

**Applicant's Exhibit List**  
**Magnolia Parke Planned Development Amendment 20232206(B)**  
**City of Gainesville File Number: 2023-615**  
**Petition Number: LD23-000035**

**City of Gainesville Plan Board**

- Exhibit 1 – Application for Magnolia Parke Planned Development Amendment, April 2023
- Exhibit 2 – City Plan Board Staff Report; File Number: 2023-615
- Exhibit 3 – Department of Sustainable Development PowerPoint Presentation, June 22, 2023
- Exhibit 4 – Applicant's PowerPoint Presentation, June 22, 2023
- Exhibit 5 – Applicant's Public Participation Report, December 12, 2022
- Exhibit 6 – City of Gainesville Agenda Item Report, June 22, 2023; File Number: 2023-615
- Exhibit 7 – Agenda, City Plan Board, June 22, 2023
- Exhibit 8 – Resume of David Sowell, P.E.

# Magnolia Parke PD

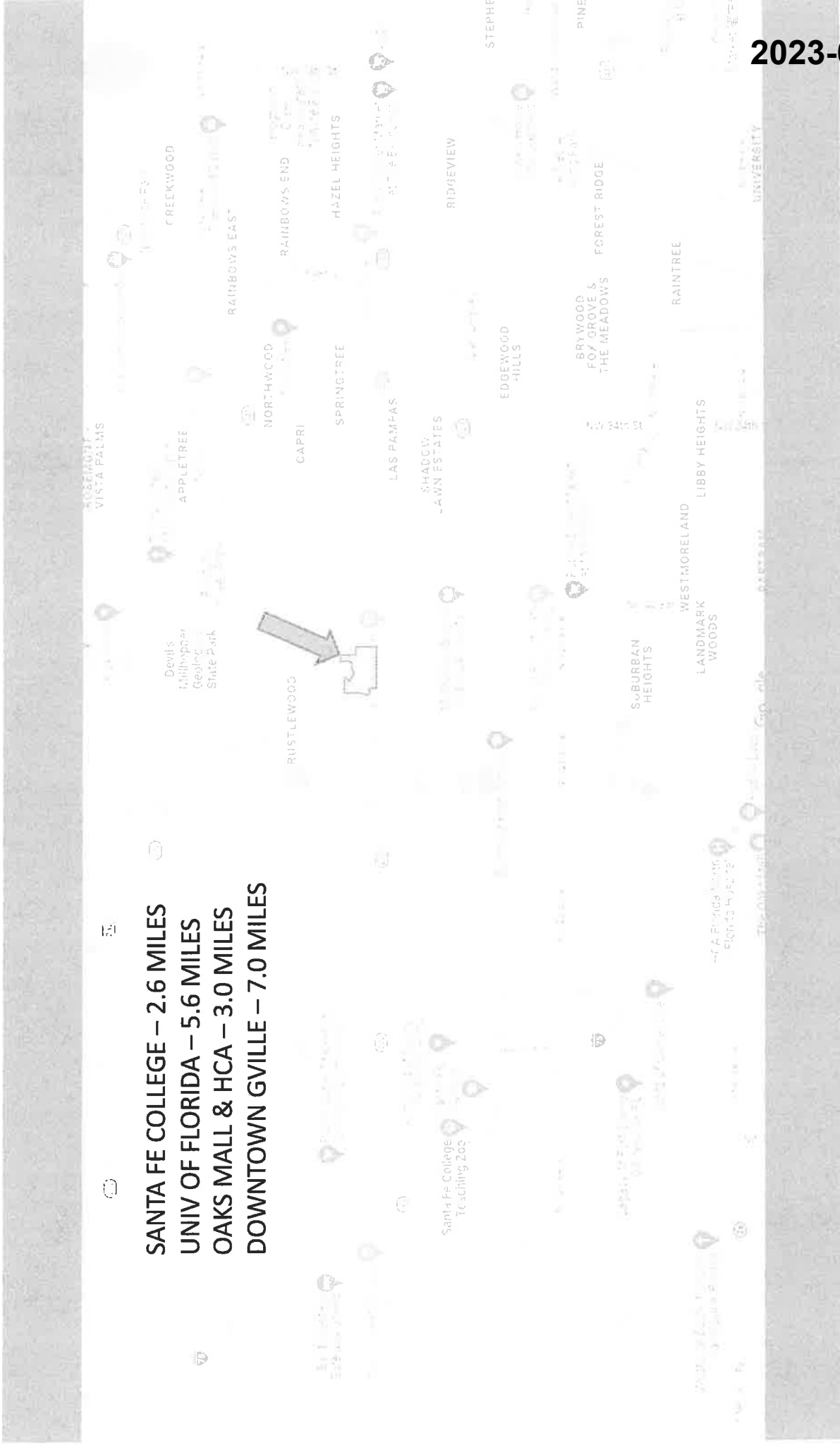
A Platform Management Group Property

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Planned Development (PD) Amendment  
City of Gainesville Plan Board  
June 22, 2023

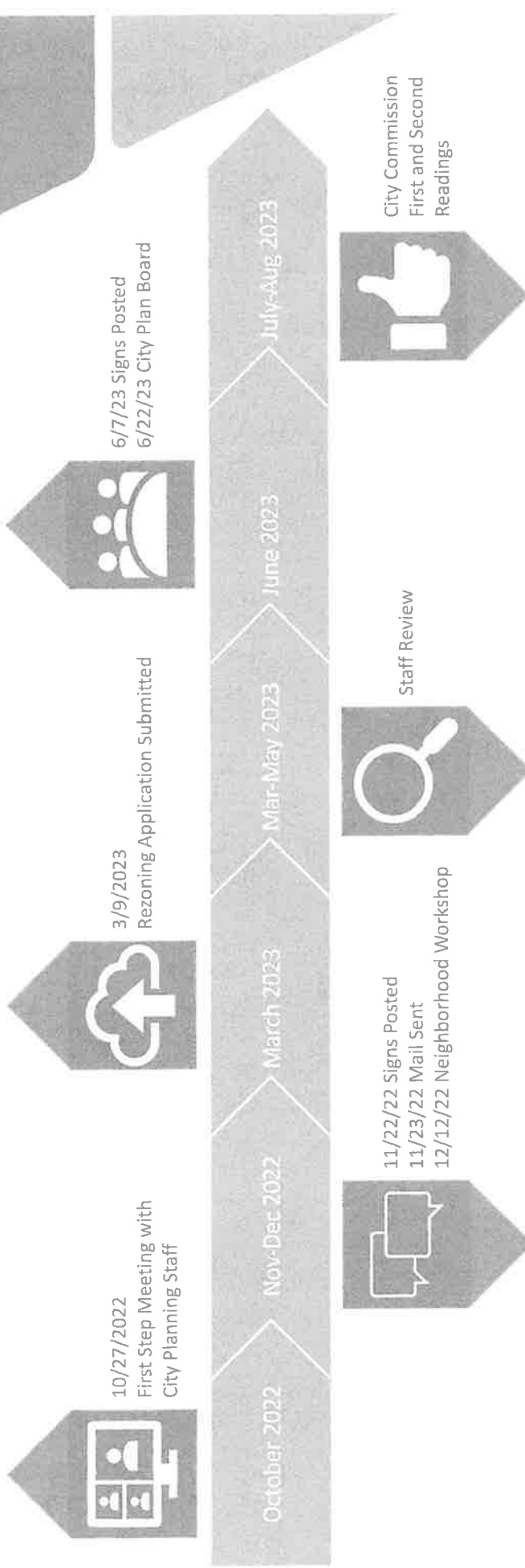


**SANTA FE COLLEGE – 2.6 MILES**  
**UNIV OF FLORIDA – 5.6 MILES**  
**OAKS MALL & HCA – 3.0 MILES**  
**DOWNTOWN GVILLE – 7.0 MILES**





# Timeline



# Neighborhood Workshop

Signs were posted on 11/22/2022

Letters were mailed on 11/23/2022 to property owners within 400' and other interested parties as supplied by the City

Meeting was held on 12/12/2022 via Microsoft Teams

Public Participation Report including a transcript provided to City staff



November 22, 2022

RE: Magnolia Park Planned Development Update

Dear Property Owner/Interested Individual:

The Neighborhood Workshop will be held virtually on Monday, December 12, 2022 at 6:00 PM via Microsoft Teams. Representatives will be available during the meeting to answer any questions. This is not a public hearing and representatives from City Government are not obligated to attend.

