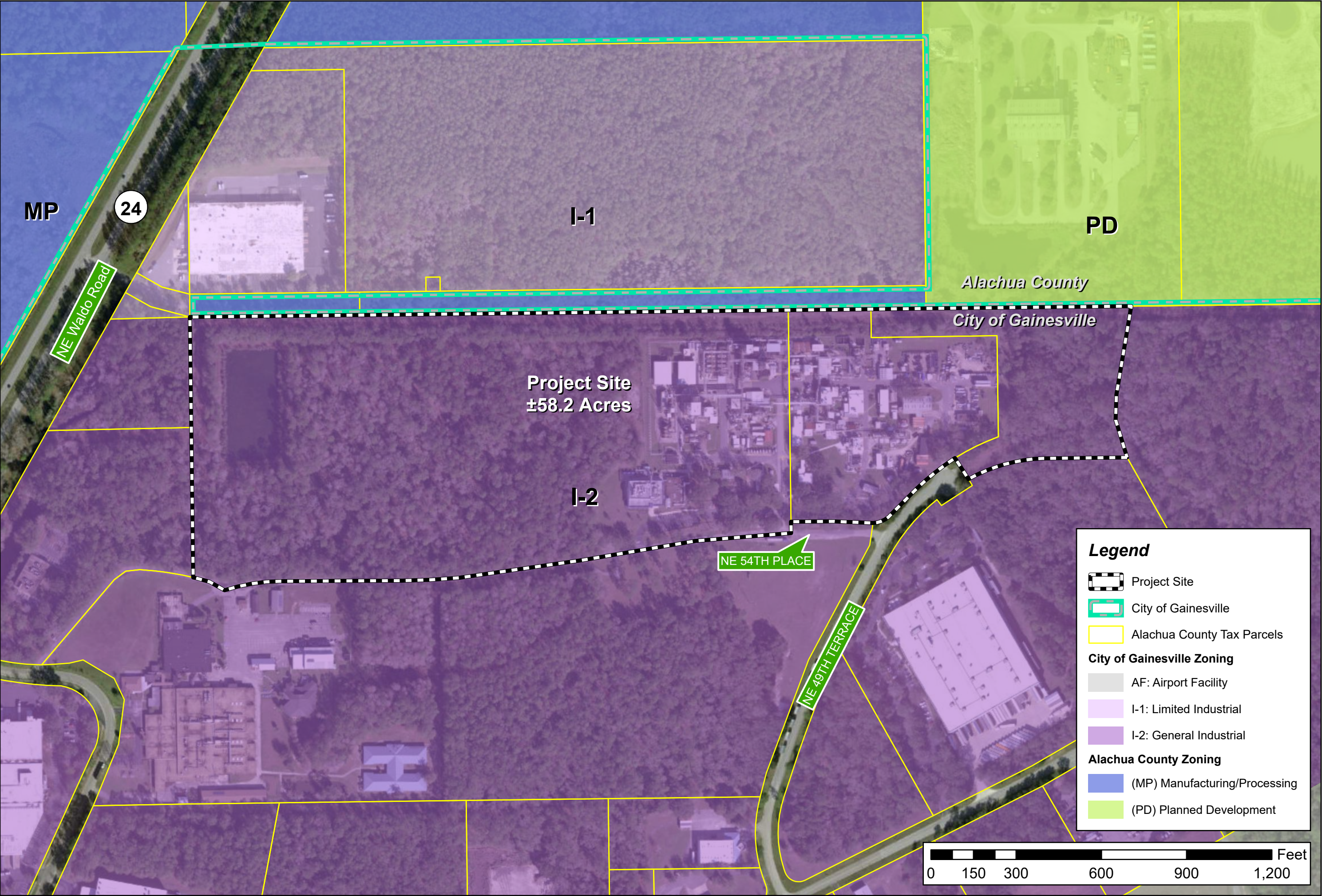






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Prepared by: Employee 640  
Date: 2/18/2022





