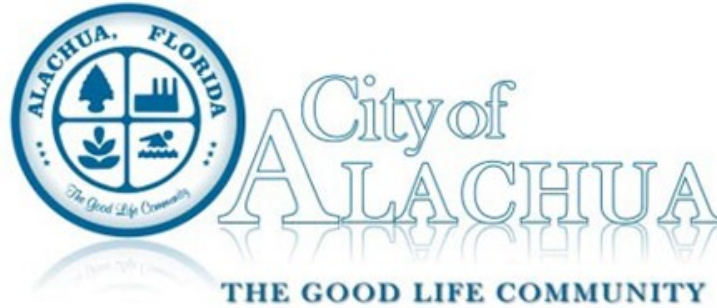




Chair Sandy Burgess
Vice Chair
Member Virginia Johns
Member Williams "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

The Planning and Zoning Board will conduct a
Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: October 8, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES SEPTEMBER 10, 2024

B) SELECTION OF VICE CHAIR

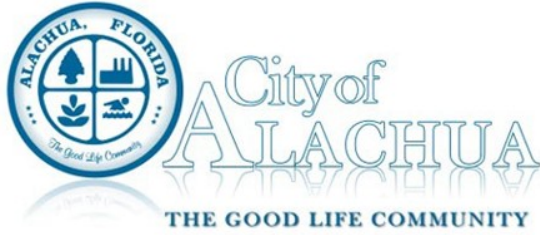
C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY

OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO 0 SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: October 8, 2024

SUBJECT: Approve Meeting Minutes September 10, 2024

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve minutes

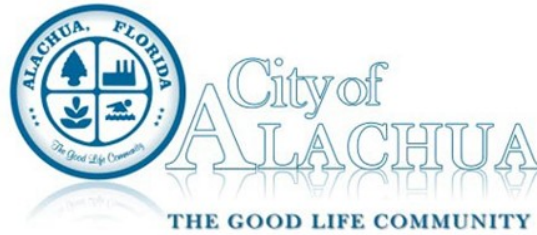
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.09.10.MM.PZB



Regular Planning and Zoning Board Meeting Minutes
September 10, 2024 at 6:00 PM

Chair Sandy Burgess
Vice Chair Vacant
Member Virginia Johns
Member Williams "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m. Virginia Johns - Member - Absent

INVOCATION

Led by Member Bill Menadier

PLEDGE TO THE FLAG

Led by Member Menadier

APPROVAL OF THE AGENDA

Member Menadier moved to approve the agenda; seconded by Member Keith Vermillion.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVAL OF MEETING MINUTES 07-09-24

Member Menadier moved to approve the minutes from the July 09, 2024 meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

- B) SITE PLAN – PATEL FUEL & RETAIL: A REQUEST BY WALKER OWEN, P.E., OF CAUSSEAU, HEWETT, & WALPOLE, LLC, APPLICANT, ON BEHALF OF SEMOJ 13, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SITE PLAN TO CONSTRUCT A ±8,836 SQUARE FOOT CONVENIENCE STORE, RETAIL BUILDING, AND GASOLINE FUELING STATION WITH ASSOCIATED SITE IMPROVEMENTS (QUASI-JUDICIAL HEARING).**

Chair Burgess requested any persons who will be speaking on this item to please stand and be sworn in.

Audience members and staff complied.

Justin Tabor, Principal Planner, presented his staff report.

Member Menadier asked how the condition of no fuel deliveries entering the site off of NW 59th Terrace will be enforced.

Mr. Tabor, Principal Planner, answered it would become a Code Enforcement issue. He also stated that when the comment was initially brought up, staff conferred with the applicant. The applicant agreed to make the entry curb distance narrower, making it difficult for any big trucks to maneuver the turn, discouraging the action.

Walker Owen, Professional Engineer, CHW also confirmed the entry was narrowed.

Chair Burgess questioned whether the applicant agrees with the four recommended conditions. She also asked the applicant to clarify findings about gopher turtles.

Mr. Owen agreed to accept recommended conditions. He reiterated the findings of their Ecological Species Survey. He stated that no gopher tortoises were found and

conditions on the property are not conducive to gopher tortoise habitats. He also stipulated that if any are encountered in the future, all Florida state laws will be followed concerning the species.

City Attorney Marian Rush voir dired the Board.

Member Vermillion moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan submitted by Walker Owen, P.E., of Causseaux, Hewett, & Walpole,, LLC on behalf of Semoj 13, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the September 10, 2024 Staff Report to the Planning & Zoning Board; seconded by Member Menadier.

Chair Burgess opened the floor for citizens comments on this item.

Tamara Robbins commented about the NW 59th Ave access. She stated that if the site is too wet for gopher tortoises, then her concern is about the potential of run off from the fuel tanks entering the ground water. She questioned what is being done to contain any contamination of the ground water should this occur?

Walker Owen, Professional Engineer, CHW stated that this fueling system will be required to follow all environmental standards that will protect against any pollution just like any other fuel station.

Member Menadier asked for clarification about the storm water system.

Mr. Owens responded there is a wet pond designed for this site, and it is in compliance with all environmental requirements.

Mitch Glaeser commented about the overhead power lines along 441. His question was concerning the possibility of laying underground conduits for communication lines or power lines while the site is open prior to building. This would be for future construction sites.

Member Menadier questioned if the Board could require underground utilities.

City Attorney Rush stated that the Board could not vary from what was in the application and what was presented.

Trudy McMonickle expressed her wishes not to approve.

Cliff Dorsey stated that his opinion is to not approve.

Chair Burgess reiterated that the topic before the board right now is only the Patel Fuel & Retail Site Plan.

Jonathan Wallace stated that there is a gas station right across the highway from the proposed site and many more within a short distance. He questioned the need for another.

Kristin Reuben also stated that the gas station directly across the highway is never busy. She questioned the need for another?

Motion passed by 3-0 roll call vote.

- C) COMPREHENSIVE PLAN TEXT AMENDMENT - COMMERCIAL AND MIXED-USE FUTURE LAND USE CATEGORIES: A REQUEST BY THE CITY OF ALACHUA TO AMEND THE CITY OF ALACHUA COMPREHENSIVE PLAN, AMENDING THE ADMINISTRATION AND IMPLEMENTATION ELEMENT TO ESTABLISH A NEW DEFINITION FOR MIXED-USE, AMENDING THE FUTURE LAND USE ELEMENT TO ESTABLISH MIXED-USE FUTURE LAND USE CATEGORIES, AND AMENDING THE ECONOMIC ELEMENT TO REMOVE AN EXISTING DEFINITION FOR MIXED-USE (LEGISLATIVE HEARING).

Carson Crockett, Planner presented his staff report.

Member Vermillion questioned what initiated this change.

Carson Crockett, Planner, AICP Candidate, stated Strategic Initiative 4.2, adopted by the Commission last year.

Member Menadier wanted clarification about density levels and what is considered the definition of visitor accommodations.

Carson Crockett, Planner, AICP Candidate responded.

Chair Burgess wanted clarification that this action tonight is just a text amendment to the Comprehensive Plan, not a Land Development Regulation modification.

Carson Crockett, Planner, verified her understanding and also explained what the next steps would be.

Member Vermillion moved based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to amend the Administration and Implementation, Future Land Use, and Economic Elements to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Menadier.

Chair opened the floor for citizen comments.

Tamara Robbins-asked for the 13 sprawl indicators to be placed on the overhead for public viewing. She also asked Member Vermillion to explain Strategic Initiative 4.2 to her since he nodded his head like he knew what it was or have another staff member explain what it is. She also asked whether these changes apply to all currently zoned commercial property in Alachua. She asked for the definition of infill and stated that a map of Alachua on the overhead would be helpful to the citizens in the audience. She also commented that Tioga is not a good example for Alachua to follow because it is the very definition of sprawl.

Carson Crockett, Planner, responded that the 13 sprawl indicators are in the staff report available to everyone at the front table as well as in the online agenda that was published. He restated the information regarding Initiative 4.2 and defined the term infill.

Jonathan Wallace expressed his concerns about development from outside sources being preferred over hometown investors. He mentioned impact to the aquifer. He also questioned the quality of construction being accomplished.

Chair Burgess reaffirmed that this discussion is not about any specific property. It is a city wide amendment. She also specified that the discussion is not about building codes either.

Sara Younger expressed concerns about the Comprehensive Plan changes. She asked the Board to consider any changes carefully before deciding because decisions could have unintended consequences.

Brian Bisher stated that mixed use development can be both beneficial or a curse. He does not believe that a city wide use of these changes would be detrimental in many ways.

Jacob Fletcher expressed concerns about the terminology -intensified mixed-use and commercial development-because all of this building would increase storm water run off which would carry pollutants into the aquifer. He asserted that they do not address controls for this.

Carson Crockett, Planner, informed the board about where the information in question could be located in Land Development Regulations.

Chair Burgess reiterated that this discussion is not about any specific property and to please keep the comments on topic.

Faith Collins also referenced Tioga as a bad example. She questioned what the purpose of the amendment is all about and who it will impact.

Carson Crockett, Planner, reiterated the definitions of each element being questioned and how the proposed amendment could impact the future of the City of Alachua.

Derek Dunlop asked how residential land could become commercial in any area of the city. He also questioned not having a map to reference. He accused the example map that was used in the presentation as being confusing and deceptive.

Carson Crockett, Planner, read directly from the staff report to answer the question of areas being affected by this change.

Dale Doranti questioned the applicability of the urban sprawl criteria and stated he believes they apply to the amendment.

Carson Crockett, Planner, explained that this is not a change to the future land use map but a change to the future land use categories.

Citizen-no name-compared this change to tract building done in the 70s.

Katherine Weitz, Current Mayor of High Springs, expressed concerns about environmental impacts. She requested the board to be ever mindful of the environmental impact of the surrounding towns.

Joe Hancock recommended that the board needs to slow down and really think about what is being approved. He also stated that good intentions could go very badly.

Jodi Boas remarked that the board should thoroughly review this proposal before acting.

Chair Burgess acknowledged all the comments and expressed concerns from the citizens. She also elaborated that some of the concerns expressed will be addressed at other levels.

Courtney Gaines brought up statistics about the development that has been approved, specifically the number of new houses. She expressed her concerns about the schools, water systems, and highway systems not being able to handle the large number of new people moving into the city.

Chair Burgess asked for more questions from the board and there were none.

Motion passed by 3-0 roll call vote.

**D) REMOVED FROM 9/10/24 PZB MEETING AGENDA – SPECIAL
EXCEPTION PERMIT – TARA APRIL STORMWATER FACILITIES: A**

REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC) (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

Kathy Winburn reaffirmed that the October meeting is the second Tuesday of the month.

City Attorney Rush stated that in reference to item D being removed, there is no presentation, therefore there is nothing to comment on.

IV. CITIZENS COMMENTS

Tamara Robbins reminded the audience that this section of the meeting is so they can speak to anything they wish to speak to about what this board is tasked to do. She stated that the public deserves to know why Item D was removed. She questioned the validity of how it was taken off the agenda. She questioned the knowledge of the board's understanding of the legal requirements for public notice for public hearings.

Joanne Trembley stated that building in the Mill Creek area is a direct hazard to the Santa Fe River and its world famous springs. She stated Mill Creek Sink connects to three Florida springs that connects to the Santa Fe River. She quoted the 2016 Florida Springs and Aquifer Protection Act. She argued that any development over the Mill Creek will be detrimental.

Chris Hartman inquired about when Item D will be rescheduled and why it was removed in the first place. He also related details about the underground components of the land over Mill Creek.

Chair Burgess informed the public that Item D was removed not deferred so the board does not have a schedule for when or if it will appear on any agenda.

Soyene Kojo expressed her concerns about the cost of rent and or ownership of the new homes being built. She states that Tech City houses are renting for \$1800.00 per month. She questions how the citizens of Alachua can afford those prices. She also states that the quality of the water is decreasing because of the demand.

Chair Burgess reaffirmed that this action tonight was a recommendation to the Commission, and some of the concerns expressed will be addressed at that level.

Citizen -no name- disagreed with Chair Burgess about the Board's actions tonight. He stated he wished the board could see the deteriorating condition of the caves. He referenced being a diver.

Katherine Weitz brought up the condition of the groundwater in High Springs. She stated that if the levels of contaminants are high, they have no options because the water comes from Alachua.

Brian Bisher questions the point of the Board if they claim they can not take action on some of the questions brought before them. He states that the Board needs to question staff more intently to have some of the answers when the question is asked.

Member Menadier clarified the misconception of the term density when in reference to capping the level on properties already zoned residential.

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Bill Menadier.

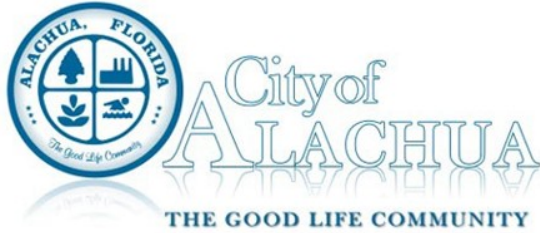
Chair Burgess adjourned the meeting. 7:52 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:**

Presiding Officer

Staff Liaison



Commission Agenda Item

MEETING DATE: October 8, 2024

SUBJECT: Selection of Vice Chair

PREPARED BY: Kathy Winburn

RECOMMENDED ACTION:

Select a Planning & Zoning Board member to serve as Vice Chair.

Summary

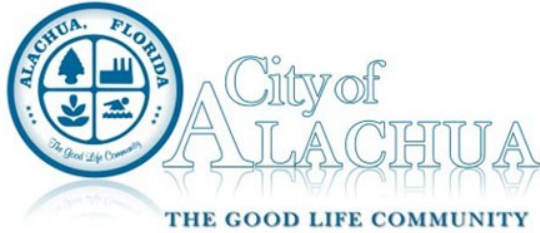
A vacancy of the Vice Chair position has occurred as a result of a Planning & Zoning Board Member's expiration of term. As such, it is now necessary to appoint a member of the Planning & Zoning Board to serve as the Vice Chair.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: October 8, 2024

SUBJECT: Planned Development Amendment - Tolosa PD-R: A request by JBrown Professional Group, Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a $\pm$ 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development-Residential (PD-R) (Quasi-Judicial).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to the City Commission with a recommendation to approve.

Recommended Motion: I move, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by JBrown Professional Group Inc., applicant and agent on behalf of 3rd Generation Developer, LLC and Bentley Timer LLC, property owners, for consideration of an amendment to the Tolosa Planned Development-Residential (PD-R). The proposed amendment would amend the Tolosa PD-R on a $\pm$ 50.5-acre subject property to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft. All other aspects of the Tolosa PD-R that were adopted in Ordinance 19-28 by the City Commission upon second reading on June 10, 2019, would remain unchanged. The subject property is generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

No changes to the Future Land Use Map or the Official Zoning Atlas are proposed as part of this request. The property would retain the current future land use category of Moderate Density Residential and zone district of Planned Development-Residential (PD-R).