The purpose of this Neighborhood Workshop is to inform neighboring property owners, neighborhood associations, business owners as well as any other interested persons about the proposed development and application submitted on the specific areas of focus and identify any resident concerns and priorities about the development. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. This required Neighborhood Workshop is being conducted in accordance with the Code of Ordinances (Supp. 37, Uniform 1) Section 30.3.7.

If you have questions about the pending applications or the workshop, please feel free to contact David Sowell, P. L. C. (Project Manager at Kimley-Horn) at 352.415.1897 or email [David.Sowell@kimley-horn.com](mailto:David.Sowell@kimley-horn.com).

Sincerely,  
KIMLEY-HORN  
David Sowell  
Project Manager  
Cc: File

Note: Neighborhood Workshop Flyer printed on back

## NEIGHBORHOOD WORKSHOP

**WORKSHOP PURPOSE:** To discuss the pending Revision of the Planned Development (PD) located at Magnolia Parke Parke, within the City of Gainesville.

**WORKSHOP LOCATION: VIRTUAL MEETING - (Microsoft Teams)** at the following link: <https://www.microsoft.com/teams/join/microsoft-teams/join-a-meeting?test=1>

- MEETING ID: 224 490 846 644

- PASSCODE: WQ933S

CALL IN (AUDIO ONLY): 984-204-1608 - 2691602188 (US)

- PHONE CONFERENCE ID: 269 460 2188

**WORKSHOP DATE & TIME:** Monday December 12, 2022, at 6:00 PM

**CONTACT INFORMATION:** David Sowell, PE  
Kimley-Horn and Associates, Inc  
352-415-1897  
[David.Sowell@kimley-horn.com](mailto:David.Sowell@kimley-horn.com)

**This is not a Public Hearing  
Representatives from City Government are not obligated to attend**

**PROJECT LOCATION MAP**



## Neighborhood Workshop

6 residents attended meeting

2 residents spoke out

Primary concerns were traffic, stormwater, and noise complaints

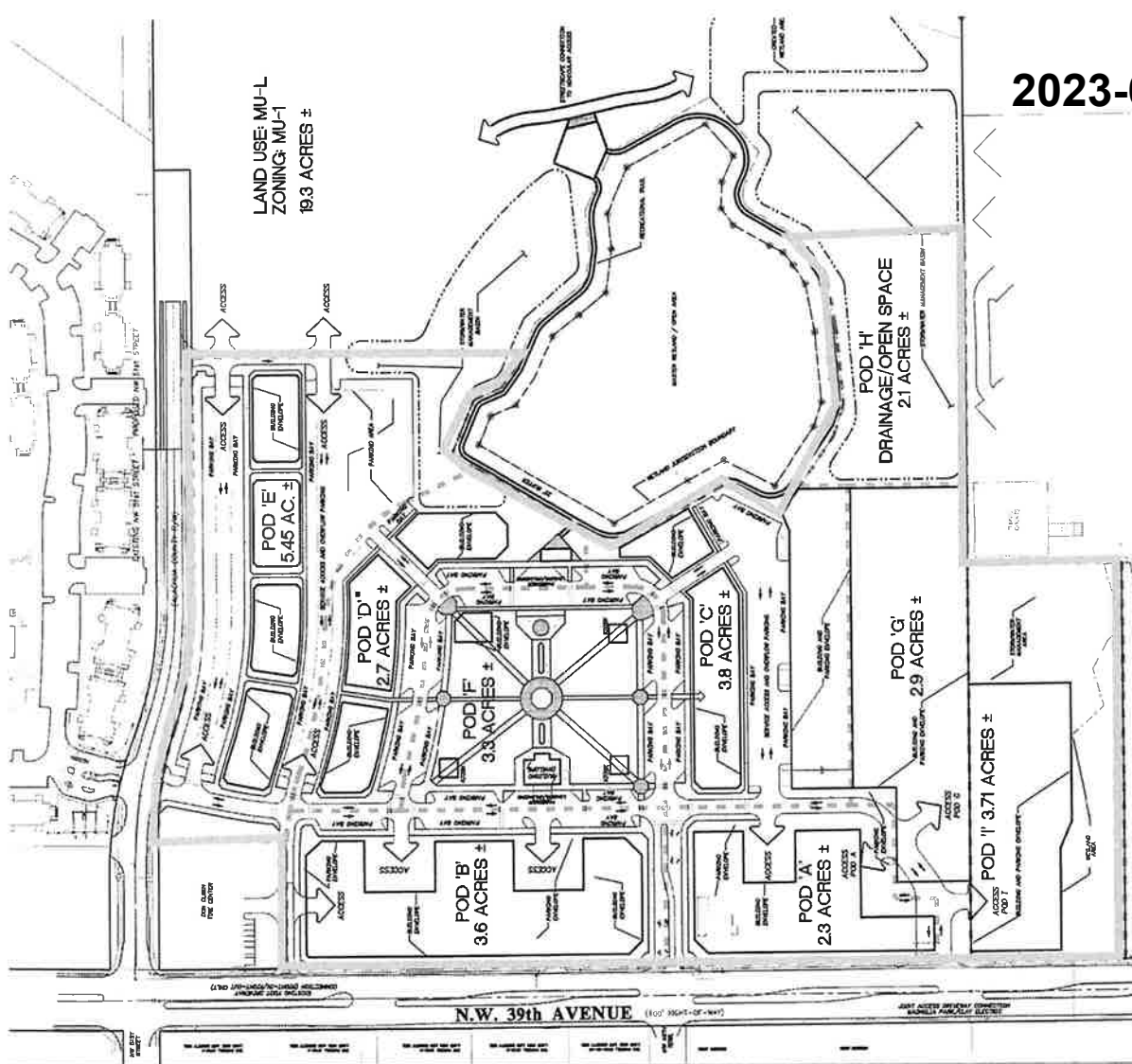
Traffic and stormwater will be addressed during the development review process