**SiVance- SUP/WPSUP**  
**Tax Parcels # 7872-6-2, 7872-5-1, 8161-0-0**  
**City of Gainesville**

**Legend**

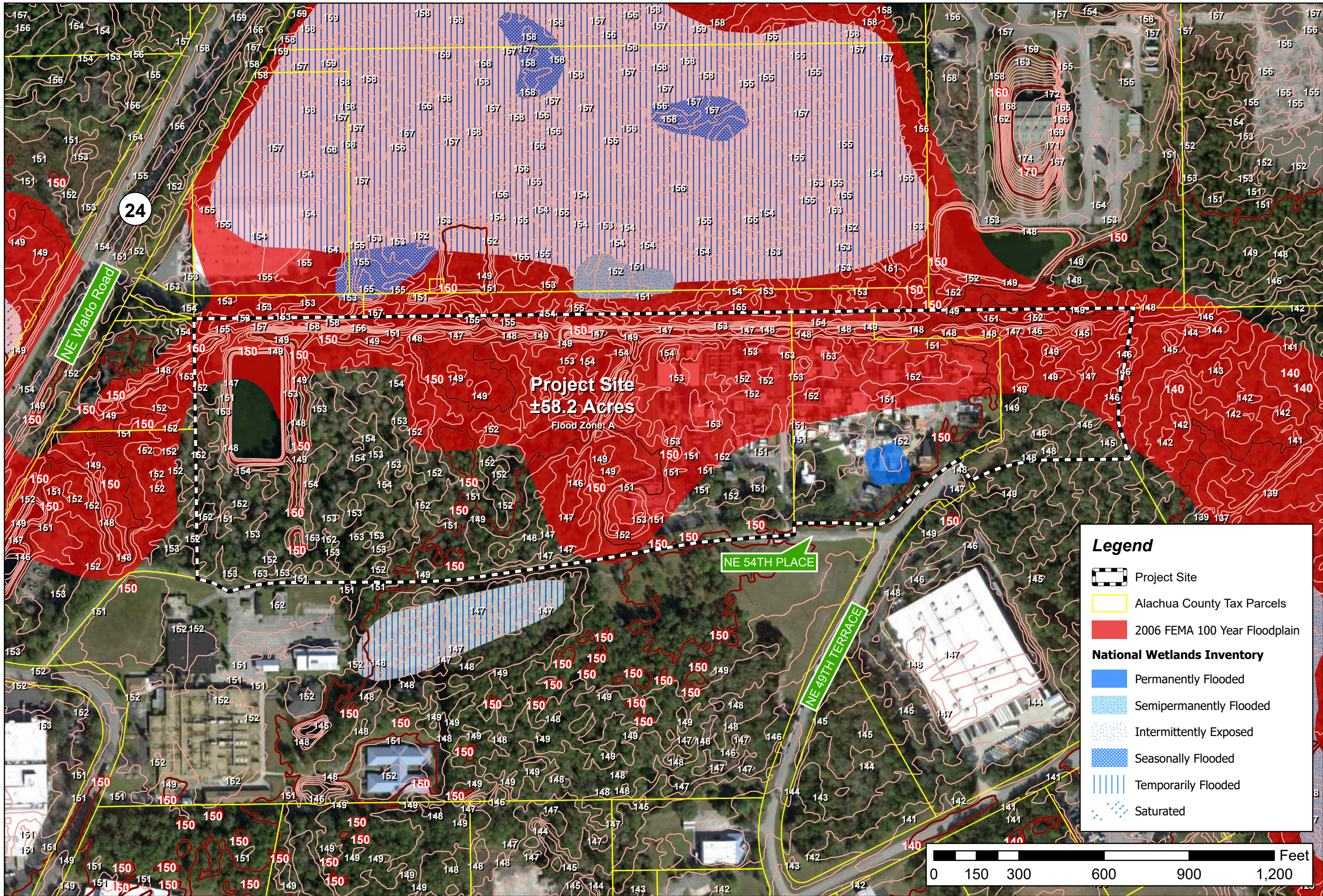
- Project Site
- City of Gainesville
- Alachua County Tax Parcels
- City of Gainesville Zoning**
  - AF: Airport Facility
  - I-1: Limited Industrial
  - I-2: General Industrial
- Alachua County Zoning**
  - (MP) Manufacturing/Processing
  - (PD) Planned Development












Projection: NAD 1983, StatePlane  
Florida Alachua County FIPS 5003  
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Prepared by: Employee 640  
Date: 2/18/2022







### Legend

-  Project Site
-  Alachua County Tax Parcels
-  2006 FEMA 100 Year Floodplain
- National Wetlands Inventory**
-  Permanently Flooded
-  Semipermanently Flooded
-  Intermittently Exposed
-  Seasonally Flooded
-  Temporarily Flooded
-  Saturated