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report - 2024_10_08
2. Application Materials
3. Draft Ordinance 25-01
4. Public Notice Materials



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

October 8, 2024
Application #: PR24-0001

SUBJECT: A request to amend the Tolosa Planned Development-Residential (PD-R) to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft.

APPLICANT/AGENT: JBrown Professional Group Inc.

PROPERTY OWNER: 3rd Generation Developer, LLC;
Bentley Timber LLC

LOCATION: Generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

PARCEL ID NUMBER: 03130-004-000; 03130-007-001; 03130-008-000;
03130-009-000; 03135-000-000; 03135-001-000

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development-Residential (PD-R)

OVERLAY: N/A

ACREAGE: ± 50.5

PROJECT PLANNER: Carson J. Crockett, AICP Candidate

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by JBrown Professional Group Inc., applicant and agent on behalf of 3rd Generation Developer, LLC and Bentley Timer LLC, property owners, for consideration of an amendment to the Tolosa Planned Development-Residential (PD-R). The proposed amendment would amend the Tolosa PD-R on a ± 50.5-acre subject property to increase the allowed density in area “B” from 40 units to 60 units and decrease the allowed non-residential intensity in area “B” from 20,000 sq-ft to 0 sq-ft. All other aspects of the Tolosa PD-R that were adopted in Ordinance 19-28 by the City Commission upon second reading on June 10, 2019, would remain unchanged. The subject property is generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

No changes to the Future Land Use Map or the Official Zoning Atlas are proposed as part of this request. The property would retain the current future land use category of Moderate Density Residential and zone district of Planned Development-Residential (PD-R) (see Figure 2 and Figure 3).

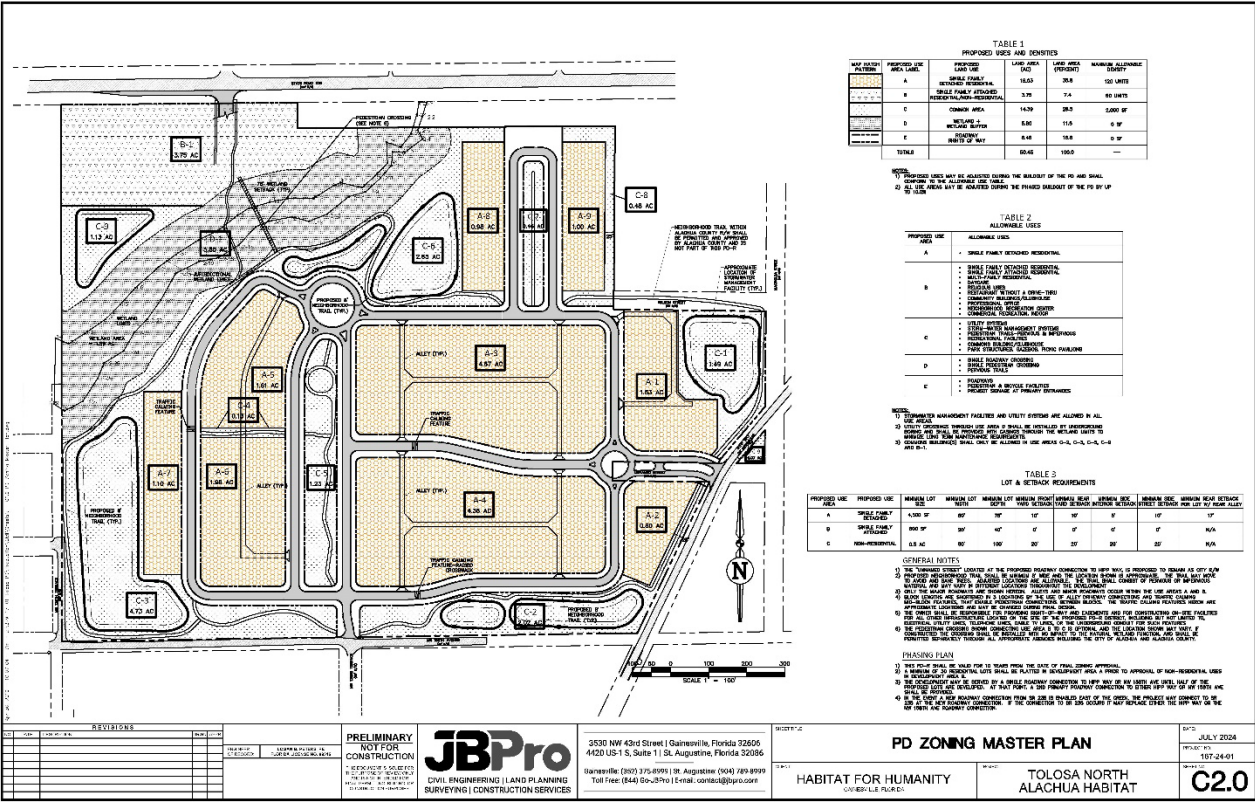


Figure 1. Proposed Amended Sheet C2.0 of the PD Master Plan

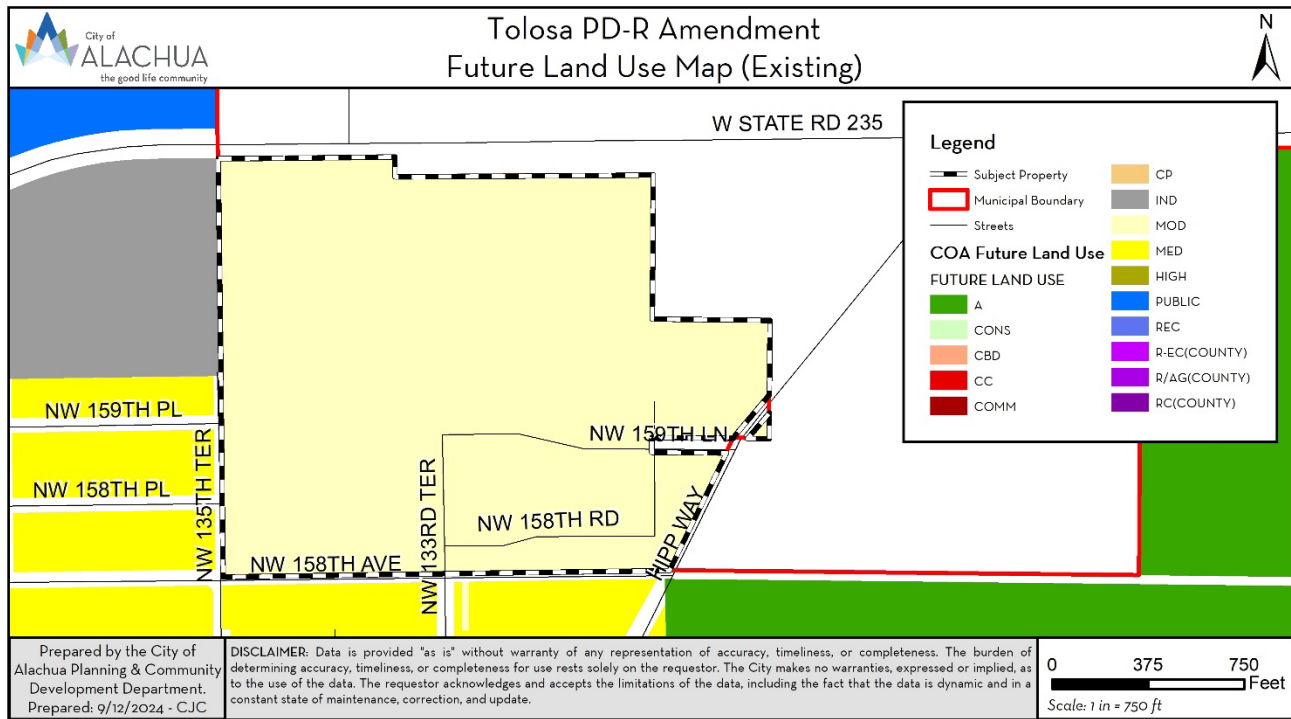


Figure 2. Future Land Use Map (Existing)

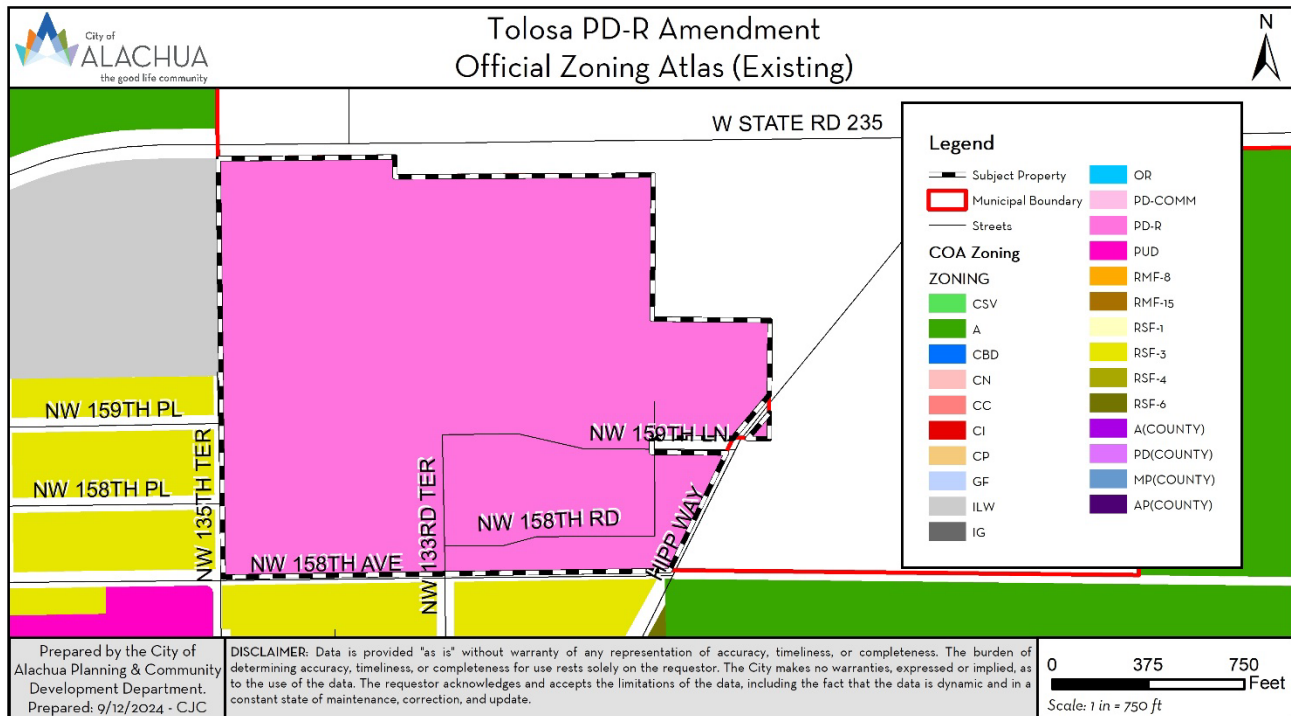


Figure 3. Official Zoning Atlas (Existing)

Planned Development – Residential

The general purposes of planned development districts are established in Section 3.6.1(A) of the City's Land Development Regulations (LDRs):

- (A) *General purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
- (1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
 - (2) *Greater freedom to provide access, open space and amenities.* Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
 - (3) *Greater freedom to provide mix of uses and housing types.* Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
 - (4) *Providing greater opportunity for more efficient land use patterns.* Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
 - (5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
 - (6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The specific purpose of the Planned Development – Residential (PD-R) zone district is established and described in Section 3.6.1(B)(1) of the City's LDRs:

- (1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

EXISTING USES

The subject property is undeveloped and is comprised of mostly naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
South	Single-Family Residential	Medium Density Residential	Residential Single-Family-3 (RSF-3)
East	Single-Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
West	Single-Family Residential; Vacant Industrial	Medium Density Residential; Industrial	Residential Single-Family-3 (RSF-3); Light and Warehouse Industrial (ILW)

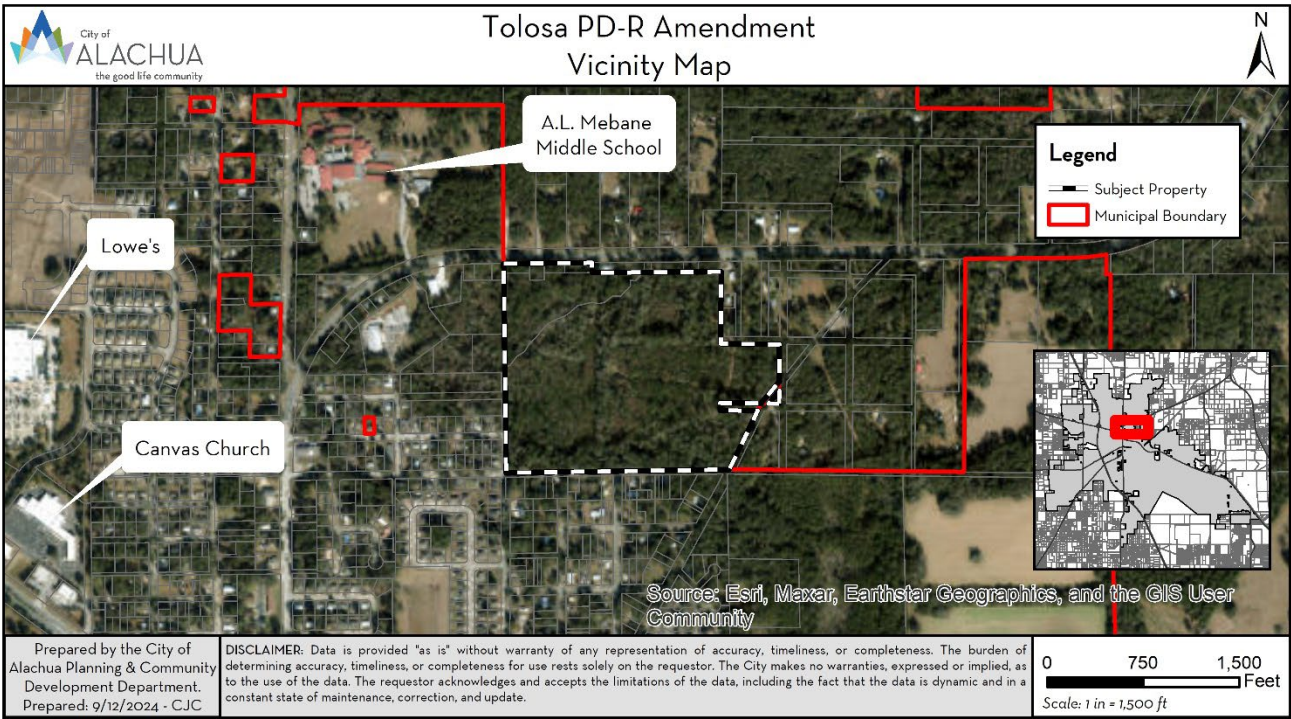


Figure 4. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for planned development amendment applications.