Noise complaints were acknowledged



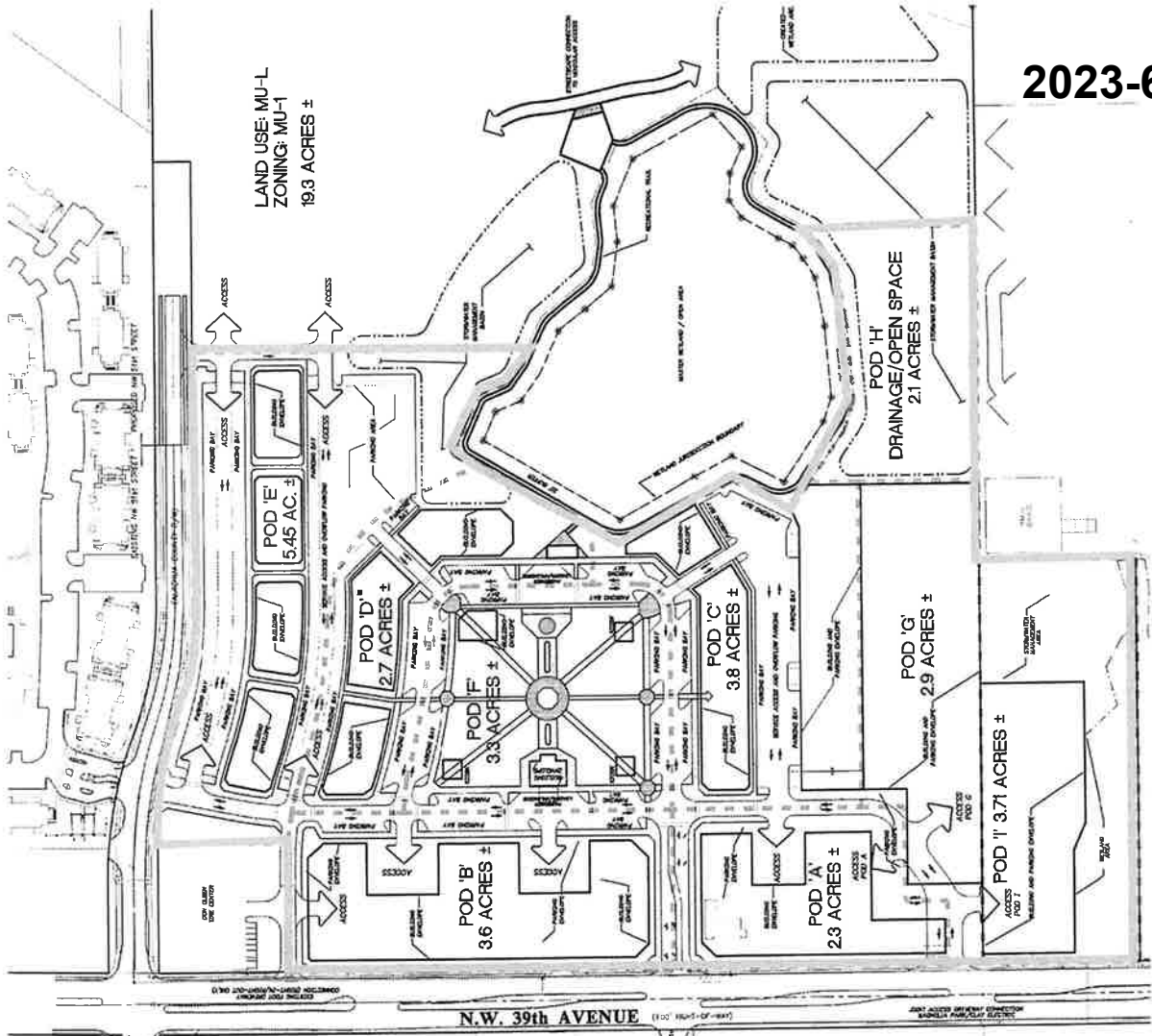
## Current Magnolia Parke PD

- Approved in 1997 and revised several times, most recently to add drive-thru in Pod A.
- First development in Gainesville to create a live-work-play environment that is now associated with a TND
- Permits 290,000 sf commercial and 20 du/ac (up to 400 units).
- ~ 134,000 sf commercial and 10 du have been constructed.
- Unused capacity: 156,000 sf commercial and 390 du.
- All Pods except D & E have been developed.
- Purchased in 2022 with intent to update the PD to reflect changing market demands, utilize unused capacity, and balance the residential to commercial ratio



2023-615F





**Reason for PD Amendment:**

*Update & Optimize a 26-yr-old PD to achieve infill goals*

- Utilize approved development capacity
- Allow single-use residential structures
- Add flexibility to location and mixture of uses
- Increase maximum allowed stories
- Remove building footprint size limitations
- Remove Floor Area Ratio (FAR) limitations
- Minor revisions and clarifications to PD for:
  - Architectural standards
  - Signs
  - Parking
  - Sidewalks
  - Landscaping
  - Buffers
  - Setbacks

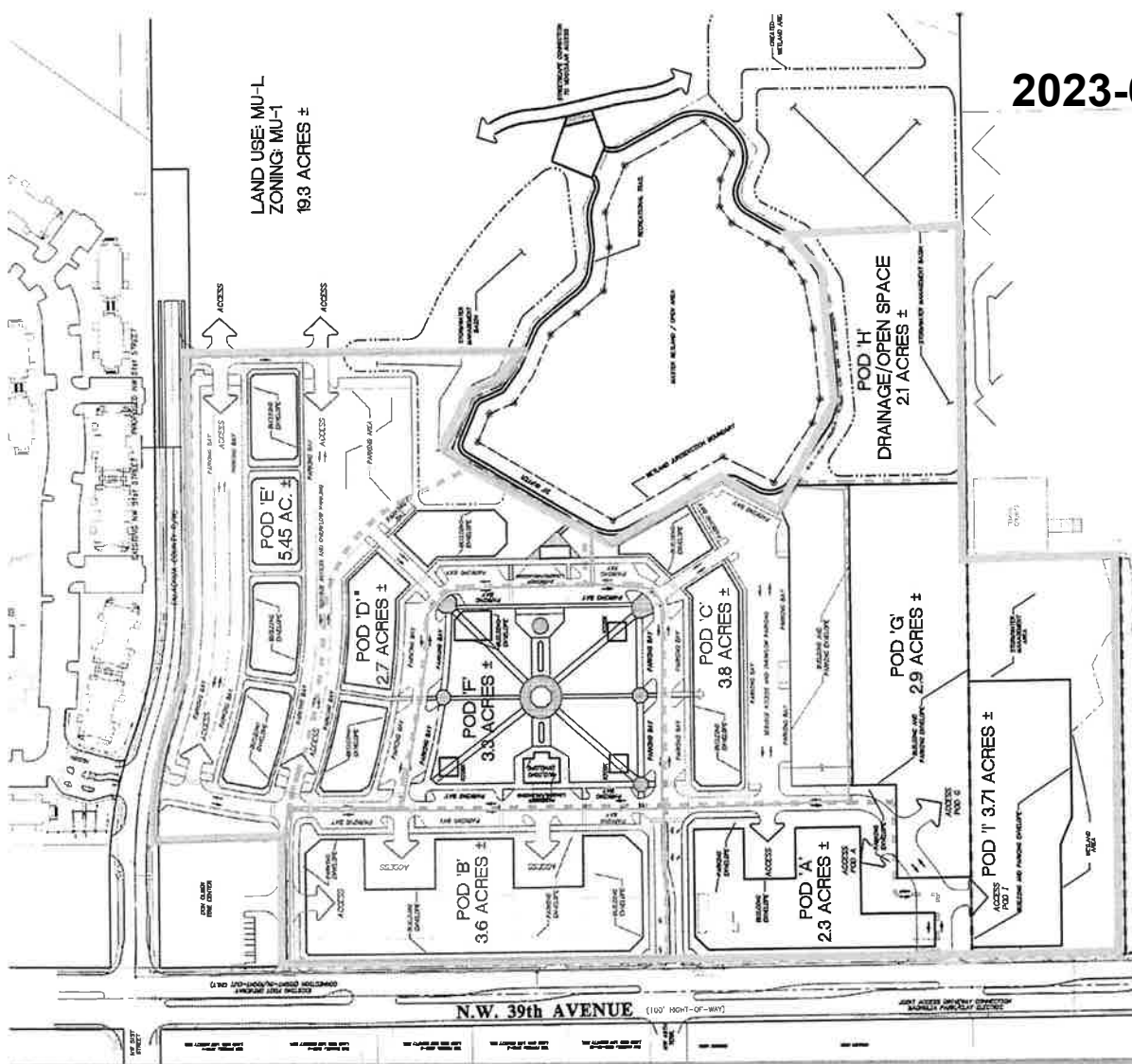
# Current Magnolia Parke PD

## Development Standards for Pods B & C

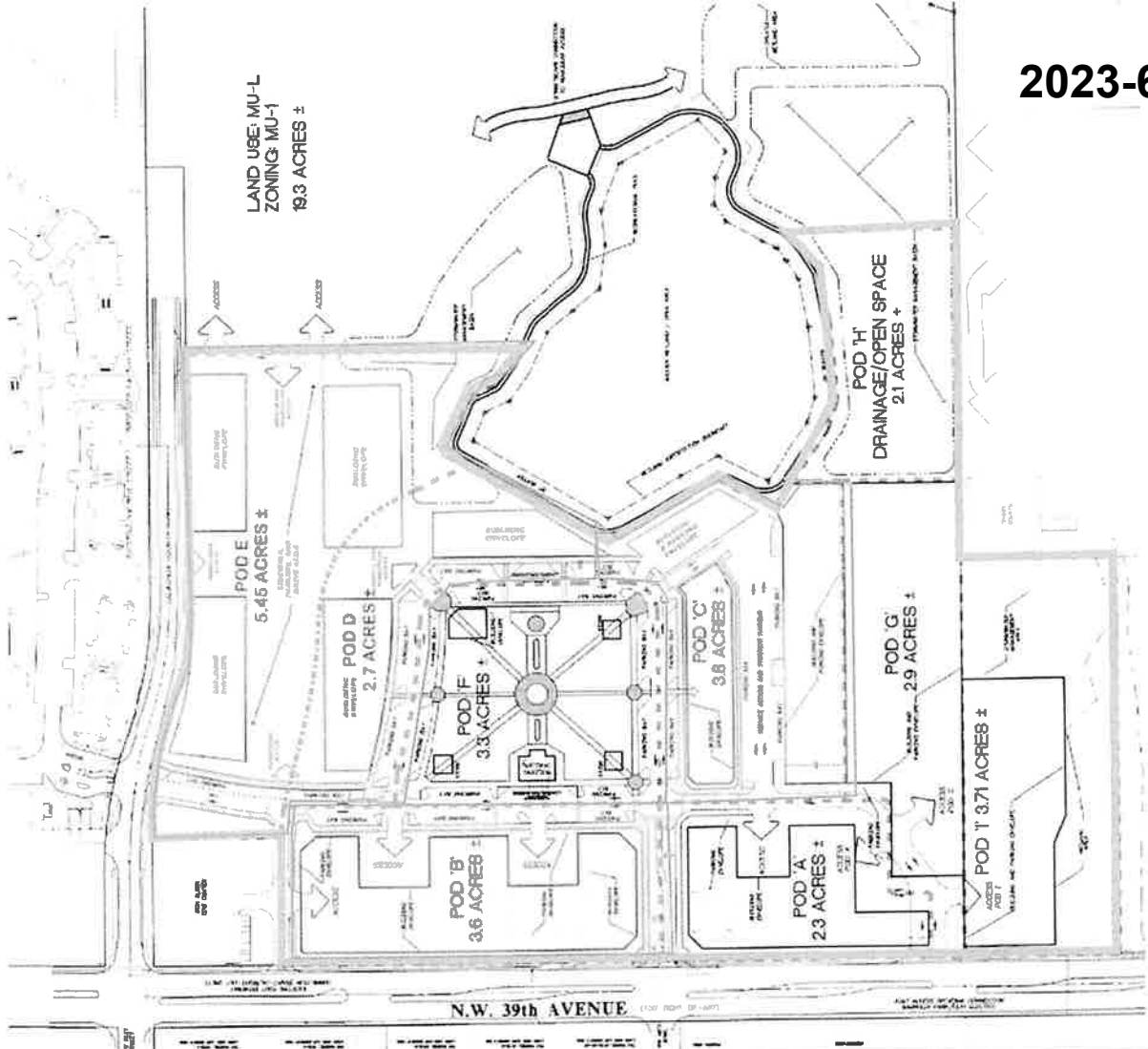
Standard	Pod B	Pod C
Max FAR	0.20 (±31,000 sf)	1.3 (±215,000 sf)
Min/Max Stories	1/2	2/4
Max Building Footprint	N/A	5,000 sf
Allowed Uses by Floor (Floor in parenthesis)	Retail/Office	Retail/Office (1-2) Residential (2-4)