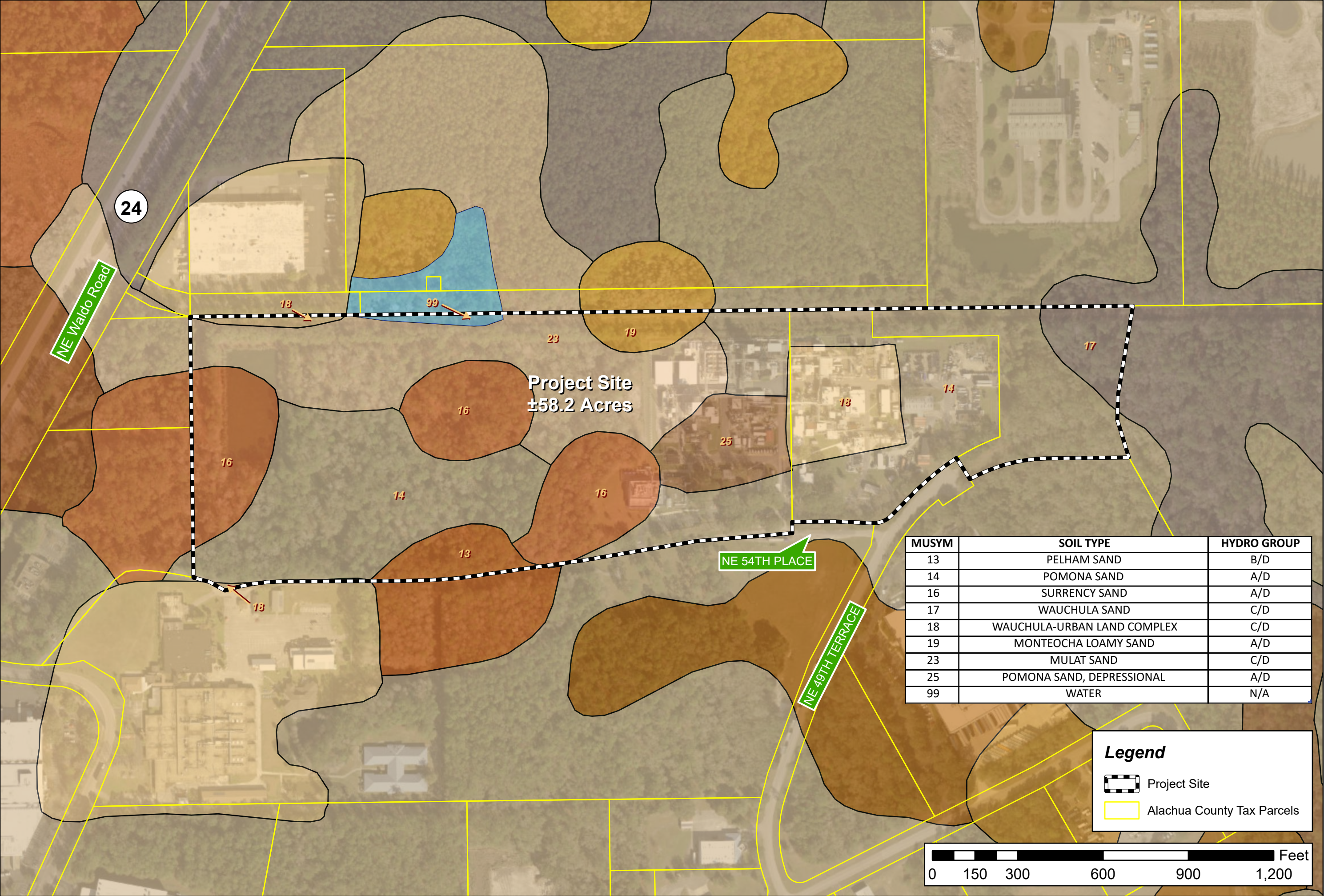


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Date: 2/18/2022



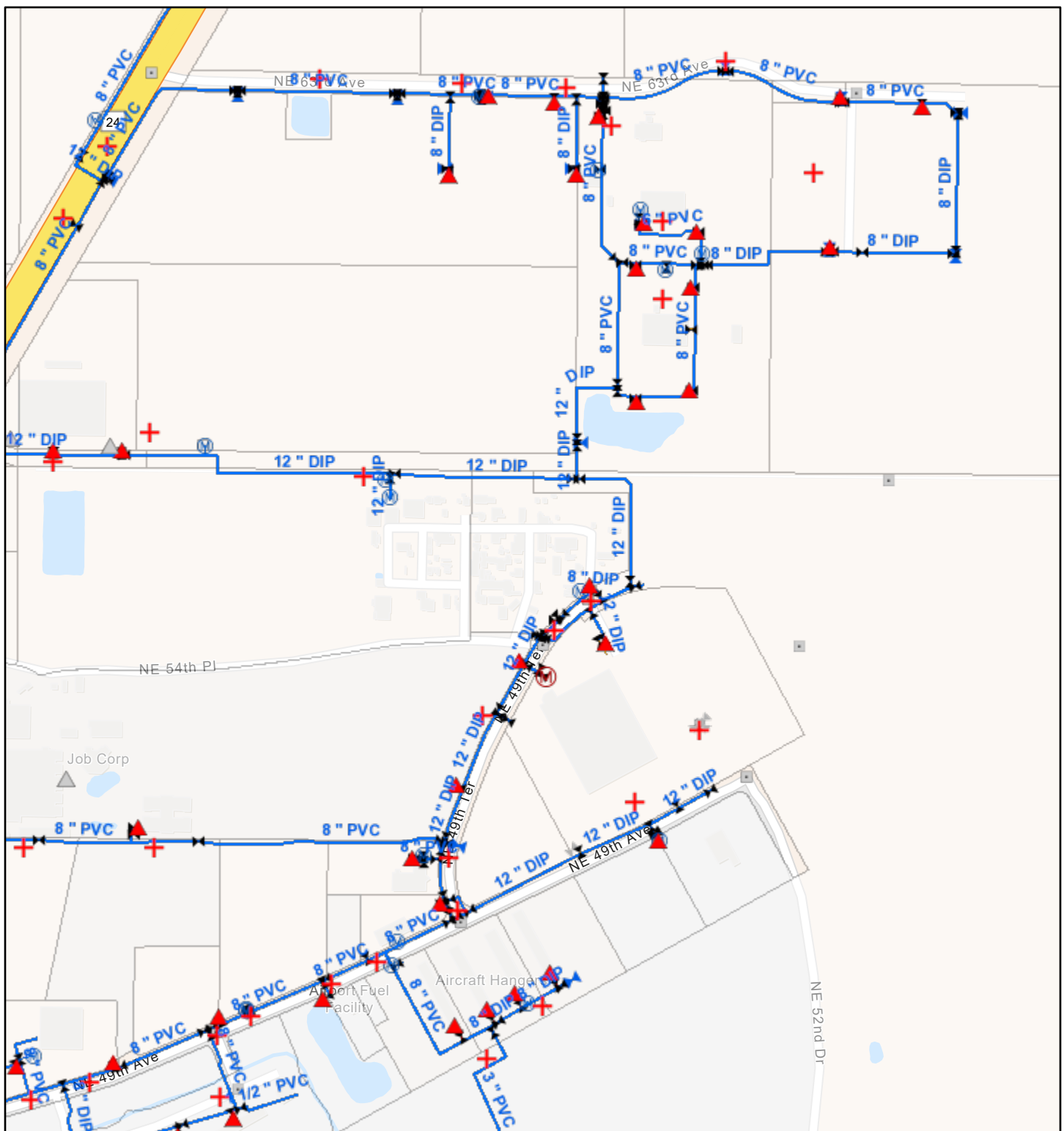


**SiVance- SUPWPSUP**  
**Tax Parcels # 7872-6-2, 