A neighborhood meeting was held on July 22, 2024. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by four members of the public. A neighborhood meeting summary was submitted by the applicant and is available in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

Future Land Use Element

Goal 1: Future Land Use Map 2035

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

Objective 1.2: Residential

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment to the PD-R would result in a net increase of 20 dwelling units, for a total of 180 dwelling units permitted. 180 dwelling units on a ± 50.5 -acre subject property is a density of ± 3.56 units per acre, within the maximum permitted 4 dwelling units per acre. Additionally, the moderate density residential future land use category permits for a variety of dwelling unit types and residential planned developments.

Goal 2: Innovative Design Standards

The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: *Planned Development (PD) Standards*

In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents.

Evaluation & Findings: The proposed amendment is to an existing PD-R that was previously demonstrated to meet the innovative design standards outlined by Goal 2, Objective 2.1, and the subsequent policies. Objective 2.1 is implemented through Section 3.6 of the City's LDRs. An analysis of Section 3.6 has been included in this staff report.

Objective 5.1: *Natural features*

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

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. Environmental conditions will be reevaluated in future development applications regarding this PD-R and the subject property.

Objective 5.2: Availability of facilities and services

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

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

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Goal 9: Water and Wastewater Service

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater systems are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined on Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation & Findings: The subject property is within the potable water and wastewater service area, and as such, must connect to these systems at time of development.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Housing Element

Policy 1.1.a: The City shall encourage the development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The existing PD-R currently allows single-family detached, single-family attached, and multi-family residential dwelling units. The proposed amendment would increase the potential number of dwelling units by 20 in area “B”, which permits for single-family detached, single-family attached, and multi-family residential dwelling units, supporting future development and additional housing within the City.

Community Facilities Element

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

- a) Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) Quantity: System-wide wastewater collection and treatment will be sufficient to provided a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c) System capacity: If the existing demand and reserved capacity of the committed use of the City’s wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. The subject property is within the wastewater service area, and as such, must connect to the system at time of development. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. The subject property is within the potable water service area, and as such, must connect to the system at time of development. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Conservation and Open Space Element

Objective 1.2: Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report.

Objective 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Should a regulated plant or animal species be discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Objective 1.10: Wetlands

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. Wetlands have been delineated in accordance with the methodology established in Florida Administrative Code, as required by Policy 1.10.a. The amended PD Master Plan establishes minimum wetland setbacks that comply with Policy 1.10.g.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: As part of the original PD-R application, the applicant submitted a letter and map which delineated the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the amended PD Master Plan indicates the location of the wetland buffer. The wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.).

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property; however, a majority of the subject property is listed as a FNAI Priority 3 area. The FNAI PNA data is not intended for use in a regulatory decision-making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. Should a regulated plant or animal species be discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Soil Survey

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

There are 11 soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 5% to 8% Slopes	A	Well drained	Slight	Moderate: slope	22.94%
Bivans Sand; 8% to 12% Slopes	D	Poorly drained	Severe: wetness, slope	Severe: wetness, slope	15.26%
Lochloosa Fine Sand; 5% to 8% Slopes	C	Somewhat poorly drained	Slight	Moderate: slope	13.08%
Arredondo Fine Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	11.92%

Table 2. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Fort Meade Fine Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	9.72%
Kendrick Sand; 2% to 5% Slopes	B	Well drained	Slight	Slight	8.24%
Pomona Sand; Depressional	D	Poorly drained	Severe: ponding	Severe: ponding	7.16%
Bivans Sand; 5% to 8% Slopes	D	Poorly drained	Severe: wetness, slope	Severe: wetness, slope	6.58%
Gainesville Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	4.38%
Tavares Sand; 0% to 5% Slopes	A	Moderately well drained	Slight	Slight	1.31%
Kanapaha Sand; 0% to 5% Slopes	B/D	Poorly drained	Severe: wetness	Severe: wetness	>1%

Evaluation & Findings: While some soil types pose limitations for urban uses, including dwellings, the limitations in areas where development would be permitted by the PD Master Plan are primarily due to slope. Soil types which present limitations due to wetness are primarily located in the wetland area or within the wetland buffer area. A more detailed geotechnical analysis may be required prior to any development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not identified as a Karst sensitive area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP). There are no known geologic features located on the subject property which may indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

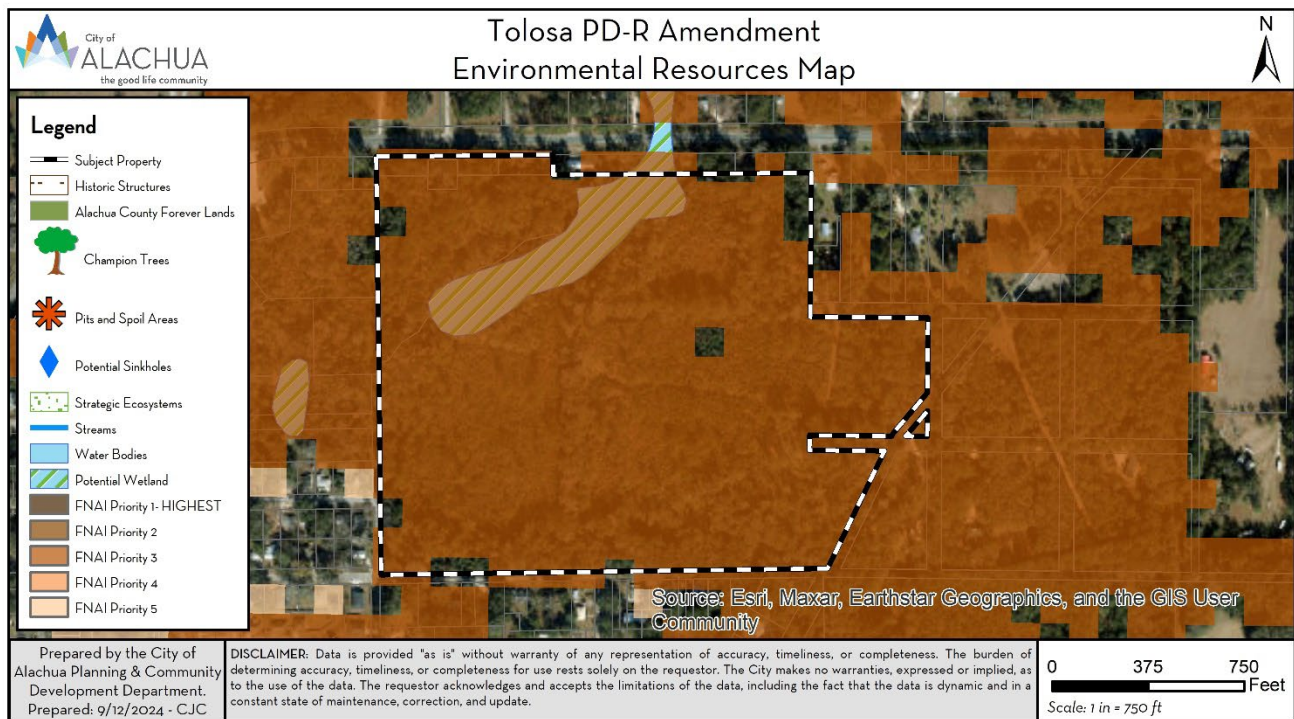


Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Planned Development Standards

Section 2.4.3(D)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all Planned Developments must be found compliant. As required by Section 2.4.3(D)(2), the application has been reviewed for compliance with the standards of Section 2.4.2(E), Section 3.6.2, and Section 3.6.3(A). An evaluation of the findings of the applicant's compliance with the standards is provided below.

SECTION 2.4.2(E), STANDARDS FOR SITE-SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

The proposed amendment to the existing PD-R does not propose a site-specific amendment to the Official Zoning Atlas. The property is proposed to retain the current PD-R zone district. As such, the standards of Section 2.4.2(E) of the City's LDRs are not applicable.

SECTION 3.6.2, GENERAL STANDARDS FOR ALL PD DISTRICTS

(1) **Master Plan.** The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation & Findings: The amended PD Master Plan identifies five development areas. The allowable uses within each area have been defined on the amended PD Master Plan, and the permitted land uses are stated on the amended PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation & Findings: The amended PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the PD-R and each development area.

- (c) Identifies the general location of open space;

Evaluation & Findings: The applicant has shown the location of open space by identifying a Stormwater/Open space area on the amended PD Master Plan.

- (d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Evaluation & Findings: As part of the original PD-R application, the applicant submitted a letter and map which delineated the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the amended PD Master Plan indicates the location of the proposed wetland buffer as Area D. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.).

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation & Findings: The amended PD Master Plan identifies the location of the on-site transportation circulation system. No roads within the proposed development are classified as arterial or collector roads.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation & Findings: The amended PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: The applicant has identified on the amended PD Master Plan the location of internal circulation. The amended PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the amended PD Master Plan.

- (2) ***Consistency with the Comprehensive Plan.*** The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

- (3) ***Compatibility with surrounding residential areas.*** Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: The uses permitted by the PD-R zone district are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character.

- (4) ***Development phasing plan.*** If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the amended PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The amended PD Master Plan shall be valid for a period of ten years from the original PD Master Plan approval. This proposed amendment to the PD-R does not extend the validity of the PD Master Plan. Only one ingress/egress from either NW 158th Avenue or Hipp Way would be required until 60 lots have been approved by a Final Plat. After 60 lots have been approved the second access point to either NW 158th Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

- (5) ***Conversion Schedule.*** The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation & Findings: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the amended PD Master Plan.

(6) *Public facilities.*

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the location of transportation facilities within the project. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan requires on-site potable water and wastewater facilities to be in public rights-of-way and/or dedicated easements along internal rights-of-way. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the project's impact on recreational facilities. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the project's impact on solid waste facilities. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The applicant has identified the location of stormwater facilities on the amended PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

- (7) ***Planned development agreement.*** Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:
 - (a) The PD Master Plan, including any PD standards.
 - (b) Conditions related to the approval of the PD Master Plan.
 - (c) Conditions related to the form and design of development in the PD.
 - (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
 - (e) Provisions related to environmental protection and monitoring.
 - (f) Provisions addressing concurrency compliance requirements.
 - (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: The existing PD agreement is to remain as currently adopted. No amendments to the PD agreement are proposed, only the PD Master Plan and Ordinance 19-28 adopted by the City Commission upon second reading on June 24, 2019, which established the existing PD-R zone district.

SECTION 3.6.3, ADDITIONAL STANDARDS FOR PD DISTRICTS.

(A) *PD-R, Planned Development Residential District.*

- (1) **Minimum area.** A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The existing PD-R district is approximately 50.5-acres in area, exceeding the minimum 10-acre size requirement. No amendments are proposed to the bounds of the existing PD-R district.

- (2) **Uses.** The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The allowable uses are identified on the amended PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

- (3) **Densities/intensities.** The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density of the residential development area is established on the amended PD Master Plan. The density identified on the amended PD Master Plan is consistent with the existing Moderate Density Residential future land use map designation.

- (4) **Dimensional standards.** The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:
- (a) **Minimum dimensional requirements.** The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.
- (b) **Setbacks from adjoining residential uses.** Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the amended PD Master Plan. The amended PD Master Plan establishes the minimum setbacks for development within the subject property.

(5) ***Development standards.*** Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) ***General development standards.*** The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

Table 3.6-1. Development Standards Applicable in the PD-R District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (Section 6.1)	Inclusion in a master parking plan
Landscape/tree protection (Section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (Section 6.4)	Inclusion in a master lighting plan
Signage (Section 6.5)	Inclusion in a master sign plan
Open space (Section 6.7)	Modifications prohibited
Environmental protection (Section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-R district.	

Evaluation & Findings: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) ***Public facilities standards.*** The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

- (i) **Potable water.** The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
- (ii) **Wastewater.** The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
- (iii) **Streets.** The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.
- (iv) **Stormwater.** The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.
- (v) **Other.** The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant had previously requested, and was granted, modifications to Article 7 requirements for required subdivision improvements. The amended PD Master Plan does not alter these modifications. The amended PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

The public facilities impact analysis was conducted using the proposed maximum development potential of the PD-R, for a total of 180 dwelling units. The net change on public facility impacts between the original approval of the PD-R and the proposed amended PD-R are noted in the evaluation of each public facility. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 From SR 235 to I-75	4/D	Principle Arterial	COMM	D
9	SR 235 From US 441 to NW 140 th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 From NW 140 th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 From NW SR 235 to North City Limit	2/U	Major Collector	Comm	D
¹ City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating more than 1,000 trips, affected roadway segments are identified as those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and, all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].					

Table 3-2. Potential Trip Generation ¹

Land Use	Density/Intensity	AADT	PM Peak Hour
Single-Family Detached ²	120 Units	1,132	119
Single-Family Attached ³	60 Units	432	37
Total	180 Units	1,564	156
¹ Source: ITE Trip Generation, 11 th Edition. ² ITE Code 210 ³ ITE Code 215			

Table 4-1. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235	
	AADT	Peak Hour
Maximum Service Volume ¹	45,700	4,110
Existing Traffic ²	19,134	1,767
Reserved Trips ³	6,565	609
Available Capacity ³	20,001	1,734
Increase/Decrease in Trips Generated by Development ⁴	548	55
Residual Capacity	19,453	1,679
Residual Percentage of Permitted Design Capacity Utilized	47.43%	59.15%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 4 - 35%.		

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441 From SR 235 to I-75	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	25,096	2,198
Reserved Trips ³	3,753	328
Available Capacity ³	10,151	984
Increase/Decrease in Trips Generated by Development ⁴	469	47
Residual Capacity	9,682	937
Residual Percentage of Permitted Design Capacity Utilized	75.17%	73.30%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 5 - 30%.		

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140 th Street	
	AADT	Peak Hour
Maximum Service Volume ¹	14,400	1,290
Existing Traffic ²	8,624	691
Reserved Trips ³	316	38
Available Capacity ³	5,460	561
Increase/Decrease in Trips Generated by Development ⁴	1,564	156
Residual Capacity	3,896	405
Residual Percentage of Permitted Design Capacity Utilized	72.94%	68.60%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 9 - 100%.		

Table 4-4. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 10 SR 235 From NW 140 th Street to East City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	14,400	1,290
Existing Traffic ²	6,526	483
Reserved Trips ³	0	0
Available Capacity ³	7,874	807
Increase/Decrease in Trips Generated by Development ⁴	391	39
Residual Capacity	7,483	768
Residual Percentage of Permitted Design Capacity Utilized	48.33%	40.47%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 10 - 25%.		

Table 4-5. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 12 CR 241 From NW SR 235 to North City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	1,578	150
Reserved Trips ³	356	35
Available Capacity ³	13,186	1,174
Increase/Decrease in Trips Generated by Development ⁴	157	16
Residual Capacity	13,029	1,158
Residual Percentage of Permitted Design Capacity Utilized	13.83%	14.79%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 12 – 10%.		