## Development Standards for Pods D & E

Standard	Pod D	Pod E
Max FAR	1.3 (±153,000 sf)	0.48 (±114,000 sf)
Min/Max Stories	2/4	2/3
Max Building Footprint	5,000 sf	5,000 sf
Allowed Uses by Floor (Floor in parenthesis)	Retail/Office (1-2) Residential (2-4)	Retail/Office (1) Residential (2-3)



2023-615F



# Proposed PD Amendment

## Development Standards for Pods B & C

Standard	Pod B	Pod C
Max FAR	0-20 N/A	1-3 N/A
Min/Max Stories	1/2 1/3	2/4 1/4
Max Building Footprint	N/A	5,000-sf N/A
Allowed Uses by Floor (Floor in parenthesis)	Retail/Office Residential	Retail/Office (1-2) Residential (2-4) Residential (1-4)

## Development Standards for Pods D & E

Standard	Pod D	Pod E
Max FAR	1-3 N/A	0-48 N/A
Min/Max Stories	2/4 1/4	2/3 1/4
Max Building Footprint	5,000-sf N/A	5,000-sf N/A
Allowed Uses by Floor (Floor in parenthesis)	Retail/Office (1-2) Residential (2-4) Residential (1-4)	Retail/Office (1-2) Residential (2-3) Residential (1-4)

# Consistency Findings

The PD, as amended by this application, would remain consistent with the City of Gainesville's Comprehensive Plan for the following reasons:

- The PD Amendment provides a mixed-use community that serves the daily needs of residents and workers (FLUE Policy 1.1.1)
- The PD Amendment provides housing at an appropriate scale and in a location with existing jobs, daily needs, and other activities within easy walking distance of each other (FLUE Policy 1.1.2)
- The PD Amendment does not alter the original intent of the Magnolia Parke PD, the first traditional neighborhood development approved in the City of Gainesville, characterized by mixed uses; rather it furthers this policy by augmenting the residential units in the PD. (FLUE Policy 1.2.3)
- The PD Amendment bolsters the shared parking language contained in the original PD and does not introduce minimum parking requirements. (FLUE Policy 1.2.4)
- The PD Amendment includes efficient and interconnected vehicle and pedestrian access to internal features and external rights-of-ways. (FLUE Policy 1.2.7)

# Consistency Findings

The PD, as amended by this application, would remain consistent with the City of Gainesville's Land Development Code for the following reasons:

- The PD Amendment integrates different land uses and densities into one development and sustainably uses land, conserves energy, and maximizes the preservation of resources by sharing parking, providing multi-modal transportation options, and preserving existing wetlands.
- The PD Amendment incorporates quality-of-life design features and comfortable travel by foot, bicycle, and transit by providing pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed-uses.
- The PD Amendment provides flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.



# Summary

Applicant requests the application to amend the Magnolia Parke PD be approved as follows:

- Remove floor area ratio limits within Pods B, C, D, & E
- Remove max building footprint limits within Pods C, D, & E
- Add residential as an allowed first floor use within Pods C, D, & E
- Add residential as an allowed use within Pod B
- Reduce the minimum stories to 1 within Pods C, D, & E
- Increase the maximum stories to 4 within Pods C & E
- Increase the maximum stories to 3 within Pod B

This PD Amendment is consistent with the City's LDC and Comprehensive Plan.

Thank You

Kimley»»Horn

**From:** [Hayes, Howard](#)  
**To:** "Tammy Garcia"  
**Subject:** RE: 425\_18\_02 White Holding Newberry Mine  
**Date:** Tuesday, June 05, 2018 3:49:00 PM  
**Attachments:** [ApplInstruct2018May22.pdf](#)  
[295642-001Permit-LimestoneMaterials-Newberry.pdf](#)

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The extension of the construction phase of the permit is easy. Attached are the previously sent instructions. Provide a best guess for the estimated end of project. We know the rate of mining depends on customer demand which varies from year to year.

Permit No. 295642-001 was issued to Limestone Materials, LLC, on December 17, 2010 (attached). This permit replaced only the western portion of Permit No. 274756-001. The eastern portion of Permit No. 274756-001 (as modified by Permit No. 274756-002) is still binding on White Holding Co. Permit conditions remain unchanged except maybe references to acreages.

If the reports are not in Oculus, then we have not been receiving reports. There are recent reports in Oculus for Limestone Materials.

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**Howard J. Hayes**

Environmental Consultant  
Mining and Mitigation Program  
Florida Department of Environmental Protection  
2600 Blair Stone Road, MS 3577  
Tallahassee, Florida 32399-3577  
[Howard.Hayes@dep.state.fl.us](mailto:Howard.Hayes@dep.state.fl.us)  
(850)245-8634

**From:** Tammy Garcia [mailto:tgarcia@kooglerassociates.com]  
**Sent:** Tuesday, June 05, 2018 3:24 PM  
**To:** Hayes, Howard <Howard.Hayes@dep.state.fl.us>  
**Subject:** 425\_18\_02 White Holding Newberry Mine

Hi Howard, Dawn Summers from White Holding emailed me a copy of your inspection report from May 31, 2018 for the Newberry Mine/Stavola Pit. Bear with me as I catch up as Koogler has not worked on this project since 2006.

White Holding has requested that we assist them with the ERP extension and 2017 required reports.



After speaking with Tim Miner, the mine supervisor, I understand that the Stavola Pit and Newberry mine are two separate operations. Do you have any information on this? I am not sure how to go about ERP compliance if White Holding is operating the Newberry Mine separately from Stavola Pit. Have annual reports been submitted for either operation over the past few years? I did not see any on OCULUS.

I am working with Tim to figure out the request for extension in years as well as put together the annual permit and reclamation report.

Thank you,  
Tammy

Tammy L. Garcia  
Environmental Scientist II  
**Koogler and Associates, Inc.**  
[www.kooglerassociates.com](http://www.kooglerassociates.com)  
Mail: PO Box 5127 |Gainesville, FL 32627-5127  
Physical: 4014 NW 13<sup>th</sup> Street |Gainesville, FL 32609  
Office: 352 377 5822 x27 |Direct: 352 792 1104  
Fax: 352 377 7158 |Mobile: 352 339 0448  
[tgarcia@kooglerassociates.com](mailto:tgarcia@kooglerassociates.com)

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**David Sowell, P.E.**

David Sowell is a project manager focused on managing the needs of clients and growing Kimley-Horn's presence in the region. He has more than 20 years of technical experience including engineering reviews, studies and analysis, civil/site development, construction management, roadway design, site planning, paving, grading, drainage, and utility design. In addition to his technical experience, Mr. Sowell spent time in the public sector with the City of Gainesville Public Works Department where he administered roadway and water quality retrofit projects. This diverse experience has given him the ability to understand the needs of municipal clients and the ability to tailor pragmatic solutions to the problems these different sectors typically face.