7872-5-1, 8161-0-0**  
**City of Gainesville**















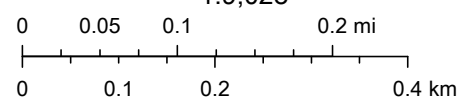
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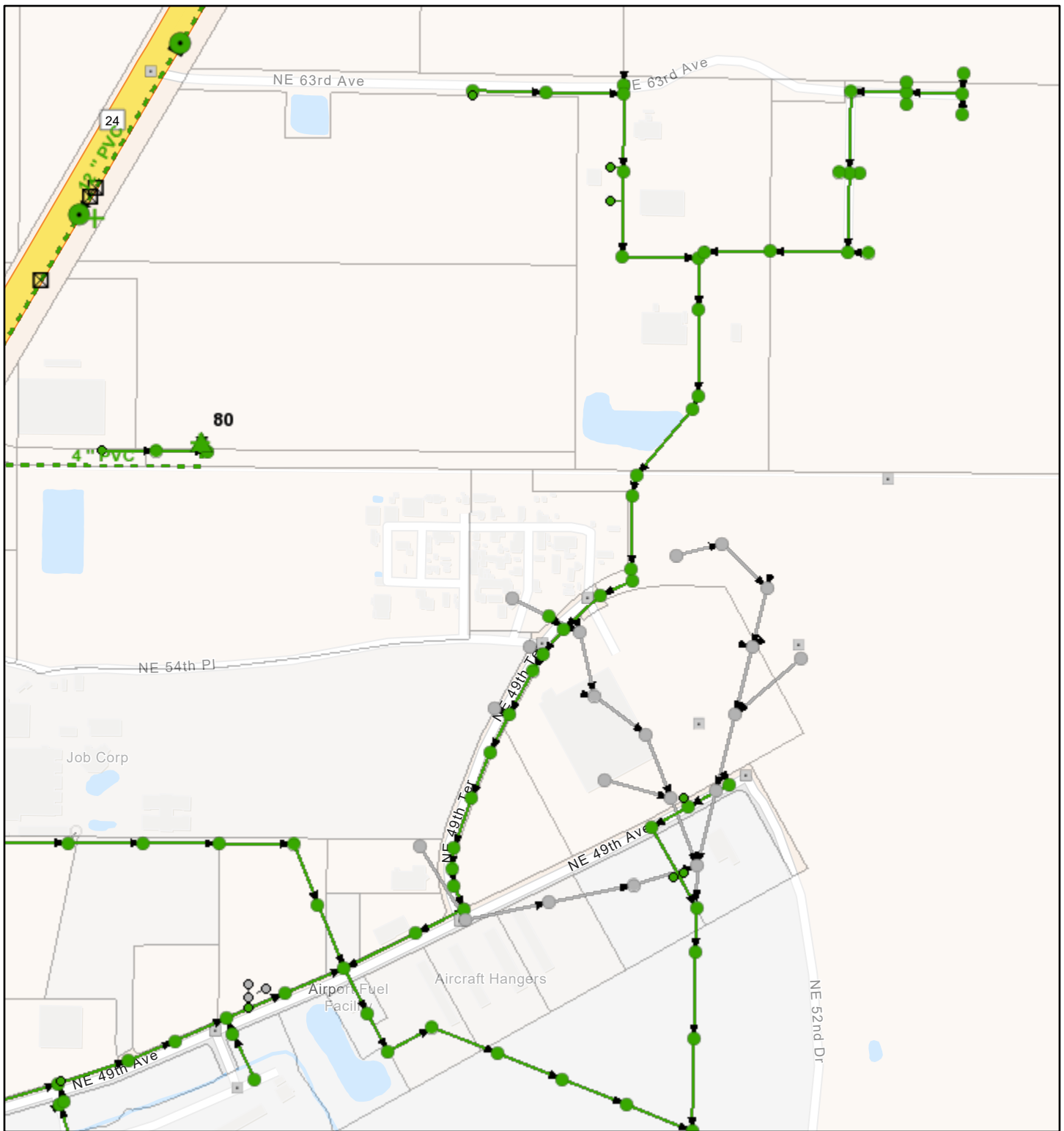
1:9,028