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of any affected roadway segment and are therefore acceptable. The net change in total anticipated AADT from the original PD-R to the proposed amendment is -237 trips and is -64 trips for PM peak hour. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	467,620
Available Capacity	284,130
Increase/Decrease in Potable Water Demand from Application ³	50,400
Residual Capacity	233,730
Residual Percentage of Permitted Design Capacity Utilized	89.84%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua July 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of potable water facilities and are therefore acceptable. The net change in anticipated potable water demand from the original PD-R to the proposed amendment is +2,500 gallons per day. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	435,759
Available Capacity	300,241
Increase/Decrease in Sanitary Sewer Demand from Application ³	45,900
Residual Capacity	254,341
Residual Percentage of Permitted Design Capacity Utilized	83.04%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua July 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of sanitary sewer facilities and are therefore acceptable. The net change in anticipated sanitary sewer demand from the original PD-R to the proposed amendment is +2,000 gallons per day. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	50,388.47	9,195.90
Increase/Decrease in Demand Generated by Application ³	1,856.26	339
New River Solid Waste Facility Anticipated Capacity ⁴	50+ Years	
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year. 2 City of Alachua July 2024 Development Monitoring Report 3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita 4 New River Solid Waste Association, April 2024		

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of solid waste facilities and are therefore acceptable. The net change in anticipated solid waste demand from the original PD-R to the proposed amendment is +5.2 tons per year. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Recreation Facilities

Table 8-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	55.08
Reserved Capacity ¹	13.84
Available Capacity	66.57
Increase/Decrease in Recreation Acreage Demand by Development ³	2.13
Residual Capacity	64.44
Residual Percentage of Recreation Acreage Capacity Utilized	52.44%
¹ City of Alachua July 2024 Development Monitoring Report ² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons). ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * 180 units * (5 acres / 1,000 persons)	

Table 8-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space ¹	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population ^{1, 2}	11.02
Reserved Capacity ^{1, 2}	2.76
Available Improved Passive Park Space	21.04
Increase/Decrease in Improved Passive Park Space Demand by Development ³	0.43
Residual Capacity	20.61
Residual Percentage of Improved Passive Park Space Capacity Utilized	40.81%
¹ City of Alachua July 2024 Development Monitoring Report ² Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20 ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * 180 units * (5 acres / 1,000 persons) * 0.20	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of recreation facilities and are therefore acceptable. The net change in anticipated recreation demand from the original PD-R to the proposed amendment is +0.07-acres. For passive recreational impacts, the net change in demand is +0.02-acres. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 28, 2024, capacity is currently available at the elementary, middle, and high school levels to support the proposed amendment.

EXHIBIT "A"
TO
TOLOSA PD-R AMENDMENT
PR24-0001
STAFF REPORT

DRAFT ORDINANCE 25-01

ORDINANCE 25-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (“PD-R”); AMENDING SECTION 3, DEVELOPMENT PARAMETERS, OF ORDINANCE 19-28; AMENDING SHEET C2.0 OF THE PD MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission of the City of Alachua, Florida adopted Ordinance 19-28 upon second reading on June 24, 2019, establishing a PD-R zone district on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and,

WHEREAS, Ordinance 19-28 establishes development parameters for the PD-R zone district, approves the PD Master Plan, and adopts a valid Planned Development Agreement; and,

WHEREAS, an application for an amendment to an existing Planned Development (“PD”) in the City known as Tolosa Planned Development-Residential (“PD-R” or “Project”), as described below, has been filed with the City by 3rd Generation Developer, LLC and Bentley Timber LLC, (“Owners”); and

WHEREAS, the Owners desire to amend the PD-R to increase the permitted maximum of 160 residential units to 180 residential units and decrease the permitted maximum of non-residential floorspace from 22,000 square feet to 2,000 square feet on the Property (“Amendment”); and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and _____; and,

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. PD Master Plan Amended

Sheet C2.0 of the PD Master Plan adopted concurrent with the approval of Ordinance 19-28 is amended to be as shown in Exhibit "C" to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B'.

Section 3. Ordinance 19-28 Amended

The development parameters for the PD-R adopted by Ordinance 19-28 are amended to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B' as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed):

1. The development shall consist of single-family and multiple-family residential development, community recreation, non-residential uses and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'B' 4du/acre .75 FAR	Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive Through; Community Buildings/ Clubhouse;	40 dwelling units 20,000 square feet nonresidential <u>60 dwelling units</u>	±3.75	<i>Minimum Lot Area</i> 800 square feet <i>Minimum Lot Width</i> 20 feet <i>Minimum Lot Depth</i> 40 feet <i>Setbacks</i> Front (Primary) = 0' Front (Secondary) = 0' Side = 0'	±7.40%

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Professional—Office; Neighborhood Recreation—Center; Commercial Recreation, Indoor			Rear=0' <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 90% <i>Arterial Street Building Setback</i> 75' from ROW Centerline of SR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	

Section 4. Remain in Effect

All other requirements, conditions, and development parameters of Ordinance 19-28, the PD Master Plan, and the valid Planned Development Agreement as originally adopted shall remain as originally adopted. If there is any inconsistency between the terms of Ordinance 19-28 and this Ordinance 25-01, the terms of this Ordinance 25-01 shall govern.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000

LEGAL DESCRIPTION:

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

Together with that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

EXHIBIT “B”

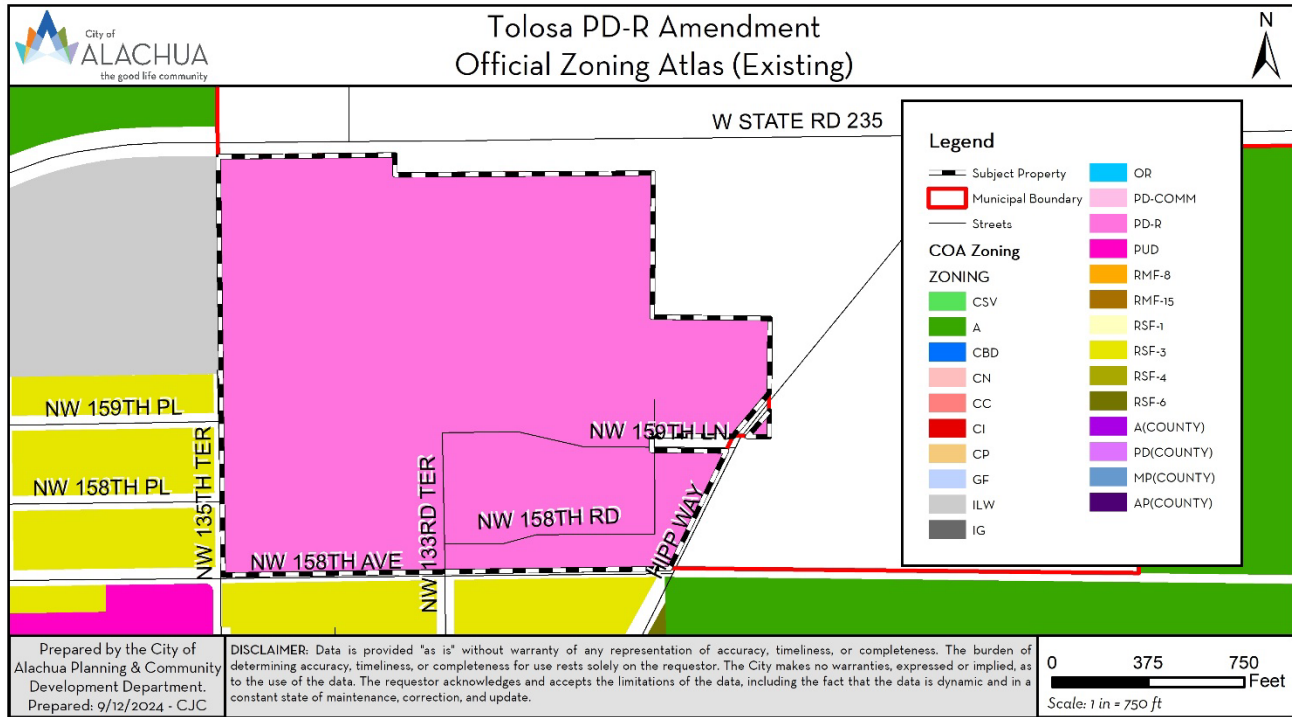


EXHIBIT "C"

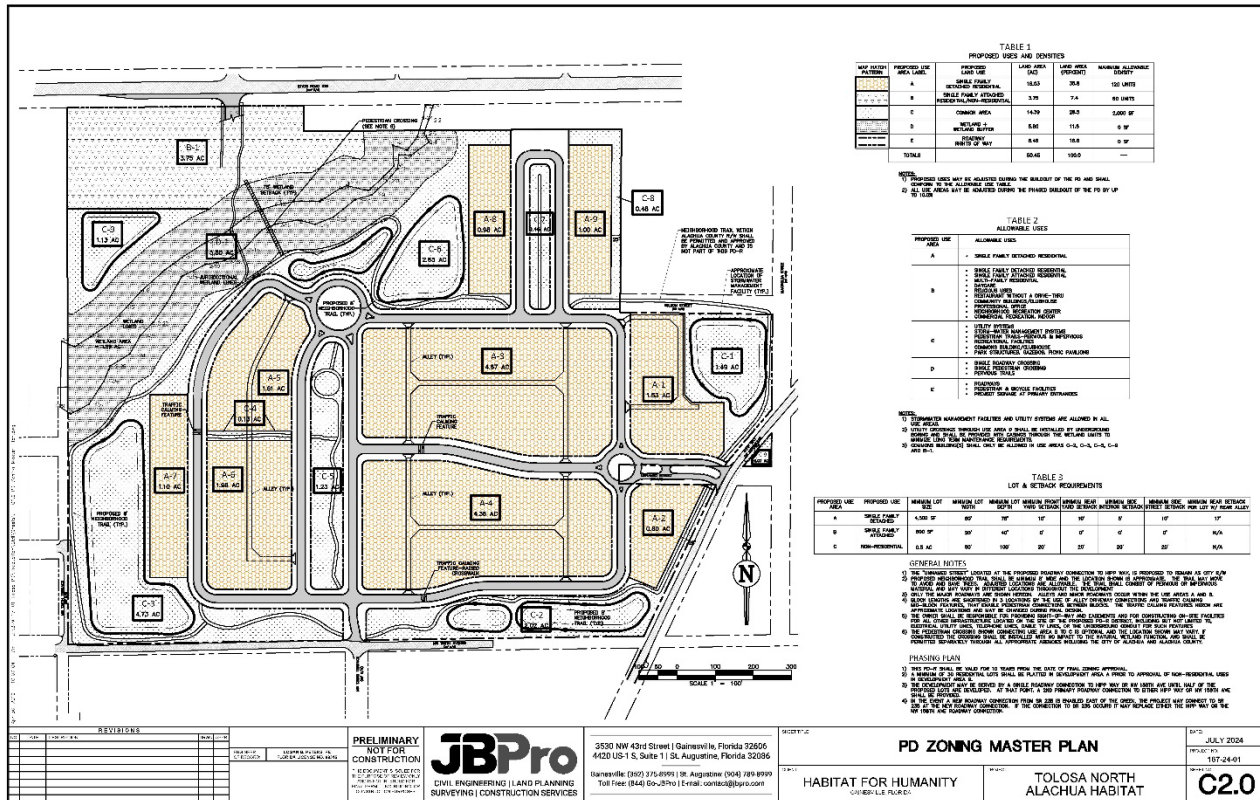


EXHIBIT “B”
TO
TOLOSA PD-R AMENDMENT
PR24-0001
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 3, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Notice of Hearing Scheduled for Tolosa PD-R Amendment

Dear Tara Howell,

On August 15, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board. **The application is tentatively scheduled for the October 8, Planning & Zoning Board meeting.**

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The final day to submit these materials is **Thursday, September 26, 2024**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Tuesday, September 24, 2024**. You will be notified when these signs are ready for pick up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, October 7, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson J. Crockett'.

Carson J. Crockett, AICP Candidate
Planner

CC: Mike DaRoza, City Manager *(by electronic mail)*
 Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
 Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
 Justin Tabor, AICP, Principal Planner *(by electronic mail)*
 Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 15, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Project Assistance Team (PAT) Comments for Tolosa PD-R Amendment

Dear Tara Howell,

On July 31, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a $\pm$ 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled upon request to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, September 5, 2024**. A total of three copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

**** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations ****

1. Comprehensive Plan Consistency Analysis

- a. Tree mitigation is reviewed at the time of site plan, infrastructure plan, construction plans, or other development application reviews that constitute final development orders. Remove tree mitigation calculations from the application package.

2. Concurrency Impact Analysis

- a. Revise the Public School Student Generation Calculation Form to include all 180 units of the PD-R.

3. Miscellaneous

- a. Provide three, full sized hard copies of the Amended PD-R Master Plan on 24" x 36" sheets.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 31, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Completeness Review for Tolosa PD-R Amendment

Dear Tara Howell,

On July 31, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a $\pm$ 49.85-acres subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

According to Section 2.6.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is complete at this time.**

This determination is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings transmitted to you under separate cover. Project Assistance Team (PAT) meetings will be scheduled for this application as needed.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carson J. Crockett".

Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 11, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Fee Reduction Request Determination for Tolosa PD-R Amendment Application

Dear Tara Howell,

On July 10, 2024, the City of Alachua received your revised request on behalf of Bentley Timber, LLC and 3rd Generation Developer, LLC, property owners, to reduce the application fee for an application to amend the Tolosa PD-R in accordance with Section 2.8 of Resolution 24-05.

Section 2.8 of Resolution 24-05 states "the applicant may request a 25% reduction in application fees if it is found by the LDR Administrator, in his or her sole discretion, that an application will further one or more of the Strategic Initiatives as established within the City's current Strategic Plan". The base fee for PD amendment applications established by Resolution 24-05 is \$5,000. A fee reduction of 25% would result in an application fee of \$3,750.

The submitted justification letter contends that the proposed PD-R amendment will further Strategic Initiative 4.2 in the City's FY 2024 Strategic Plan by expanding residential unit availability and by providing for affordable housing options should development occur within the PD-R.

Strategic Initiative 4.2 states "develop strategies to ensure cohesive and compatible residential development to accommodate the growth of infill development and redevelopment within the City". The justification provided indicates that the proposed PD-R amendment has the potential to provide an increase in housing availability and unit type, but will not develop strategies to work towards the desired outcome of "ensur[ing] infill development and redevelopment occurs alongside greenfield and existing residential development in a cohesive and planned manner".

As such, the request for a fee reduction cannot be granted at this time. The remaining balance of your application fee for a PD amendment is \$1,250. Submittal of the remaining fee is required prior to review of the application.

If you have any questions regarding the information above, please contact the Planning & Community Development Department at (386) 418-6121 or via email at planning@cityofalachua.org.