**Professional Credentials**

- Bachelor of Science, Civil Engineering, University of Florida
- Professional Engineer, #68531, FL
- Member, Urban Land Institute

**Special Qualifications**

- Appia, ArcGIS, AutoCAD, HEC-RAS, ICPR, PONDS, SWMM
- Training: Project Management Institute

**Past Work History**

- City of Gainesville, Gainesville, Engineer IV
- Jarvis and Folsom, Gainesville, Senior Project Manager
- DRMP, Gainesville, Professional Engineer

**Relevant Experience Prior to Joining Kimley-Horn**

**Southeast 8th Avenue Fire Station, Bradford County, Florida** — Project manager. David was responsible for the design and permitting of a 6500-square-foot five-bay fire station with associated parking, utility, and stormwater infrastructure. The project involved several complexities not normally associated with a fire station in that the site work was performed by the County and the building was developed as a hybrid of a pre-manufactured/site-built building that required custom architecture.

**Clay Electric District Office Demolition, Alachua County, Florida** — Project manager. David was responsible for developing demolition and retrofit plans for the demolition of the client's former district office in Keystone Heights.

**Millhopper Fire Station Feasibility, Alachua County, Florida** — Project manager. David was responsible for determining the site design and permitting feasibility of locating a fire department in a scenic corridor and environmentally sensitive area. Additional services included presenting at several County Commission meetings.

**Oak Park Hi-Rise Site Modifications, Alachua County, Florida** — Project manager. David was responsible for the design and permitting services for the renovation of the Oak Park Hi-Rise located at the Northwest corner of Northeast 2nd Street and Northeast 8th Avenue. The project included site design, sidewalk design, drainage design, paving, grading, signing and pavement marking, and permitting services.

## David Sowell, P.E.

### Relevant Experience, cont.

**Palm Coast Public Works Compound, Flagler County, FL** — Project manager. David was responsible for overseeing the site civil design, permitting services, and construction administration for a new 30-acre public works compound for the City of Palm Coast.

**Laureate Village Traditional Neighborhood Development, Phase 2, Kittle Property Group, Inc, Alachua County, Florida** — Project manager responsible for engineering design, permitting services, and construction administration for a mixed-use development on 29 acres containing 264 units and 50,000 square feet of commercial space.

**Grand Haven CDD New Pickleball Courts, Palm Coast, FL** — David prepared the survey and construction plans for two new pickleball courts located in the Village Center of the Grand Haven Community Development District.

**Grand Haven CDD Paving Program, Palm Coast, FL** — David developed, implemented, and maintained the paving program for the Grand Haven Community Development District. The program resulted in several individual paving projects that involved preparing construction plans, bid documents, and construction oversight.

**Grand Haven CDD Village Center Building Water Intrusion Remediation, Palm Coast, FL** — David provided professional engineering services to diagnose the significant water intrusion problem occurring within the Village Center structure and prepared construction plans and specifications to remediate the issue.

**Grand Haven CDD Pond Bank Stabilization Program, Palm Coast, FL** — David developed criteria and repair templates for bank erosion along ponds within the Grand Haven Community Development District. The criteria and remediation are currently being utilized in several areas around Pond 14.

**Professional Design Services for Wild Spaces Public Places (WSPP) Projects, City of Gainesville, Alachua County, FL** — David was responsible for civil engineering for projects assigned on a task work order basis. The projects completed under this contract included:

- **H. Spurgeon Cherry Pool Full Design, City of Gainesville, Alachua County, Florida** — Project manager responsible for overseeing the engineering and permitting aspects of a 25,000-square-foot asphalt resurfacing and expansion project. The project included a new stormwater retention pond with underdrains and infrastructure coordination with the interior building renovations for H. Spurgeon Cherry Pool at Albert "Ray" Massey Park in Gainesville, FL.
- **Northside Park Improvements, City of Gainesville, Alachua County, Florida** — Project manager. The improvements consisted of an overlook terrace to the senior center, tennis court renovations, new pickleball courts, new bocce courts, new pentaquin courts, new racquetball courts, new pavilions, new playground equipment, disc golf course improvements, expanded parking, improved lighting, and other related infrastructure.
- **TB McPherson Park Tennis Courts, City of Gainesville, Alachua County, Florida** — Project manager. The tennis courts were cracking and in significant need of upgrades to the overall playing infrastructure. David helped develop full construction documents that used a                     ng milling and reclamation method of construction. He provided construction administration services for the project. TB McPherson Park host multiple regional tennis tournaments every year and is a key part of the recreational programs for the City of Gainesville.

## Relevant Experience, cont.

- **Sweetwater Multi-Use Trail, City of Gainesville, Alachua County, Florida** — Project manager. The Sweetwater trail will link Depot Park with Sweetwater Wetlands Park. The trail alignment is located within a major utility easement with significant topographic, environmental, and geometric constraints. Stakeholders include City of Gainesville, Gainesville Regional Utilities, Alachua County, St. Johns River Water Management District (SJRWMD), Florida Fish and Wildlife Conservation (FWC), U.S. Army Corps of Engineers (USACE) and Federal Emergency Management Agency (FEMA). David helped develop schematic design plans and performed a focused feasibility analysis for the initial stages of the project. This also included full construction plans and securing permits through the extensive list of stakeholders and authorities having jurisdiction. The design had multiple bridge spans over significant drainages for the City of Gainesville and an extensive network of retaining walls.

**Professional Engineering Services, Bradford County, Florida** — Project engineer responsible for civil engineering and permitting services related to the construction, improvement and maintenance of stormwater, roads, sidewalks, boating facilities, and other public facilities within the County.

- **SE 144th Extension, Bradford County, Florida** — Project engineer for a new 0.25-mile, two-lane rural roadway. The proposed alignment was through an existing wet detention pond on a Vy-Star Credit Union property before terminating at US 301 (SR 200) in Starke. The project utilized ditch blocks to store and attenuate roadway runoff to eliminate the need for additional land acquisition to accommodate a stormwater pond. The project included new roadway and site modifications to Vy-Star Credit Union, drainage design, cost estimates, signing and pavement markings, roadway permitting through Suwannee River Water Management District and modification of Vy-Star's existing Environmental Resource Permit to relocate their wet detention pond.
- **SE 144th Street, Bradford County, Florida** — Project engineer for resurfacing of a one-mile, two-lane roadway. Design included pavement, drainage, wetlands, signing and markings and traffic maintenance.
- **SE 8th Avenue Fire Station, Bradford County, Florida** — Project manager for the design and permitting of a 6500-square-foot, five-bay fire station with associated parking, utility, and stormwater infrastructure. The project involved several complexities not normally associated with a fire station in that the site work was performed by the County, and the building was developed as a hybrid of a pre-manufactured/site-built building that required custom architecture.

**Engineering Services for Miscellaneous Transportation Projects, Alachua County, Florida** — Project engineer responsible for providing transportation engineering services such as roadway design, studies, resurfacing, restoration and rehabilitation projects, minor traffic engineering, construction engineering inspection, signalization, intersection improvements, drainage design, utility design, maintenance of traffic and permitting services to the Public Works Department on an as needed basis.

- **Southwest 8th Avenue Multi-Use Trail, Alachua County, Florida** — Project manager for design and permitting of the stormwater system for approximately two miles of multi-use pathway (six-feet to eight-feet wide) along the southside of SW 8th Avenue from SW 122nd Street to SW 91st Street. SW 8th Avenue is a two-lane rural section facility in this area. The project also included signing and marking, drainage design and permitting services, community involvement, utility coordination, and flooding improvement. The project was funded by FDOT Local Agency Program (LAP).
- **Archer Braid Trail Connector, Phase 2, Alachua County, Florida** — Project engineer for utility coordination designing approximately four miles of multi-use pathway (8-feet to 10-feet wide) adjacent to both rural and urban section county roadways. This project extended along the South side of SR 24 from SW 75th Terrace to SW 75th Street. SR 24 is a four-lane curb and gutter facility

**David Sowell, P.E.****Relevant Experience, cont.**

in this area. The project included signing and marking, traffic signal modification, roadway intersection modification, drainage design and permitting services, community involvement, utility coordination and flood zone compensation. The project was funded by FDOT Local Agency Program (LAP).