-  Water TieSheet
  Service - Hydrant
- Service - Water, Fire
  GRU - Hydrant - Active/Unknown
-  GRU - Domestic - Active/Unknown
  GRU - Hydrant - Abandoned/POS
-  GRU - Domestic - Abandoned/POS
 Hydrant
-  GRU - Fire - Active/Unknown
  GRU
-  Private System
  Private System













Esri Community Maps Contributors, County of Alachua, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Gainesville Regional Utilities

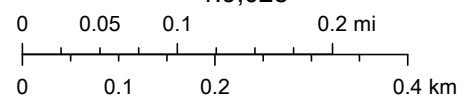
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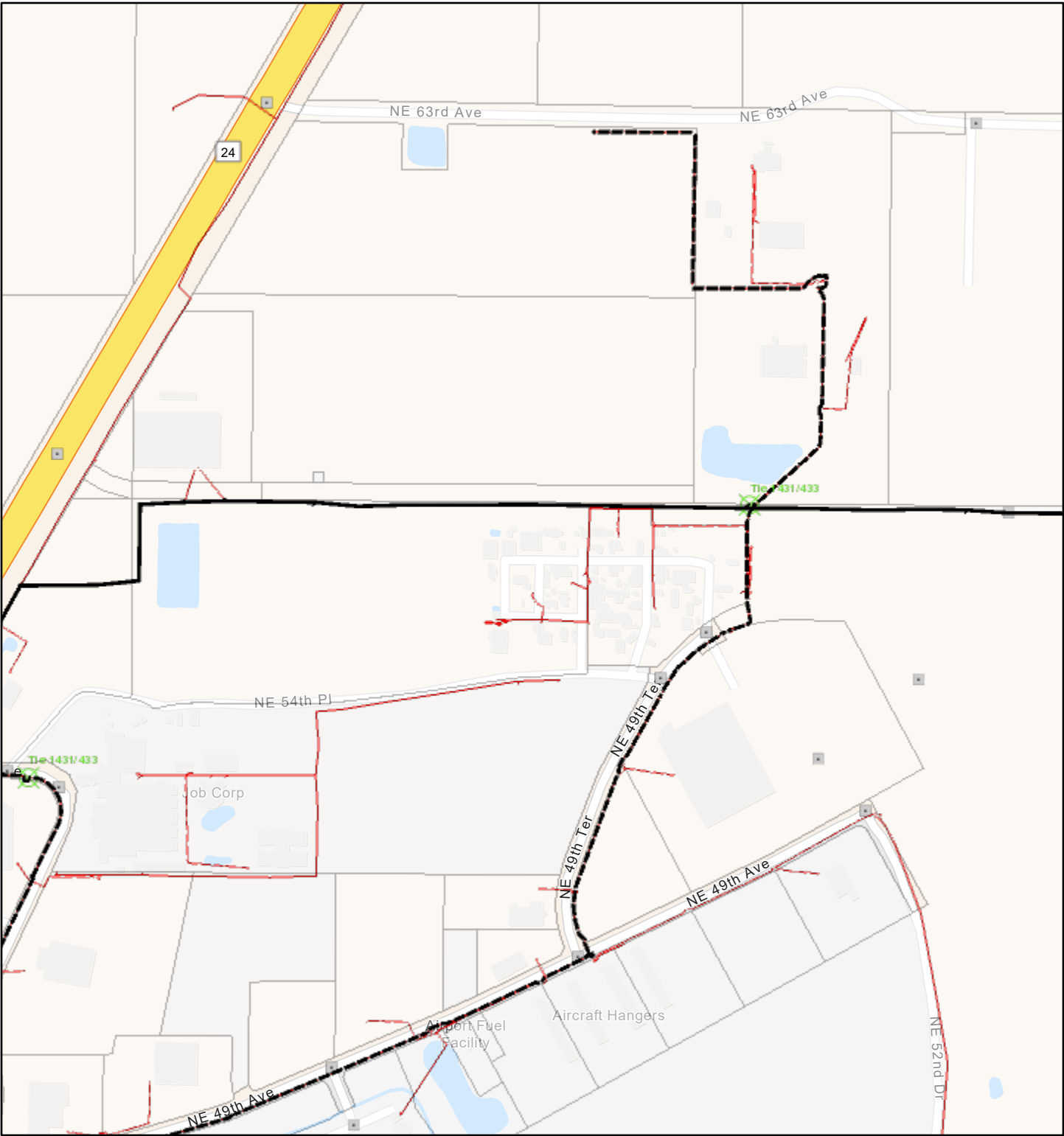
1:9,028