Sincerely,



Mike DaRoza
City Manager / LDR Administrator

CC: Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson J. Crockett, AICP Candidate, Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 1, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Completeness Review for Tolosa PD-R Amendment

Dear Tara Howell,

On June 26, 2024, the City of Alachua received your application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 49.85-acres subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

According to Section 2.6.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is incomplete** and that the following deficiencies must be addressed to begin the review of the application.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn. Final day to resubmit materials is **Thursday, August 15, 2024.**

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Application Attachment #6, Mailing Labels.** The provided mailing labels do not provide for all property owners within 400 feet of the entire PD-R. Provide mailing labels for property owners within 400 feet of the entire PD-R.
2. **Application Attachment #7, Neighborhood Meeting.** Neighborhood meeting must be re-noticed and re-held. See below deficiencies.
 - a. Neighborhood meeting notices depict the meeting to be held June 20. The neighborhood meeting summary notes the meeting was held June 21.
 - b. Neighborhood meeting summary does not list start or end times and does not list who from the hosting organization was in attendance.
 - c. The mailing list of property owners within 400 feet appears to be based solely on the northwest portion of the PD-R. Property owners within 400 feet of the entire PD-R are required to be notified. Additionally, upon resubmittal, please provide the mailing list as a photo copy of the labels used, not on label paper.
3. **Application Attachment #8, Public School Student Generation Form.** Provide filled in PDF of the Alachua Public School Student Generation Form. Staff has provided you with the fillable PDF via email as part of this communication.
4. **Application Attachment #10, Proof of Ownership.** Proof of ownership for Parcel 03135-001-000 is missing. Provide proof of ownership.
5. **Application Attachment #11, Proof of Payment of Taxes.** Proof of payment of taxes for Parcel 03135-001-000 is missing. Provide proof of payment of taxes.
6. **Application Attachment #12, Fee.** Staff has initiated review of the requested fee reduction in accordance with Resolution 24-05. Staff will contact you once a determination has been rendered by the LDR Administrator.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

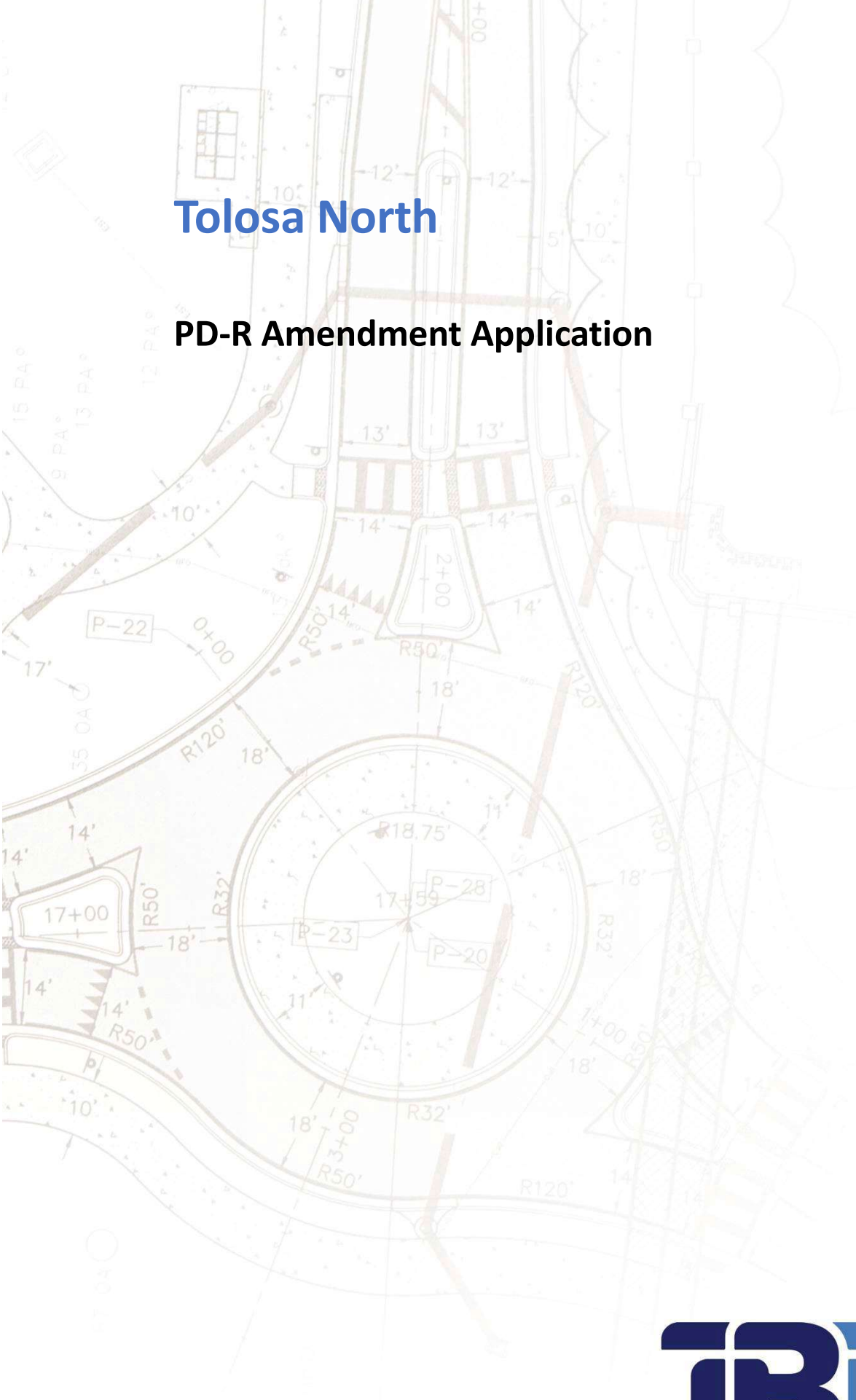


Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*

Tolosa North

PD-R Amendment Application



JBPro



Table of Contents

I. Statement of Proposed Change	3
II. Analysis of consistency with the City of Alachua Comprehensive Plan	5
III. Analysis of the Consistency with the City of Alachua Land Development Regulations	21
IV. Concurrency Analysis	25

Attachment A: Cover Letter

Attachment B: Complete Application

Attachment C: Letters of Authorization

Attachment D: Deeds

Attachment E: Current Amended PDR Master Plan, Concept Plan

Attachment F: Aerial Image, Topographic Survey and Legal Description

Attachment G: Proof of Publication, Workshop Notice Mailer, Mailing Labels, Sign in Sheet, Presentation

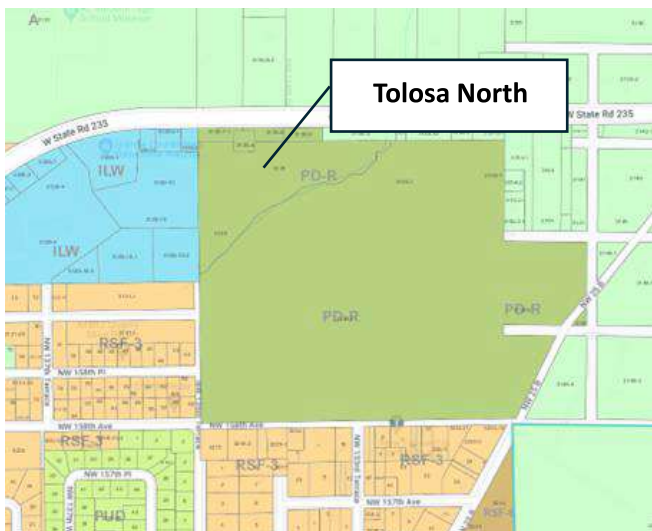
Attachment H: Tax Receipts

Attachment I: Student Generation Form

Attachment J: Tree Mitigation Report

I. Statement of Proposed Change

The following proposal is a request to increase the density in Tolosa North only, in an approved PD-R under the name of Tolosa. The parcels included in this proposed density change are 03130- 007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000. Parcel 03135-001-000 is an additional parcel in the original approved PDR. Tolosa North is located on West State Rd 235. The PD-R has a total of 49.85 acres. The Tolosa North parcels are 7.52 acres, more or less. The current approved PD-R allows up to 40 residential units and 20,000 sq. ft of non-residential in Tolosa North. This request proposes to amend the existing PD-R to allow up to 60 residential units and remove the commercial space of 20,000 sq. ft.

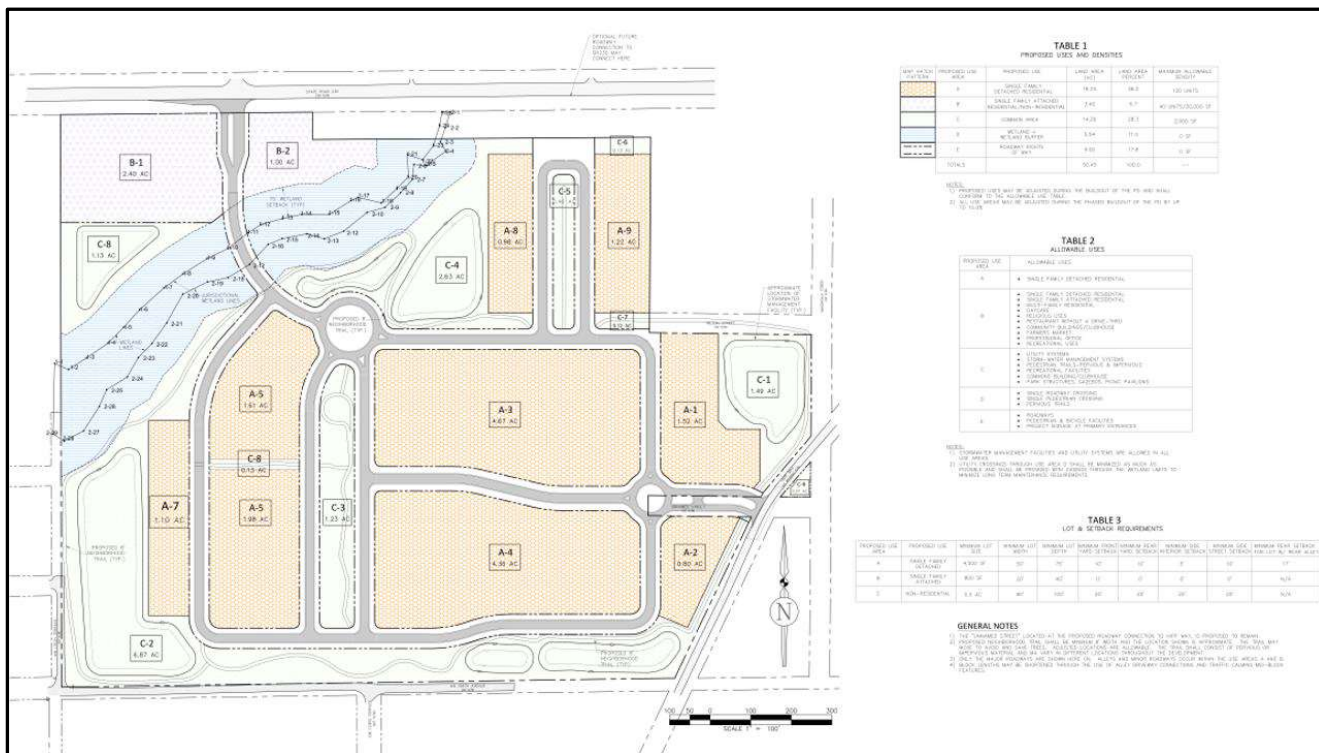


The table and map below show the current zoning districts for the PDR Tolosa and the surrounding areas.

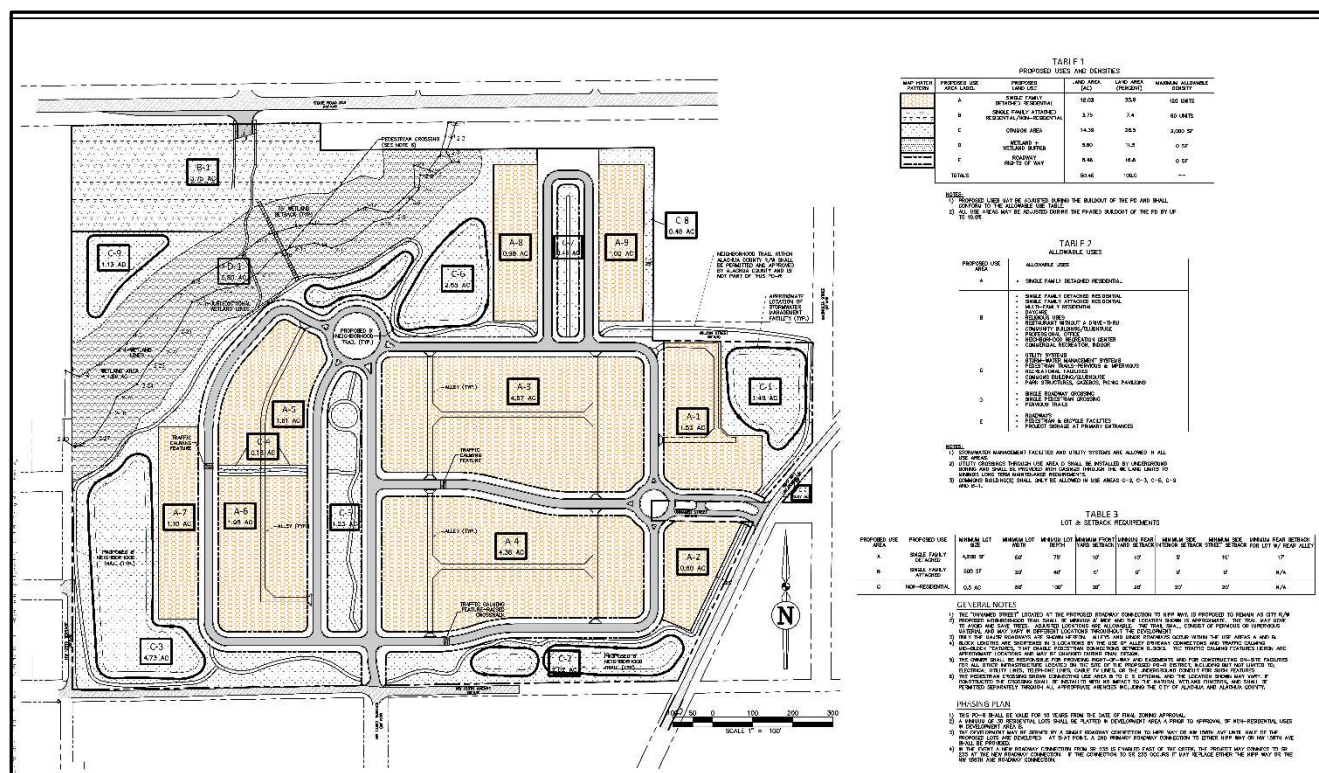
Location	Zoning Districts
Property	PDR - Planned Development Residential
North	Agriculture
East	Agriculture
South	RSF-3 - Residential, Single Family
West	ILW-Industrial, Light, Warehousing RSF-3 - Residential, Single Family



The original PD Zoning Master Plan for the Original PD-R Tolosa is below.