- **SW 8th Avenue Extension, Alachua County, Florida** — Project engineer for the design and permitting of the stormwater system for the one-mile extension to the roadway. The project scope varied from a two-lane rural section to an urban curb and gutter intersection with SR 26. Because of this, the design of the stormwater system varied from the traditional, curve number method to an impervious balance comparison.
- **Continuing Services for Minor Projects, University of Florida, Alachua County, Florida**  
Project manager responsible for providing continuing engineering services for Campus Service Renovation and Construction of Minor Projects located on the University of Florida main campus or at UF and IFAS facilities throughout Florida.
- **Garage #5 Reclaimed Watermain, University of Florida, Alachua County, Florida** — Project manager responsible for overseeing the design of a new 16-inch reclaimed water main in anticipation of a new garage structure. The main is an extension from a holding tank and required both above and below ground design features.
- **Garage #5 North Drainage Retrofit, University of Florida, Alachua County, Florida** — Project manager responsible for overseeing a drainage retrofit project to solve surcharge and flooding issues within the parking garage.
- **Lift Station 31 Retrofit Feasibility Study, University of Florida, Alachua County, Florida**  
Project manager responsible for overseeing the feasibility of relocating an existing lift station and forcemain for the Doyle Connor complex. The existing lift station was becoming a maintenance liability and relocating it was an alternative to rehabbing it. The feasibility involved evaluating SUE and survey results for a new forcemain route from across a major state road (SW 34th Street) to an existing GRU manhole.
- **Building 1291 Site Improvements, University of Florida, Alachua County, Florida** — Project manager responsible for directing the site improvements along the northern side of the recently constructed plant disease research building. The building tenant did not find the area as usable as desired due to the slope and erosion issues. The solution involved a gravity wall to level the slope and a perforated exfiltration drain to handle the stormwater. The final touch was to add landscape stone and aggregate as a surface treatment.
- **Lake Wauburg North and South Shore ADA Study, Alachua County, Florida** — Project manager responsible for overseeing the ADA study of many of the outdoor recreational paths around the lake. The guiding principles for the study were based upon “outdoor recreational access routes” which provide leniency in the typical ADA regulations. The final study identified deficient areas which also included preliminary schematic designs for high priority areas.
- **PK Yonge 6th Street Access Improvements Feasibility, University of Florida, Alachua County, Florida** — Project manager responsible for the feasibility phase of constructing a new access and student drop-off facility for the school. A master plan was prepared several years ago but the school but there was little guidance on how to phase the master plan. The feasibility study balanced the impacts on existing infrastructure and site usability with keeping with the vision of the master plan.
- **Stadium Road and Gale Lemerand Drive ADA Ramps, University of Florida, Alachua County, Florida** — Project engineer responsible for roadway design to replace three curb ramps at the

**David Sowell, P.E.****Relevant Experience, cont.**

intersection of Stadium Road and Gale Lemerand Drive. Ramps are located on the northwest, southwest and southeast corners of the intersection. The project included roadway design, paving and grading, pavement markings, surveying.

- **Stadium Road and Gale Lemerand Drive Signal Replacement, University of Florida, Alachua County, Florida** — Project manager for the design of a new mast arm configuration to replace the existing strain pole box span. Services included survey, SUE, signal design and structural design.
- **PK Yonge Drainage Project, University of Florida, Alachua County, Florida** — Project manager for this drainage design improvement project. The drainage infrastructure on the PK Yonge campus consists of a patchwork system of parallel and even dead-end structures. David provided in-depth, narrative solutions to multiple drainage and erosion problems on the main campus.
- **Weimer Hall Parking, University of Florida, Alachua County, Florida** — Division leader responsible for overseeing the design and inspection services for a new parking lot and charging station system for the UF College of Journalism's newly acquired electric vehicles. Parking is a challenge on campus even for faculty and David was able to locate sufficient space underneath an overhang of Weimer Hall that was thought to be unusable.
- **Lot 37T Parking Improvements, University of South Florida, Hillsborough County, Florida** Project engineer responsible for design of new parking lot and markings for traffic circulation and 60-75 vehicular parking spaces. Drainage design included new storm sewer and inlets connecting into existing piping along Willow Drive and Maple Lane.

**Civil Engineer Continuing Services, Grand Haven Community Development District (CDD), Flagler County, Florida** — District engineer responsible for advising the Board of Supervisors on general engineering matters of the District including assisting in the compilation and execution of capital improvement projects.

- **2016-2017 Paving Program, Grand Haven CDD, Flagler County, Florida** — Project manager overseeing the overall paving program for the District. The program included evaluating the conditions of the roadways and prioritizing them into a five-year capital improvement program. The 2016-2017 projects included the milling and resurfacing of 12-lane miles of residential roadways. The services included preparing construction plans and bid documents.

**Civil Engineering Continuing Services, Alachua County School Board, Alachua County, Florida**

Department manager responsible for provided miscellaneous civil engineering services to the school board on an as needed basis.

**Alachua County School Board, Idylwild Elementary School Redevelopment, Alachua County, FL** — Project manager for site and parking lot design, grading, stormwater, and utility design for a local elementary school redevelopment. The project provides engineering design and permitting for the redevelopment of Idylwild Elementary School. The project includes demolition of buildings three, four, five, six, the associated support infrastructure, parking lots and driveways. The driveways and parking areas will be reconstructed to accommodate new circulation patterns and Buildings one, two, seven, 11, 12, 13 and 14 will be renovated to accommodate the increased student stations.

**Alachua County School Board, Metcalfe Elementary School Redevelopment, Alachua County, FL**

Project manager for site design, grading, stormwater, and utility design for a local elementary school redevelopment. The project provides engineering design and permitting for the renovation and demolition of several buildings (permanent and portable), parking lots, roads, and other site related facilities. Building 11, 12, 13, 14 and 16 tentatively will remain. The proposed site plan will include building additions, renovations, new buildings, parking lots, playground facilities and other site improvements to support the redevelopment plan.

**David Sowell, P.E.****Relevant Experience, cont.**

**Alachua County School Board, Alachua County, FL** — Department manager responsible for providing miscellaneous civil engineering services to the school board on an as needed basis.

**Alachua County School Board, Gainesville, Santa Fe and Buchholz High School Tracks, Alachua County, FL** — Department manager responsible for overseeing the design and construction of the tracks at each school. The design varied from mill and resurfacing to full reconstruction. The design included adding alternates for rubberizing the track. All three projects were bid under budget and the rubberized option was selected.

**University of Florida (UF), UF/IFAS Beef Teaching Unit North Building Addition, Alachua County, FL**  
Project manager responsible for the civil design and permitting of a new 13,000-square-foot building addition to the north beef teaching unit on IFAS maintained land in Gainesville.

**University of Florida (UF), Landscape Master Plan, Alachua County, FL** — Team member assisting Carol R Johnson and Associates and GAI with the campus-wide landscape master plan. The plan was implemented as one of the guiding documents for future growth standards and has yielded several capital improvements projects since its adoption.

**University of Florida (UF), Peabody Hall, Alachua County, FL** — Project manager responsible for the design and permitting of a new sewer later connection to a sewer main adjacent to the Plaza of the Americas. The design was complicated by 100+ years of undocumented utilities and required significant field adjustments during construction.

**University of Florida (UF), 640 IFAS Blueberry Research, Alachua County, FL** — Project manager that provided topographic survey, utility locating services, lift station design, site planning, civil engineering design and construction administration.

**University of Florida (UF) Institute of Black Culture and Institute of Hispanic and Latino Culture, Alachua County, FL** — Department leader as Engineer of Record (EoR) responsible for overseeing the design and permitting of a new 12,000-square-foot split facility within the University of Florida Master Plan area. The site is located on the fringe of the campus and required significant coordination with the City of Gainesville and Gainesville Regional Utilities (GRU).

**University of Florida (UF), Peabody Hall, Alachua County, FL** — Project manager responsible for the design and permitting of a new sewer later connection to a sewer main adjacent to the Plaza of the Americas. The design was complicated by 100+ years of undocumented utilities and required significant field adjustments during construction.

**University of Florida (UF) Garage #5 Reclaimed Watermain, Alachua County, FL** — Project manager responsible for overseeing the design of a new 16-inch reclaimed water main in anticipation of a new garage structure. The main is an extension from a holding tank and required both above and below ground design features.