-  Sewer TieSheet       GRU - Abandoned/POS  
 Service Lateral       Private System  
 GRU - Active/Unknown Cleanout  
 GRU - Abandoned/POS       GRU - Active/Unknown  
 Private       Private System  
 Manhole      Gravity Main  
 GRU - Active/Unknown       GRU - Active/Unknown



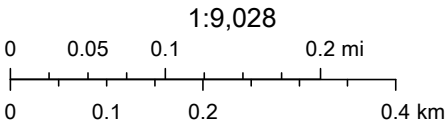
Esri Community Maps Contributors, County of Alachua, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Gainesville Regional Utilities

# Navigator Web Map



9/9/2021, 8:51:50 AM

- |  |                                  |  |                          |
|--|----------------------------------|--|--------------------------|
|  | TiePoint_Fuse                    |  | OH Primary               |
|  | TiePoint_Switch                  |  | UG Backbone              |
|  | UG Primary                       |  | OH Backbone              |
|  | Single Phase Primary UG Recloser |  | <all other values>       |
|  | Two Phase Primary UG             |  | Closed, Manual or Remote |
|  | Three Phase Primary UG           |  |                          |



Esri Community Maps Contributors, County of Alachua, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Gainesville Regional Utilities

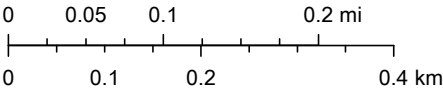
# Navigator Web Map



9/9/2021, 8:54:32 AM

1:9,028

- |                           |                            |               |
|---------------------------|----------------------------|---------------|
| --- Abandoned Gas Pipe    | Coated Steel               | Regulator Pit |
| Abandoned Gas Pipe Casing | Polyethylene               |               |
| Slipped Gas Pipe          | Unknown                    |               |
| <all other values>        | FL Gas Transmission        |               |
| Bare Steel                | Regulator Station          |               |
| Black Plastic             | District Regulator Station |               |
| Cast Iron                 | Farm Tap                   |               |



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# Navigator Web Map



9/9/2021, 8:55:28 AM

## Conduit

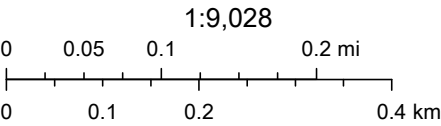
- <all other values>
- Abandoned Conduit
- Proposed Conduit
- UnConfirmed Conduit
- Fiber Conduit
- Manhole System

## Distribution

- FiberBuildings
- <all other values>
- Building Off Net
- Unknown
- Building On Net