The Updated PD Master Plan below shows the proposed amendment to the Tolosa North area.





II. Analysis of consistency with the City of Alachua Comprehensive Plan

A. Future Land Use Element

Policy 1.2.b: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

- o Single family, conventional dwelling units;
- o Accessory dwelling units;
- o Manufactured or modular homes meeting certain design criteria
- o Mobile homes only within mobile home parks;
- o Duplexes and quadplexes;
- o Townhomes;
- o Residential Planned Developments;
- o Supporting community services, such as schools, houses of worship, parks, and community centers

As stated in the original approved PD-R “Comment: The proposed density is 3.1 dwelling units per acres (160 maximum dwelling units on 50.45 acres) which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE”

Comment: The maximum allowed units for the entire PD-R is 201. This PD-R amendment will continue to be under the maximum allowed density of 4 units per acre. The proposed increase of 20 additional residential units will increase the proposed total units to 180. The units proposed in the amendment will consist of townhomes. Therefore, it remains consistent with FLUE.



GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1. Planned Development (PD) Standards: In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for wide array of planned development to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within the residential land use categories. Those regulations shall be developed to achieve the following:

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As stated in the original approved PD-R Comment: *The proposed development consists of single family detached residential units, single-family attached dwelling units and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that pays homage to the nature landscape of the property by preserving linear parks with mature trees.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.



As stated in the original approved PD-R Comment: Limited non-residential uses have been proposed for the Tolosa PD-R in use Area B in order to remain sensitive to adjacent, low intensity uses. These uses will provide non-residential uses in close proximity to the neighborhood.

Comment: This proposed amendment will remove the non-residential area from Tolosa North. However, the community recreation area, located in the southern part of the approved in the original PD-R, is not being altered in the amendment.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

As stated in the original approved PD-R Comment: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

As stated in the original approved PD-R Comment: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. The on street parking proposed also helps create a safer, slower speed street network.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Comment: The location of the proposed development maximizes existing infrastructure systems and in doing so makes best use of and conserves infrastructure materials and financial costs.



Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

As stated in the original approved PD-R Comment: All tree protection standards will be met.

Comment: A tree mitigation has been completed for Tolosa North and is attached. Through the mitigation it has been determined that 322 trees are being removed and 142 are being saved. For the removed trees it is required to replace at least 420 2" caliper trees. The 142 saved trees give a total of 450 Tree credits. Therefore, based on these calculations and per City of Alachua tree replacement code no additional trees are needed. This does not include or reflect any code complaint landscaping requirements for the overall site.

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

As stated in Original approved PD-R Comment: As shown on the PD Zoning Master Plan, open space will be provided as part of the proposed development plan in accordance with Section 6.7 of Alachua's Code of Ordinances.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.



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

As stated in the original approved PD-R Comment: Any future proposed development plan will conform to the City's Open Space standards. The PD Zoning Master Plan provides much greater than 10% open space.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

As stated in the original approved PD-R Comment: The proposed project includes usable and functional open space in the form of an eight (8) ft. wide neighborhood trail that meanders throughout the neighborhood. Therefore, it is consistent with FLUE Policy 2.5.b.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.



As stated in the original approved PD-R Comments: A letter, Florida Master Site File Map and Florida Master Site File Roster from the Florida Division of Historical Resources has been provided under the appendices section that verifies the Newnansville Town Site was located near the property and has been listed on the National Register since 1974 as an archaeological site because it was the historic seat of Alachua County. An associated cemetery is not on the subject property but located in the vicinity of the property.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

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

As stated in the original approved PD-R Comment: The proposed project incorporates the natural features of the land as amenities in the form of open space corridors and the creek. No development will occur within the required setback of the creek and associated wetland. Therefore, it is consistent with FLUE Objective 5.1.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

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

As stated in Original approved PD-R Comment: The wetland delineation performed utilized the FAC, FDEP, and SRWMD methodology. Therefore, it is consistent with FLUE Policy 5.1.d.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.



Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards is maintained.

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

As stated in the original approved PD-R Comment: *The proposed development will not degrade the level of service of roadways, potable water and sanitary sewer, stormwater, solid waste, public schools and improved recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.*

Comment: A complete concurrency analysis for the approved original PD-R and the proposed amendment area is provided in section IV.

B. Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Objective 1.1: Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single-family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.



As stated in the original approved PD-R Comment: *The Tolosa development will consist of up to 120 single-family detached dwelling units and up to 40 single-family attached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.*

Comment: The proposed amendment requests the 40 single-family attached dwelling units be increased to 60 single-family attached dwelling units. The different types of housing offered will not deviate from the types offered in the original approved PD-R.

C. Community Facilities and Natural Groundwater Recharge Element

GOAL 1: Wastewater Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

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

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.*

Comment: The proposed amendment will increase the original approved PD-R by less than 33% and therefore does not deviate from the original PD-R approval in this category. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.



Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if: A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.*

Comment: The proposed amendment will remain in compliance with the Community Facilities and Natural Groundwater Recharge Element. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.



GOAL 3: Stormwater: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

As stated in the original approved PD-R Comment *Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

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

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.



2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.*

Comment: In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

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

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.*

Comment: The proposed amendment will increase the original approved PD-R by less than 33% and therefore does not deviate from the original PD-R approval in this category. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.



As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.*

Comment: In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

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

As stated in the original approved PD-R Comment: *The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

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

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

As stated in the original approved PD-R Comment: *The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c.*



Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

D. Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems: The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally, the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

As stated in the original approved PD-R Comment: The developer will work with the City staff to determine the suitability and feasibility for preservation of any existing trees on the property through the development review process.



Comment: A tree mitigation has been completed for Tolosa North and is attached as attachment. Through the mitigation it has been determined that 322 trees are being removed and 142 are being saved. For the removed trees it is required to replace at least 420 2" caliper trees. The 142 saved trees give a total of 450 Tree credits. Therefore, based on these calculations and per City of Alachua tree replacement code no additional trees are needed. This does not include or reflect any code complaint landscaping requirements for the overall site.

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

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

As stated in the original approved PD-R Comment: *An environmental assessment of the property to include an inventory of listed species will be provided for any future development proposed.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 1.10: Wetlands: The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

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

Resource Addressed	Required Buffer (feet)
<i>Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	50' Average 35' Minimum
<i>Wetlands greater than 0.5 acre that do not support the animal species described above.</i>	75' Average 50' Minimum
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	100' Average 75' Minimum

As stated in the original approved PD-R Comment: The proposed Master Plan indicates the wetland buffer, which has been designed in accordance with the above Table. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.10.g.

Comment: The proposed amended Master Plan indicates the wetland buffer, which has been designed in accordance with the above Table. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.10.g.

OBJECTIVE 1.12: Water Resources: The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

As stated in the original approved PD-R Comment: The proposed development does not include surface waters.

Comment: The proposed amendment will not include surface waters.



Policy 1.12.d: The City shall require the following buffers for development along surface water bodies.

Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	50' Average 35' Minimum
<i>Surface waters greater than 0.5 acre that do not support the animal species described above.</i>	75' Average 50' Minimum
<i>Areas where the animal species described above have been documented within 300 feet of a surface water</i>	100' Average 75' Minimum

As stated in the original approved PD-R Comment: *The proposed development does not include surface waters.*

Comment: The proposed amendment will not include surface waters.



III. Analysis of the Consistency with the City of Alachua Land Development Regulations

Section 2.4.2(1)

(b) Consistent with ordinances: The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Comment: The proposed increase in density of 20 additional single-family attached dwelling units will not create any conflict with the City of Alachua's Land Development Regulations or Code of Ordinances. The amendment will not cause any deviations from the approved PD-R concerning conflicts with the Land Development Regulations or City Code of Ordinances.

(c) Logical development pattern: The proposed amendment would result in a logical and orderly development pattern.

As stated in the original approved PD-R Comment: *The PD-R Master Plan depicts the layout of the internal streets within the proposed PD-R. The layout is established to create logical street patterns and reasonable lot sizes in accordance with City of Alachua regulations. Special attention was paid to existing mature tree canopy stands and significant tree species for creating natural open spaces with tree lined vistas for environmental, aesthetic, and passive recreational appeal. The street and lot layouts were planned with stormwater management needs in mind to allow for natural flows of stormwater to proposed stormwater management facilities at natural places. A neighborhood trail running throughout the development provides walkability and pedestrian connections throughout. The overall layout is logical and creates orderly lot configurations and inviting open spaces for the residents.*

Comment: The proposed increase in density from 40 single-family attached dwelling units to 60 single-family attached dwelling units is within the maximum allowed units of the PD-R (201) and does not establish a different development pattern than the approved PD-R. Furthermore, the increase in density is still consistent with surrounding residential areas.



(d) Premature development: The proposed amendment will not create premature development in undeveloped or rural areas.

As stated in the original approved PD-R Comment: *The proposed amendment will not create premature development. The market for single family housing in Alachua is very robust. In the City of Alachua's 2016 Growth Trends Report, the population of Alachua currently could be estimated at approximately 10,670. The projected growth in the population by 2025 is estimated to be approximately 12,950, which is an increase of approximately 2,290 persons. Per the 2010 US Census Bureau the average American home is approximately 2.58 persons, meaning in the next 7 years the City of Alachua could have an expected need of approximately 888 homes. Tolosa will help fill this need with market rate housing.*

Comment: The proposed increase in density will not create a different impact on the undeveloped or rural areas than the original approved PD-R as it remains within the original PD-R boundaries. In addition, the PD-R is located in an area of the city that is developed as residential along with Industrial, light and Ag.

(e) Incompatible with adjacent lands: The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Comment: The proposed increase density does not change the compatibility with the adjacent land uses from the approved PD-R. To the south, southwest, and west of the proposed amendment area of Tolosa North are residential developments.

(f) Adverse effect on local character: The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.



Comment: The proposed increased density of an additional 20 units will not alter or have additional impact on density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances from the approved PD-R. The residential units in this area of the PD-R, known as Tolosa North, will be town homes that will comply with all height restrictions. As a residential area no excessive noise or lighting will be emitted that would affect the character of that area. A traffic concurrency analysis is also listed below.

(g) Not deviate from pattern of development: The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Comment: The pattern of development was assessed and approved during the approval of the PD-R. The proposed increase in density of 20 units will not create a deviation from this approved pattern as the total amount of proposed units will remain under the allowed maximum amount of 201. The proposed amendment will still be compatible with the current and future land development pattern for this area of the city.

(h) Encourage sprawl: The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development, or low- density single dimensional development.

Comment: The proposed increased density by an additional 20 units increases the number of proposed units, increases the residential use of the property, and meets the approved maximum density set within the PD-R. The proposed increase of density is within the boundaries of the original PD-R and does not promote leapfrogging development.



(i) Spot zoning: The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Comment: The proposed PD-R amendment does request a change in existing zoning district.

(j) Public facilities: The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Comment: Public services are available to serve the property and as indicated in the LOS analysis included in this report, the development will meet all LOS standards.

(k) No adverse effect on the environment: The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Comment: The addition of the proposed 20 units will not deviate from the original development site plan. The wetland buffer is a 50' minimum but an average of 75'. It will be larger in some areas and pull it in to 50' in others.



IV. Concurrency Analysis

This Concurrency Impact Analysis considers the impact of the proposed development on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations for the development approval (PD amendment). The concurrency analyses for the proposed amendment area, Tolosa North, are listed first in each section. They are followed by the original analyses from the original approved PD-R for comparison.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element states that when the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 3a was provided by the City's 2024 Annual Concurrency Status Report, showing the City's current utilization rate is 78.98% and current residual rate is 483,479 gallons per day.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	401,945
Residual Capacity	349,805
Percentage of Permitted Design Capacity Utilized	84.79%
<i>Sources:</i> 1. City of Alachua Public Services Department, April 2024 2. Table 1	

Potable Water Project Impact

Below is Table 1 that utilizes 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 60 residential units. The total gallons per day for residential development of potable water will be 16,500 gallons per day.



16,500 gallons per day is 4.71% of the residual capacity of potable water, leaving 333,305 gallons per day of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Attached	60	16,500
Totals	60	16,500
Based off a LOS of 275 gallons per day		
Sources:		
1.City of Alachua March 2024 Development Monitoring Report		
2.City of Alachua Comprehensive Plan CFNGAR		
3.F.A.C. Ch. 64E-6		

As stated in the original approved PD-R

Usage Calculations by proposed uses within the development

- *SF Detached: $(275 \text{ gpd} / \text{unit})^2 = 160 * 275 = 44,000 \text{ gpd}$*
- *Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$*
- *Daycare: $(10 \text{ gpd}/\text{student} \ \& \ 15 \text{ gpd}/\text{employee})^3 = (10 * 75) + (15 * 10) = 900 \text{ gpd}$*

Result: Adequate potable water capacity exists for the proposed project

SYSTEM CATEGORY	GALLONS PER DAY
Current Permitted Capacity	2,300,000
Less Actual Flows	1,236,000
Less Reserved Capacity	52,485
Total (Actual Flow plus Reserved)	1,288,485
Available Capacity (Permitted - Total Flow)	1,011,515
Projected Potable Water Demand from Project	47,900
Residual Capacity ¹	963,615
Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$ Daycare: $(10 \text{ gpd}/\text{student} \ \& \ 15 \text{ gpd}/\text{employee})^3 = (10 * 75) + (15 * 10) = 900 \text{ gpd}$	
Sources:	
1.City of Alachua May 2018 Development Monitoring Report	
2.City of Alachua Comprehensive Plan CFNGAR	
3.F.A.C. Ch. 64E-6	



B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4a indicates that when the sanitary sewer capacity reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4a below shows capacity at 76.00%, therefore there 359,991 gallons per day or 24.00% are available.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	376,009
Residual Capacity	359,991
Percentage of Permitted Design Capacity Utilized	76.00%
<i>Sources:</i> 1. City of Alachua Public Services Department, April 2024 2. Table 1	

Wastewater Project Impact

Table 2 utilizes 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 60 residential units. The total gallons per day for residential development of potable water will be 15,000 gallons per day. 15,000 gallons per day is 4.17%% of the residual capacity of potable water, leaving 344,991 gallons per day of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	60	15,000
Totals	60	15,000
Based off a LOS of 250 gallons per day		
<i>Sources:</i> 1. City of Alachua March 2024 Development Monitoring Report 2. City of Alachua Comprehensive Plan CFNGAR 3. F.A.C. Ch. 64E-6		



As stated in the original approved PD-R

Usage Calculations by proposed uses within the development

- Residential: $(250 \text{ gpd} / \text{unit})^2 = 160 * 250 = 40,000 \text{ gpd}$
- Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$
- Daycare: $(10 \text{ gpd}/\text{student} + 15 \text{ gpd}/\text{employee}) = (10 * 75) + (15 * 10) = 900 \text{ gpd}$

Result: Adequate sanitary sewer capacity exists for the proposed project

SYSTEM CATEGORY	GALLONS PER DAY
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Less Reserved Capacity	48,457
Available Capacity (Permitted - Actual - Reserve)	764,543
Projected Sanitary Sewer Demand from Project	1,011,515
Projected Potable Water Demand from Project	43,900
Residual Capacity ¹	720,643
Sources: 1.City of Alachua May 2018 Development Monitoring Report 2.City of Alachua Comprehensive Plan CFNGAR 3.F.A.C. Ch. 64E-6	

C. Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by non-residential uses can vary substantially between different use types, therefore a LOS Standard for non-residential uses is not adopted in the Comprehensive Plan.