**University of Florida (UF), Garage #5 North Drainage Retrofit, Alachua County, FL** — Project manager responsible for overseeing a drainage retrofit project to solve surcharge and flooding issues within the parking garage.

**University of Florida (UF), Lift Station 31 Retrofit Feasibility Study, Alachua County, FL** — Project manager responsible for overseeing the feasibility of relocating an existing lift station and force main for the Doyle Connor complex. The existing lift station was becoming a maintenance liability and relocating it was an alternative to rehabbing it. The feasibility involved evaluating SUE and survey results for a new force main route from across a major state road (SW 34th Street) to an existing GRU manhole.

**David Sowell, P.E.****Relevant Experience, cont.**

**University of Florida (UF), Building 1291 Site Improvements, Alachua County, FL** — Project manager responsible for directing the site improvements along the northern side of the recently constructed plant disease research building. The building tenant did not find the area as usable as desired due to the slope and erosion issues. The solution involved a gravity wall to level the slope and a perforated exfiltration drain to handle the stormwater. The final touch was to add landscape stone and aggregate as a surface treatment.

**University of Florida (UF), PK Yonge 6th Street Access Improvements Feasibility, Alachua County, FL** Project manager responsible for the feasibility phase of constructing a new access and student drop-off facility for the school. A master plan was prepared several years ago but the school but there was little guidance on how to phase the master plan. The feasibility study balanced the impacts on existing infrastructure and site usability with keeping with the vision of the master plan.

**University of Florida (UF), Stadium Road and Gale Lemerand Drive ADA Ramps, Alachua County, FL** Project engineer responsible for roadway design to replace three curb ramps at the intersection of Stadium Road and Gale Lemerand Drive. Ramps are located on the northwest, southwest and southeast corners of the intersection. The project included: roadway design, paving and grading, pavement markings, surveying.

**University of Florida (UF), Stadium Road and Gale Lemerand Drive Signal Replacement, Alachua County, FL** — Project manager for the design of a new mast arm configuration to replace the existing strain pole box span. Services included survey, SUE, signal design and structural design.

**University of Florida (UF), PK Yonge Drainage Project, Alachua County, FL** — Project manager for this drainage design improvement project. The drainage infrastructure on the PK Yonge campus consists of a patchwork system of parallel and even dead-end structures. David provided in-depth, narrative solutions to multiple drainage and erosion problems on the main campus.

**University of Florida (UF), Weimer Hall Parking, Alachua County, FL** — Division leader responsible for overseeing the design and inspection services for a new parking lot and charging station system for the UF College of Journalism's newly acquired electric vehicles. Parking is a challenge on campus even for faculty and David was able to locate sufficient space underneath an overhang of Weimer Hall that was thought to be unusable.

**University of Florida (UF), UF Animal Sciences and Ritchy Road Parking, Alachua County, FL** — Project manager for a new 180-space parking lot and retention pond. This project included performing a topographic survey, geotechnical investigation, landscape design, irrigation design, lighting design, schematic plans, SJRWMD permitting, construction plans, and construction administration.

**University of North Florida (UNF) Kitchen Addition, Jacksonville, FL** — Project manager responsible for the civil design and permitting of the Herbert Hall Kitchen addition. The project includes drainage analysis, environmental permitting from St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP), demolition drawings, utilities relocation, site development, and loading docks access.

**University of South Florida (USF), Lot 37T Parking Improvements, Hillsborough County, FL** — Project engineer that was responsible for the design of new parking lot and markings for traffic circulation and 60-75 vehicular parking spaces. Drainage design included new storm sewer and inlets connecting into existing piping along Willow Drive and Maple Lane.

**University of South Florida (USF), Lot 37T Parking Improvements, Hillsborough County, FL** — Project engineer responsible for design of new parking lot and markings for traffic circulation and 60-75 vehicular parking spaces. Drainage design included new storm sewer and inlets connecting into existing piping along Willow Drive and Maple Lane.



**David Sowell, P.E.****Relevant Experience, cont.**

**Santa Fe College, Advanced Manufacturing Building, Alachua County, FL** — Project manager responsible for providing engineering due diligence and a site suitability analysis for a planned 62,000-square-foot, multi-story building within the Gainesville campus of Santa Fe College.

**Coleman Turn Lane, Schrimsher Properties, Sumter County, Florida** — Project manager responsible for overseeing the engineering design and permitting for a centerline widening project for a new turn lane on US 301 in Coleman. This includes production of plan sheets, cross sections, as well as cost estimates and any driveway connection permitting documents.

**North Hancock Road from Florida's Turnpike to CR 561A, Family Dynamics, Inc., Lake County Florida**  
Project engineer for a new 1.2-mile, four-lane divided urban roadway extension with a 12-foot shared use path through a site with over 100 feet of vertical relief. Coordination with the Florida's Turnpike Enterprise was required as the project connects to the new Minneola Interchange that was designed and constructed simultaneously. The project also included turn lane improvements and super elevation reduction to CR 561A where the project connects to the existing local roadway network. The project included roadway design, drainage design, MSE walls, maintenance of traffic plan for CR 561A using temporary pavement, utility coordination, signing and pavement markings, design survey, right-of-way mapping, environmental permitting, wetlands, and sand skink listed species survey.

**NE 25th Street Roadway Improvements (SAFETEA, LU), City of Gainesville, Alachua County, Florida**  
Project manager responsible for overseeing the design phase of the widening of a 0.5-mile portion NE 25th Street. This was a federally funded project which required extensive neighborhood coordination and input in order to provide the best product to the affected citizens. David excelled in presenting the project to the stakeholders in the perspective of an average citizen as well as adhering to the project scope and budget.

**Booker T. Washington Roads (CDBG-R), City of Gainesville, Alachua County, Florida** — Project manager responsible for overseeing the construction phase of this 0.34-mile federally funded, neighborhood roadway reconstruction project. This project presented significant challenges with the narrow right-of-way, non-conforming utilities and historic street trees and structures. The immediate field engineering David provided facilitated the project to be completed on time and within budget.

**CR 484 Widening and Resurfacing, Marion County, Florida** — Project engineer responsible for stormwater design and permitting for the state funded, widening and resurfacing of a 1.2-mile portion of CR 484. This project was constrained by narrow right-of-way for stormwater treatment and a very limited construction budget. Mr. Sowell provided value engineering for the stormwater treatment by utilizing ditch blocks within the existing roadside swales.

**Signal Design-Build, City of Gainesville, Alachua County, Florida** — Project manager responsible for overseeing the design and construction of the locally funded upgrade of three traffic signals to mast arm facilities. Mr. Sowell succeeded in conveying the necessity of the project to the public as the existing signals were not visually deficient from a citizen's perspective.

**NW 34th Street Sidewalk Reconstruction (ARRA), City of Gainesville, Alachua County, Florida** — Project manager/engineer and CAD technician responsible for the design and construction phase of the reconstruction of the 3.4 miles of sidewalk along NW 34th Street.

**CarMax Clermont, Centerpoint Integrated Solutions, Lake County, Florida** — Project manager responsible for the feasibility, site engineering, entitlements, and construction administration for a 25-acre Carmax in Clermont. The project included significant offsite improvements including a 3,000-linear-foot sewer expansion with a jack and bore underneath SR 50 and a turn lane on CR 455. The design was complicated by 30 feet of elevation change within the development envelope while minimizing the use of retaining walls.

**Relevant Experience, cont.**

**Clay Electric Substations, Clay Electric Cooperative, Inc. Clay and Marion Counties, Florida** — Project manager responsible for the civil engineering design and permitting for yard expansions to two substations in Clay County and one substation in Marion County.

**Westside Park Playground Improvements, Manley Design, LLC. for the City of Gainesville, Alachua County, Florida** — General civil project manager responsible for overseeing site design, grading, and ADA compliance to support the plan and design improvements for a local park redevelopment project. The overall project will include the reconstruction of a new playground, a new restroom building, pedestrian entrance and drainage/stormwater improvements. David provided site design and permitting services through the City of Gainesville and St. Johns River Water Management District (SJRWMD).

**Dixieland RV Park Phase 1, Waldo RV, LLC, Alachua County, Florida** — General civil project manager responsible for overseeing the site design, grading, and stormwater design for an expansion to an RV park. This includes preparation of construction and permitting documents from FDOT, Suwannee River Water Management District (SRWMD) and FDEP.