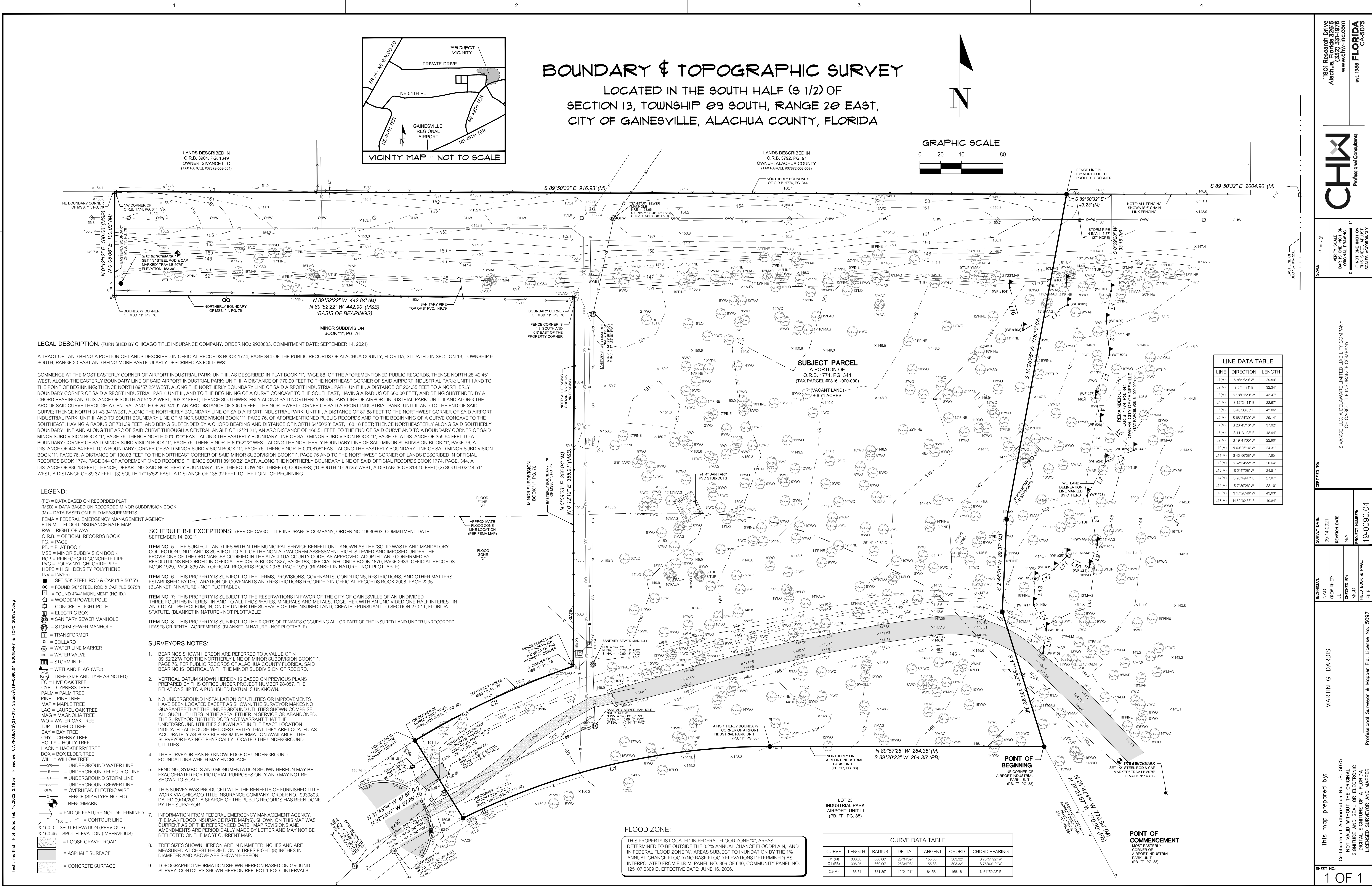
## FiberCable

- <all other values>
- Overhead Cable
- Overhead Cable, Off-Net
- Overhead Cable
- Pigtail-Jumper
- Pigtail-Jumper, Off-Net



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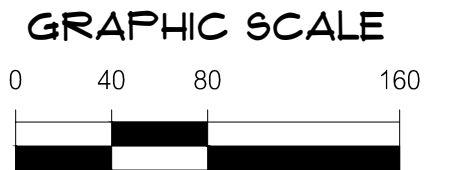
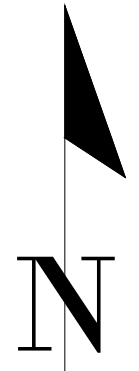
LEGAL DESCRIPTION:

THAT PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1158, PAGE 819 THRU 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SECTION 14, ALSO BEING THE SOUTHWEST CORNER OF SECTION 13; THENCE RUN S. 89°47'00" W., ALONG THE SOUTH LINE OF SECTION 14, A DISTANCE OF 1282.49 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE S.C.L. RAILROAD (ABANDONED); THENCE RUN N. 30°21'00" E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1538.01 FEET; THENCE RUN N. 89°46'27" E., A DISTANCE OF 506.45 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 00°02'18" E., A DISTANCE OF 389.10 FEET; THENCE RUN S. 89°52'40" E., A DISTANCE OF 1606.38 FEET; THENCE RUN S. 00°12'19" W., A DISTANCE OF 793.77 FEET; THENCE RUN S. 81°10'40" W., A DISTANCE OF 239.88 FEET; THENCE RUN S. 82°39'45" W., A DISTANCE OF 480.19 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 07°52'15", A CHORD BEARING AND DISTANCE OF S. 86°35'53" W., 480.4 FEET; THENCE RUN N. 89°28'00" W., 763.64 FEET; THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 60.26 FEET TO AN INTERSECTION WITH AN NON TANGENT LINE; THENCE RUN 00°02'18" E., A DISTANCE OF 490.88 FEET TO THE POINT OF BEGINNING.

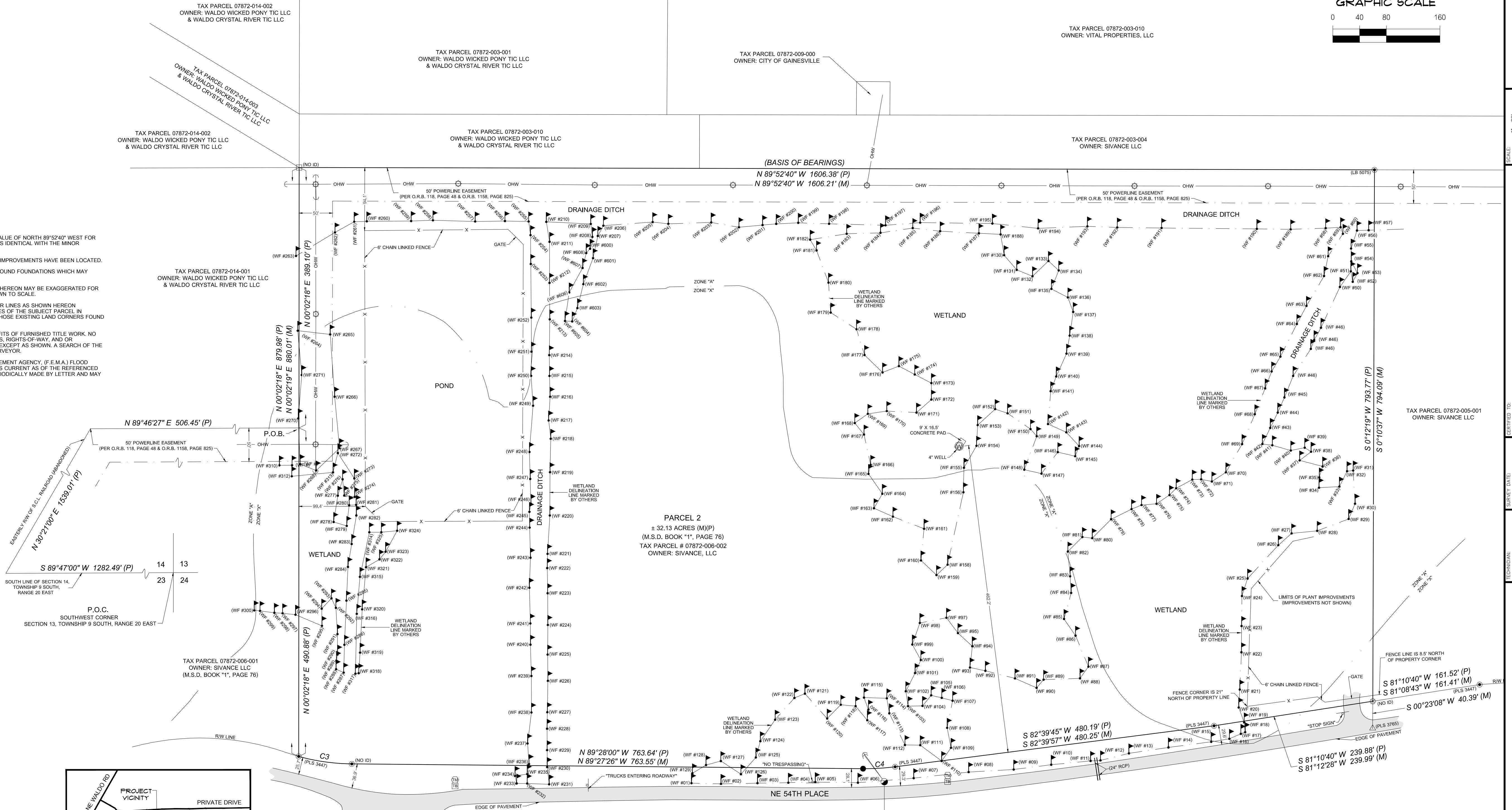
CONTAINING 32.13 ACRES, MORE OR LESS.

BOUNDARY SURVEY  
LOCATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
ALACHUA COUNTY, FLORIDA



SURVEYORS NOTES:

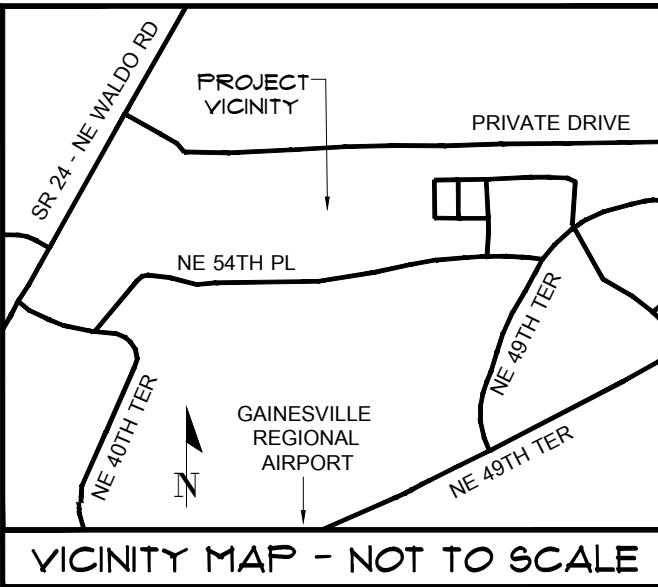
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 89°52'40" WEST FOR THE SUBDIVISION OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C3(P)	80.26'	310.00'	14°50'05"	40.38'	80.04' N 82°02'58" W
C3(M)	80.39'	310.00'	14°51'28"	40.42'	80.16' N 82°02'02" W
C4(P)(M)	48.08'	350.00'	07°52'15"	24.08'	48.04' S 86°35'53" W

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 309 OF 640, COMMUNITY PANEL NO. 12001C 0309 D, EFFECTIVE DATE, JUNE 16, 2006.



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est. 1988  
FLORIDA  
CA-5075

CHW  
Professional Consultants

SCALE  
1" = 80'  
KEY: SCALE  
BASED ON THE  
ORIGINAL DRAWING  
0  
1" = 80'  
THIS SHEET ADJUST  
SCALES ACCORDINGLY.

SIVANCE, LLC

CERTIFIED TO:

SURVEY DATE:  
10-14-2021  
REVISION DATE:  
N/A  
PROJECT NUMBER:  
19-0090.03

DRAWN BY:  
MES  
CHECKED BY:  
ML  
FIELD BOOK & PAGE:  
62603-34

MARTIN G. DARDIS

This map prepared by:  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO:  
1 OF 1