**Alachua County Church Conversion, Brame Heck Architects, Inc. for Alachua County, Florida** — Project manager responsible for due diligence and feasibility review of an existing church for the purposes of converting it to a community support facility. Overall services include evaluating the existing site for compliance with ADA access, utility service, parking, and drainage.

**AZA Health Building Expansion, CRG Architects/Palatka Inc. for AZA Health, Putnam County, Florida** Project manager responsible for stormwater permitting and nutrient load calculations associated with a 9,000 square feet expansion to an existing office building.

**Elestial Sound, Brame Heck Architects, Inc. for Davis Hart, Gainesville, Florida** — Project manager responsible for providing civil site design and permitting services for the redevelopment of a former internet gambling café and warehouse into an audio and visual haven for artists. The site was designed to preserve the industrial feel of the area by incorporating repurposed shipping containers and bio-swales into the site as functional creative areas.

**Children's Lighthouse, RPGA Architects, Hillsborough County, Florida** — Project manager responsible for overseeing the civil design and permitting of a new 9,000-square-foot childcare facility on 2.5 acres in Valrico. The project included a wet detention stormwater management facility, a private lift station, floodplain impact study and compensating volume, and pervious paving.

**The Oaks Church Master Plan, Oak Park Baptist Church, Alachua County, Florida** — Project manager responsible for developing a 15-acre master develop plan and preliminary development permit for the church to ensure their overall development vision will be upheld through future changes in politics and development regulations.

**AOTC New Newberry Office, RISE Construction, Alachua County, Florida** — Project manager responsible for overseeing the engineering and permitting for a 8,000-square-foot warehouse/office on five acres for AOTC's Alachua County operations division.

**Wooton Wonderland, City of Tavares, Lake County, Florida** — Engineering project manager responsible for directing the engineering design, permitting services, and construction administration for a two-acre playground and splashpad portion of a large waterfront park on Lake Dora. The park was thematically design around a seaplane concept to follow the City's vision of being the seaplane capital of Florida. The park required an ADA updated design, complete renovation of existing playground facilities and overall infrastructure improvements. Community Development Block Grant (CDBG) funding was secured to complement the design and landscape architecture plans for added value to the downtown infrastructure and amenities.

**Yellow Jacket RV Park on the Suwannee River, Yellow Jacket Landing, Dixie County, Florida**  
Engineering project manager responsible for managing the engineering design and permitting for new RV sites

**Relevant Experience, cont.**

and existing unpermitted structures. The existing structures required a no-rise study be performed to ensure the impacts on the Suwannee River floodplain were negligible.

**Millhopper Fire Station Feasibility, Brame Heck Architects for Alachua County Fire Rescue, Alachua County, Florida** — Project manager responsible for determining the site design and permitting feasibility of locating a fire department in a scenic corridor and environmentally sensitive area. Support included presenting at several County Commission meetings.

**Palm Coast Public Works Compound, Pond & Company Architects for the City of Palm Coast, Flagler County, Florida** — Project manager responsible for overseeing the site civil design, permitting services, and construction administration for a new 30-acre public works compound for the City of Palm Coast.

**Canterbury Equestrian Center Conversion Feasibility Study, Brame Heck Architects, Alachua County Public Works, Florida** — Project manager overseeing the civil engineering portion of a feasibility study for converting a 50-acre equestrian center into the new Alachua County fairgrounds.

**Royal Park Apartments, Banyan Development Group LLC, Alachua County, Florida** — Project manager for a 284-unit affordable housing project on 25-acres. The project included tree inventory and condition assessment, wetland delineation, environmental assessments, exotic and invasive management plan, schematic site plan, preliminary public meetings, neighborhood workshop, plat vacation, floodplain compensation basin design, hydraulic culvert analysis, box culvert structural design, construction documents, and construction administration.

**Crockett Springs Subdivision, RISE Construction Services for the City of High Springs, Alachua County, Florida** — Project manager responsible for the civil design and permitting for a 75-acre rural subdivision. Permits were obtained from the City of High Springs, Alachua County and the Suwannee River Water Management District (SRWMD).

**AOTC New Titusville Office, RISE Construction Services for the City of Titusville, Brevard County, Florida** Project manager responsible for the civil design and permitting for a 20,000-square-foot multi-building facility on 10-acres. Permits were obtained from the City of Titusville, St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP).

**Tom's BBQ, Charles Clayton Construction, Inc., Bradford County, Florida** — Project manager responsible for site design and permitting services for a two-acre site consisting of a new restaurant building, parking area and sidewalks. The project included site design, paving, grading, drainage, signing, and pavement marking, survey, utilities and permitting.

**Store #112B, ABC Fine Wine & Spirits, Inc., Alachua County, Florida** — Project engineer responsible for the drainage design and permitting through the local municipality and water management district. The site was designed with the intention of keeping the existing building open for as long as possible which allowed for a seamless transition into the new facility with minimal revenue losses.

**Oak Park Hi-Rise Site Modifications, Brame Heck Architects, Inc., Alachua County, Florida** — Project manager for design and permitting for renovation of existing Oak Park Hi-Rise located at northwest corner of NE 2nd Street and NE 8th Avenue. The project included site design, sidewalk design, drainage design, paving, grading, signing, and pavement marking and permitting.

**Kappa Kappa Gamma, Brame Heck Architects, Inc., Alachua County, Florida** — Project manager responsible for the design and permitting of the expansion to an existing sorority house. With the addition of six more bedrooms, David utilized his expertise in stormwater design by incorporating underground storage into the dense site. This design approach allowed for the sorority to utilize their green space for hosting events and other activities rather than hindering the site with a traditional stormwater pond.

**Woodland Park Redevelopment I, Pinnacle Housing Group, Alachua County, Florida** — Project manager and Engineer of Record (EoR) for the first phase of a three-phase, 302-unit affordable housing complex on 32

**David Sowell, P.E.****Relevant Experience, cont.**

acres in eastern Gainesville. The project was developed by a HUD partnership between the Gainesville Housing Authority and Pinnacle Housing Group. Phase 1 consists of 96 units contained in four buildings and a clubhouse. The design utilizes a large portion of the existing, private water and sewer infrastructure which reduced the amount of disturbance to the existing roadways and lowered construction costs. Services include site design and master planning, paving and grading design, water and sewer design, stormwater design, and permitting and entitlements.

**Newberry RV and Boat Storage, BellaRue LLC, Alachua County, Florida** — Department leader and Engineer of Record (EoR) responsible for overseeing the design and permitting of a 10-acre, 250-unit, covered storage facility in Newberry. The engineering included layout planning, paving design, grading design, drainage design, and utility design. The design included asphalt millings as a cost-saving pavement alternative.

**Gainesville Nissan Inventory Lot Expansion, TT of Alachua Inc, Alachua County, Florida** — Department leader and Engineer of Record (EoR) responsible for overseeing the design and permitting of a 300-unit expansion to the existing inventory storage area. The expansion occurred into a large tract of land adjacent to the existing dealership and involved a lot line adjustment through the City of Gainesville. Additional permits were required through the FDOT and FEMA due to the site proximity to a significant drainage corridor. The design included a variance to the landscape code which allowed perimeter shade tree plantings in lieu of landscape islands.

**Heartwood Subdivision, Gainesville Community Redevelopment Agency, Alachua County, Florida** Department leader and Engineer of Record (EoR) for a 34-lot single family subdivision on 16 acres. The development required significant wetland mitigation to compensate for the on-site and off-site wetland impacts. This project was located on the site of a blighted and neglected housing project formerly known as Kennedy Homes.

**CarMax Ocala, Centerpoint Integrated Solutions, Marion County, Florida** — Department leader and Engineer of Record (EoR) for a five-acre CarMax dealership in Ocala. The project included a comprehensive feasibility study which uncovered several negotiation points the buyer used as leverage in the purchase and sale agreement.

**Caravelle Ranch Entrance Improvements, Florida Fish and Wildlife Conservation Commission (FWC), Putnam County, Florida** — Engineer of Record (EoR) for the development of entrance upgrades to Caravelle Ranch. The existing entrance was a gated dirt road. David helped design a circular parking area and equestrian staging features to address the needs of the primary users of the park. A vegetative natural buffer was used in lieu of a stormwater retention basin. This allowed FWC to use more area for equestrian staging instead of wasting it on a stormwater facility.

**Flagler Beach Dune Crossover, City of Flagler Beach, Flagler County, Florida** — Engineer of Record (EoR) responsible for the site design and permitting for a public dune crossover structure to replace the existing structure damaged by Hurricane Matthew.