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	47,884.21	8,738.87
New River Solid Waste Facility Capacity ³	50+ years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element Formula: 11,015 persons x 0.73 tons per year 2. Table 1 3. New River Solid Waste Association, April 2024		

Solid Waste Project Impact

Table 3 utilizes a level of service of .73 tons per capita per year for residential solid waste. The proposed development will utilize 212 tons per year for each residential unit, with a total of 60 residential units. 60 DU * 2.58 Persons/DU * 0.73 tons/person/year = 212 tons/yr =

1,162 lbs/day. 1,162 lbs/day is 2.43% of the Reserved Capacity, leaving 446,722.21 lbs/day of Reserved Capacity remaining.

Table 3 – Solid Waste	Residential Units	Pounds Per Day
Single Family Detached	60	1,162
Totals	60	1,162
Based off a LOS of .73 tons per capita per year		



D. Stormwater

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100-year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. Any flood plains will be analyzed at each development stage, and compensation will be provided as necessary. A complete stormwater management design report will be provided for each development phase.

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	55.08
Proposed Demand	0.031
Available Recreation Acreage¹	69.58

Usage Calculations by proposed uses within the development

$60 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = 0.031 \text{ Acres}$

Result: Adequate recreation space exists for the proposed project.

F. Transportation

The development is proposing 60 single family units.

Average Annual Daily Traffic Generator Average Rate = 9.44 per dwelling unit.

$60 \text{ units} * 9.44 = 566.40 = 567 \text{ Average Trips Per Day.}$

PM Peak Hour Generator Average Rate = .99 per dwelling unit. 63% entering and 37% exiting. $60 \text{ units} * .99 = 59.4 = 60 \text{ PM Peak Hour Trips Per Day}$

Table 2a. Traffic Impacts							
Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	% of Capacity Utilized
State Roads	Min LOS Std:D						
SR 235 (4109/1439,10)	NW 149th St- East City Limit	AADT	14,400	6,526	0	7,874	45.32%
		Peak Hour	1,209	483	0	807	37.44%

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing).

Segment #10	NW 140 th St. To East City Limit	Level of Service: D
Daily Trip Generation	AADT (Trips)	Peak Hour (Trips)
Max Service	14,400	1,209
Existing Traffic	6,526	483
Reserved	0	0
Available	7,874	807
New Net Trips	567	60
Remaining Capacity	7,307	747

G. School Concurrency

Please see the attached Alachua Public School Student Generation Form.



Attachment A:

Cover Letter

**Gainesville**

3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine

4420 US-1 S, Suite 1
St. Augustine, FL 32086



jbpro.com



(844) Go-JBPro



contact@jbpro.com

July 30, 2024

Kathy Winburn
Director
Planning and Community Development
15100 NW 142nd Terrace
Alachua, Florida 32615

Subject: Proposed increase in allowable density within Tolosa PD-R.

Dear Ms. Winburn,

Attached is the submittal information for an amendment to a Planned Residential Development, Tolosa for parcel numbers:

- 03130-009-000
- 03130-008-000
- 03130-004-000
- 03130-007-001
- 03135-000-000
- 03135-001-000

The amendment request is for area “B” of the original PD-R. This area is known as Tolosa North. No changes are being requested for the larger portion of the PD-R south of the creek listed as parcel 03135-001-000. The current assigned allowable density for area “B” Tolosa North is 40 units with 20,000 Sq. Ft of non-residential space. The requested increase is an allowable density of 60 attached residential units with 0 sq. ft of non-residential. The 60 units will be built as affordable housing through Habitat For Humanity.

Enclosed is a complete application packet including supporting materials.

Please feel free to contact me if you have any questions or comments, or if you need any additional information.

Sincerely,

Tara E. Howell
Planner



Civil Engineering



Surveying



Land Planning



Construction Services



Attachment B:

Complete Application



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tolosa Area B
2. Address of Subject Property: W. SR 235 03135,001,000
3. Parcel ID Number(s): 03130-007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Moderate Density Residential
6. Existing Zoning Designation: PD
7. Proposed Zoning Designation: PD with an increase to 60 units and no square footage maximum
8. Acreage: 7.52 Tolosa North Amendment area. Entire PD-R 49.85 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Tara E. Howell Title: Planner
Company (if applicable): JBPro
Mailing address: 3530 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-375-8999 FAX: () _____ e-mail: tara.howell@jbpro.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Bentley Timber, LLC
Mailing Address: 16860 Silver Oak Circle
City: Delray Beach State: Florida ZIP: 33445

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

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

Revised 4/1/2012

Page 1 of 3

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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



Signature of Applicant

Signature of Co-applicant

Tara E. Howell, Agent (Planner)

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of June, 2024 by _____

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

NOTARY SEAL



CHRISTIN BELL
Notary Public
State of Florida
Comm# HH373397
Expires 3/14/2027


Signature of Notary Public, State of Florida



Attachment C:

Letters of Authorization



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13500 Block of West State Road 235

Parcel ID Number(s): 03130-007-001, 03135-004-000, 03135-000-000, 03130-008-000, 03130-009-000

Acreage: 7.52+/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher Title: Manager

Company (if applicable): Bentley Timber, LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach State: Florida ZIP: 33445

Telephone: (305) 785-1955 FAX: N/A e-mail: davidfisher@outlook.com

C. AUTHORIZED AGENT

Name: Tara E. Howell Title: Planner

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd St

City: Gainesville State: Florida ZIP: 32606

Telephone: (352) 375-8999 FAX: (352) 375-0833 e-mail: tara.howell@jbpro.com

D. REQUESTED ACTION:

Increased allowable density application on parcel 03135-000-000 owned by Bentley Timber, LLC.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

David A. Fisher
Signature of Applicant

David A. Fisher
Typed or printed name and title of applicant

State of Florida

County of Palm Beach

Signature of Co-applicant

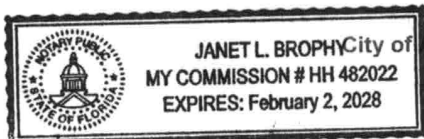
Typed or printed name of co-applicant

The foregoing application is acknowledged before me this 16 day of May, 2024 by DAVID

A. FISHER, who is/are personally known to me, or who has/have produced FL DRIVER'S LICENSE
as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



JANET L. BROPHY
MY COMMISSION # HH 482022
EXPIRES: February 2, 2028

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13500 Block of West State Road 235

Parcel ID Number(s): 03135-001-000

Acreage: 42.83+/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William Weseman

Title: Manager

Company (if applicable): 3rd Generation Developer, LLC

Mailing Address: 1778 SW 154th St

City: Newberry

State: Florida

ZIP: 32669

Telephone: (352) 449-9892

FAX: N/A

e-mail: williamweseman22@yahoo.com

C. AUTHORIZED AGENT

Name: Tara E. Howell

Title: Planner

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd St

City: Gainesville

State: Florida

ZIP: 32606

Telephone: (352) 375-8999

FAX: (352) 375-0833

e-mail: tara.howell@jbpro.com

D. REQUESTED ACTION:

Increased allowable density application on parcels , 03130-007-001, 03135-004-000, 03135-000-000, 03130-008-000, 03130-009-000 owned by Bentley Timber, LLC.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.



Signature of Applicant

Signature of Co-applicant

William Weseman, Manager

Typed or printed name and title of applicant

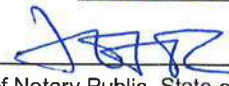
Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 26 day of June, 2024 by William Weseman

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

NOTARY SEAL


Signature of Notary Public, State of

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014





Attachment D:

Deeds

This Document Prepared By and Return to:

Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Doc Stamp-Deed \$28.00



Parcel ID Number: 03130-007-000 (portion of)

Warranty Deed

This Indenture, Made this 15th day of December, 2017 A.D., Between
Winston L. Dority and Angela Dority, husband and wife

of the County of Alachua, State of Florida, grantors, and
Bentley Timber, LLC, a Florida limited liability company

whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, grantee.
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua, State of Florida to wit:

See Exhibit "A" attached hereto.

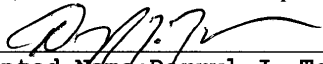
SUBJECT TO THE FOLLOWING:

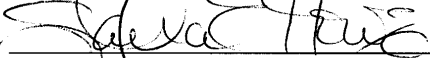
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2018 and subsequent years.

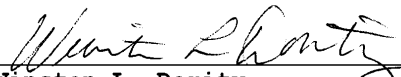
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

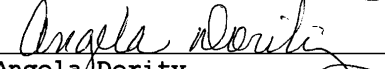
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Darryl J. Tompkins
Witness


Printed Name: Sandra E. Howe
Witness

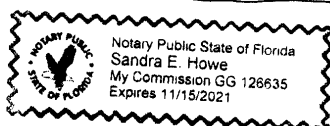

Winston L. Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615


Angela Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by
Winston L. Dority and Angela Dority, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



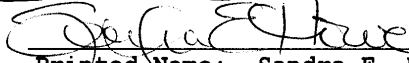

Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

EXHIBIT "A"

That portion of the following described lands lying Southerly of State Road 235:

Parcel One: The NE (1/4) of the SW (1/4) of Section 11, Township 8 South, Range 18 East:
Commence at the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet to the NW corner of said parcel, thence South along the West boundary to the Point of Beginning.

LESS AND EXCEPT those lands conveyed to Clarence H. Johnson in Official Records Book 413, Page 317, of the Public Records of Alachua County, Florida.



This Instrument Prepared by:
Nancy Reiland
GULLETT TITLE, INC.
401 Saint Johns Avenue
Palatka, Florida 32177-4724

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2990798 4 PG(S)
5/2/2016 4:06 PM
BOOK 4427 PAGE 373
J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 710795
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,286.60
Intang. Tax: \$0.00

Property Appraisers Parcel Identification (Folio) Numbers:
03135.000.000 & 03130-004-000 & 03130-008-000

Florida Documentary Stamps in the amount of \$1,286.60 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIMITED WARRANTY DEED, made and executed the 29th day of April, 2016 by **REO FUNDING SOLUTIONS V, LLC**, a Georgia limited liability company, having its principal place of business at **3424 Peachtree Rd NE Ste 1775, Atlanta, GA 30326**, hereinafter called the Grantor, to **BENTLEY TIMBER LLC**, a Florida limited liability company, whose post office address is: **16860 Silver Oak Circle, Delray Beach, FL 33445**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirms to Grantee, its heirs, and assigns forever, the following described land, situate, lying and being in Alachua County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

AND Grantor covenants with Grantee that it is lawfully seized of the property in fee simple, that is has good right and lawful authority to sell and convey the property; that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise; and that the land is free of all encumbrances except taxes for the year 2016 and those instruments, liens and encumbrances appearing of record as well as all zoning and governmental ordinances and regulations applying to the real property.

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

Signed, sealed and delivered in the presence of:

Ashley Zuman
Witness #1 Signature

Ashley Rebarck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

MARC WHITE
Witness #2 Printed Name

REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company

BY: CASTLELAKE III GP, L.P., a Delaware limited liability partnership

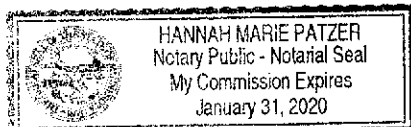
ITS: Managing Member

By: [Signature]
NAME: Judd Gilats
TITLE: Vice President

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by Judd Gilats as VP of CASTLELAKE III GP, L.P. as Managing Member of REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company. He/she is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires: 1/31/2020

[Signature]
Notary Signature
Hannah Marie Patzer
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along the North line of said Southeast 1/4 of the Southwest 1/4 for 174.89 feet to an intersection with the West line of the "W.R. Cain" seconds parcel as per description recorded in Official Records Book 413, Page 317, of the Public Records of said Alachua County; thence North 00 degrees 08 minutes 59 seconds West along said West line for 53.00 feet to the Northwest corner of said "W.R. Cain" parcel; thence North 89 degrees 37 minutes 50 seconds East along the North line of said "W.R. Cain" parcel for 43.00 feet to and intersection with the Westerly line of the "Wallace R. Cain" parcel as per description recorded in Official Records Book 1178, Page 167 of said Public Records; thence North 00 degrees 00 minutes 57 seconds East along said Westerly line for 13.11 feet to the Northwest corner of said "Wallace R. Cain" parcel and an intersection with the South Right-of-Way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Wallace R. Cain" parcel for 195.86 feet to the Northeast corner of said "Wallace R. Cain" parcel; thence South 00 degrees 00 minutes 57 seconds West along the East line of said "Wallace R. Cain" parcel for 66.81 feet to the Southeast corner of said "Wallace R. Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 22.01 feet to the Southwest corner of the "Cain" parcel as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence North 00 degrees 21 minutes 14 seconds East along the West line of said "Cain" parcel for 66.89 feet to the Northwest corner of said "Cain" parcel and an intersection with said South Right-of-Way line; thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Cain" parcel for 185.47 feet to the Northeast corner of said "Cain" parcel; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degrees 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said Block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4

for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING.

TOGETHER WITH that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

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

Doc Stamp-Deed: \$21.00



Parcel ID Number: 03130-009-000

Special Warranty Deed

This Indenture, Made this 24th day of February, 2017 A.D., Between

Robert F. Crane, Jr. and John D. Zuidema, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Stewart Crane and Stewart R. Crane and William E. Cellon, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Robert F. Crane, Jr.

of the County of Alachua, State of Florida, grantor, and

Bentley Timber, LLC, a Florida limited liability company
whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445
of the County of Palm Beach, State of Florida, grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority; and**
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same; and**
- C. Taxes for the year 2017 and subsequent years.**

Neither the Successor Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

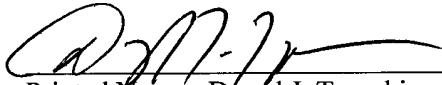
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

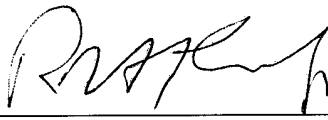
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

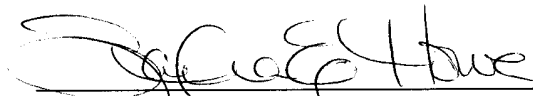

Printed Name: Darryl J. Tompkins

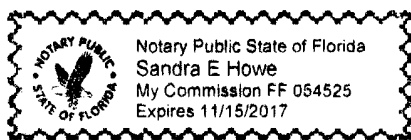

Robert F. Crane, Jr., Individually and as Successor
Co-Trustee

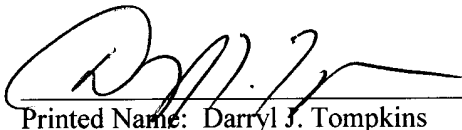

Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

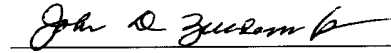
The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by Robert F. Crane, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.


Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/2017

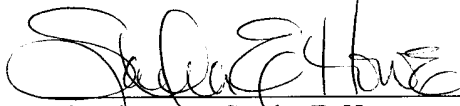




Printed Name: Darryl J. Tompkins



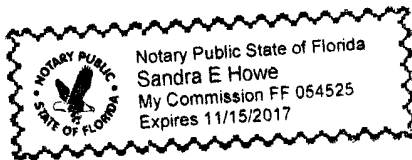
John D. Zuidema, Jr., Individually and as Successor
Co-Trustee



Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by John D. Zuidema, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.

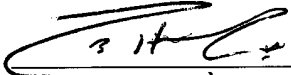




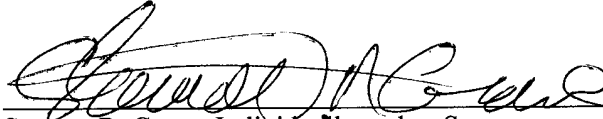
Printed Name: Sandra E. Howe

Notary Public

My Commission Expires: 11/15/2017



Printed Name: Leo B. Huckabee IV



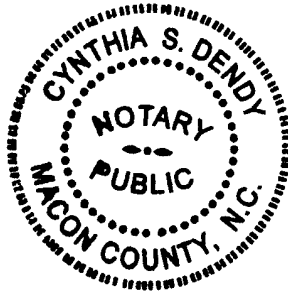
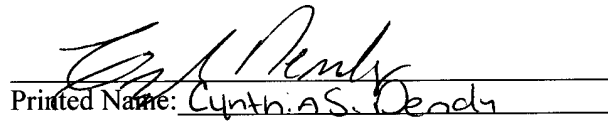
Stewart R. Crane, Individually and as Successor
Co-Trustee



Printed Name: Amy Ramey

STATE OF NORTH CAROLINA
COUNTY OF Macon

The foregoing instrument was acknowledged before me this 24 day of February, 2017, by Stewart R. Crane, Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his _____ as identification.

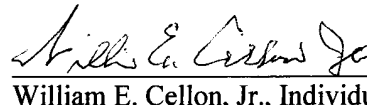



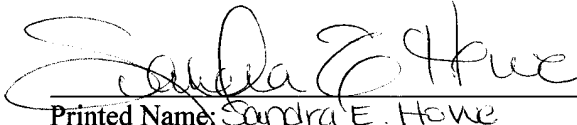
Printed Name: Cynthia S. Dendy

Notary Public

My Commission Expires: 12/9/21

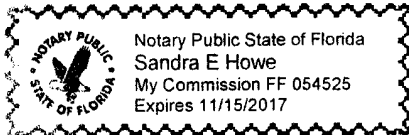

 Printed Name: DARRELL J. TOMPKINS


 William E. Cellon, Jr., Individually and as Successor
 Co-Trustee


 Printed Name: Sandra E. Howe

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of February, 2017, by William E. Cellon, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.



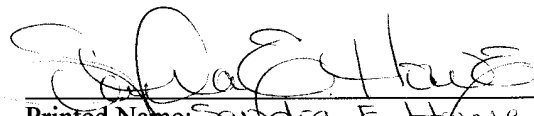

 Printed Name: Sandra E. Howe
 Notary Public
 My Commission Expires: 11 / 15 / 2017

EXHIBIT "A"

THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTH OF STATE ROAD NO. 235:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN N. 89 DEG.34'45" E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 435.78 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 948, AT PAGE 498 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE RUN N. 00 DEG.18'31" E., A DISTANCE OF 1340.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID CORNER LOCATED ON THE NORTH LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND BEING 446.72 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.56'56" E. ALONG SAID NORTH LINE, A DISTANCE OF 195.05 FEET; THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 1271.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 67.43 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.34'45" W., ALONG SAID SOUTH LINE, A DISTANCE OF 185.46 FEET TO THE TRUE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY).

Prepared by and return to:
JOHN F. ROSCOW, IV
Attorney at Law
HOLDEN, ROSCOW & CAEDINGTON, PL
5608 Northwest 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 21-0114.sb
\$1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2021 between Bentley Timber LLC, a Florida limited liability company, whose post office address is 16860 Silver Oak Circle, Delray Beach, FL 33445, grantor, and 3rd Generation Developer, LLC, a Florida limited liability company, whose post office address is 16045 NW 48th Place, Alachua, FL 32615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.
Portion of Tax Parcel Number 03135-000-000

SUBJECT TO easements, restrictions, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

BENTLEY TIMBER LLC, a Florida limited liability company

By: BENTLEY PROPERTIES INC., a Florida corporation
its Manager.

By: David A. Fisher
DAVID A. FISHER, President/Director

By: Anna E. Fisher
ANNA E. FISHER, Vice-President/Secretary

Stacy Woods
Witness Name: Stacy Woods
Marcia Lisboa
Witness Name: MARCIA LISBOA

State of Florida
County of PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of May, 2021 by DAVID A. FISHER, as President, and ANNE E. FISHER, as Vice-President/Secretary, of BENTLEY PROPERTIES INC., a Florida corporation, as Manager of BENTLEY TIMBER LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

 Sandra V. Angeles
State of Florida
My Commission Expires 05/14/2022
Commission No GG 217586

Sandra V. Angeles
Notary Public

Printed Name: Sandra V Angeles

My Commission Expires: 05/14/2022

EXHIBIT "A"

A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID SOUTHEAST 1/4 CORNER BEING ALSO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°09'40" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 00°06'04" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 676.11 FEET; THENCE RUN NORTH 00°06'04" WEST, A DISTANCE OF 10.06 FEET, TO THE CENTERLINE OF A CREEK; THENCE CONTINUE ALONG SAID CREEK CENTERLINE THE FOLLOWING (21) COURSES: NORTH 69°07'46" EAST, 37.01 FEET; NORTH 36°09'50" EAST, 72.31 FEET; NORTH 56°07'09" EAST, 72.16 FEET; NORTH 31°56'28" EAST, 48.25 FEET; NORTH 44°06'30" EAST, 71.59 FEET; NORTH 38°27'32" EAST, 101.72 FEET; NORTH 51°41'51" EAST, 16.77 FEET; NORTH 57°54'05" EAST, 69.74 FEET; NORTH 70°40'32" EAST, 56.59 FEET; NORTH 57°58'31" EAST, 48.65 FEET; NORTH 48°28'12" EAST, 76.97 FEET; NORTH 75°40'28" EAST, 101.49 FEET; SOUTH 83°13'11" EAST, 50.70 FEET; NORTH 75°40'47" EAST, 36.67 FEET; NORTH 52°46'52" EAST, 73.54 FEET; NORTH 89°58'15" EAST, 50.80 FEET; NORTH 45°09'40" EAST, 95.61 FEET; NORTH 01°45'46" EAST, 42.18 FEET; SOUTH 81°48'54" EAST, 34.21 FEET; NORTH 45°46'14" EAST, 47.41 FEET; NORTH 00°43'27" WEST, 26.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE DEPARTING SAID CREEK CENTERLINE, RUN NORTH 89°35'57" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 523.47 FEET TO THE WEST LINE OF BLOCK 1, RANGE 3 OF NEWNANSVILLE SUBDIVISION (UNRECORDED); THENCE SOUTH 00°23'45" WEST ALONG SAID WEST LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF WILSON STREET (50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 481.12 FEET TO THE NORTHWEST CORNER OF BLOCK 1, RANGE 4 OF SAID NEWNANSVILLE SUBDIVISION; THENCE SOUTH 89°16'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, RANGE 4 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILSON STREET, A DISTANCE OF 399.76 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1, RANGE 4 AND AN INTERSECTION OF WEST RIGHT-OF-WAY LINE OF MAGNOLIA STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00°25'59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID BLOCK 1, RANGE 4, A DISTANCE OF 250.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIPPI WAY (APPARENT 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 40°19'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 181.35 FEET; THENCE SOUTH 28°58'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 11.64 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 1, RANGE 4 AND AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 89°18'26" WEST ALONG SAID SOUTH LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 278.02 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, RANGE 4; THENCE SOUTH 00°23'53" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, A DISTANCE OF 50.02 FEET TO THE NORTHWEST CORNER OF BLOCK 1, RANGE 5 OF SAID NEWNANSVILLE SUBDIVISION; THENCE SOUTH 89°18'10" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, RANGE 5 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, A DISTANCE OF 254.80 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 25°29'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 439.85 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 89°19'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.51 FEET TO THE POINT OF BEGINNING.



Attachment E:

Current Amended PDR Master Plan

Concept Plan



Attachment F:

Aerial Image

Topographic Survey

Legal Description



Attachment G:

Workshop Summary

Meeting Sign In Sheet

Workshop Presentation

Proof of Publication

Workshop Notice Mailer

Mailing Labels

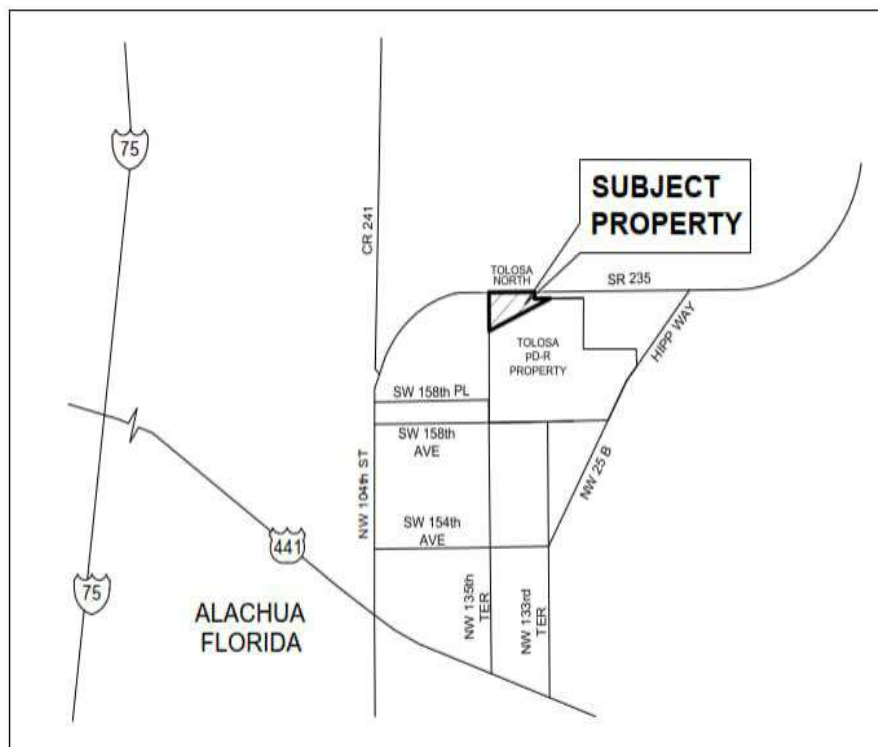
Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.

A Neighborhood Meeting will be held to discuss the proposed density change to the Northwest section of Tolosa PD-R. The PDR consists of 6 parcels, 03130-007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000, 03135-001-000. These parcels total 49.85 +/- acres. This is not a public hearing. The purpose of the meeting is to inform the neighboring property owners about the nature of the proposed change, and to seek public input and comments.

The meeting will be held on Monday July 22, 2024, at 5:30 PM in the Swick House, Cypress Room located at 15100 NW 142nd Ter. Alachua, FL 32615.

Contact Person: Tara Howell @ JBPro 352-375-899



LOCATION MAP

NTS



Civil Engineering



Surveying



Landscape Architecture



Planning



GIS



Construction Services

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

AARON GORDON L & MARY L
13301 NW 158TH AVE
ALACHUA, FL 32615

ACACIA CAPITAL INVESTMENTS LLC
PO BOX 411
ALACHUA, FL 32616

ACEVEDO DENEIA DORETHEA
13827 W STATE ROAD 235
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALLEN CHESTER JR HEIRS
PO BOX 974
ALACHUA, FL 32616

ANDERSON & ANDERSON & ANDERSON
13209 NW 158TH AVE
ALACHUA, FL 32615

ANDERSON ELAINE W
13312 NW 157TH AVE
ALACHUA, FL 32615

ANDERSON GLENN Z
PO BOX 898
ALACHUA, FL 32615

ARAGON & SALOZZO
15650 NW 135TH TER
ALACHUA, FL 32615

ARAL & WYNN W/H
12503 WEST STATE RD 235
ALACHUA, FL 32615

ATKINS & GREEN & MCLEOD & LEE
13626 NW 158TH PL
ALACHUA, FL 32615

BAIRD WILLIAM M LIFE ESTATE
13703 NW 158TH PL
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12616 W STATE RD 235
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12624 W STATE RD 235
ALACHUA, FL 32615

BARIS BRENT E
15906 NW 288TH LN
ALACHUA, FL 32615

BARIS ENTERPRISES INC
15906 NW 288TH LN
ALACHUA, FL 32615

BENNETT JOSHUA
13612 NW 158TH AVE
ALACHUA, FL 32615

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BOOKER HEIRS & HUNTER
C/O ALLIE HUNTER
19763 KINGS HIGHWAY
MONTROSS, VA 22520

BRIGGS & FLAGG & FLAGG III & FLAGG
15708 HIPPO WAY
ALACHUA, FL 32615

BROMENSCHENKEL ASHLEY KRISTINE
13116 W STATE ROAD 235
ALACHUA, FL 32615

BROOKS & WILLIAMS
13619 NW 158TH AVE
ALACHUA, FL 32615

BROWN ROSE LIFE ESTATE
PO BOX 811
ALACHUA, FL 32616

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL 32615

BURNS VALRIE YVONNE
13301 NW 158TH AVE
ALACHUA, FL 32615

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

DaRoza Mike
P.O. Box 9
Alachua, FL 32615

Robbins Tamara
PO Box 2317
Alachua, FL 32616

Horton Lynn
19005 NW 138th Avenue
Alachua, FL 32615

Lieberman Michele
12 SE 1st Street
Gainesville, FL 32601

Coon Lynda
7216 NW 126 Avenue
Alachua, FL 32615

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

Endelicato Antoinette
5562 NW 93rd Avenue
Gainesville, FL 32653

Strickland Joseph & Phyllis
14103 NW 156th Place
Alachua, FL 32615

Dixon Linda AICP
PO Box 115050
Gainesville, FL 32611

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

CAIN WALLACE R
PO BOX 100
ALACHUA, FL 32616

CAPOBIANCO CARL
13518 NW 158TH PL
ALACHUA, FL 32615

CASTANO OSVALDO
15572 HIPPOWAY
ALACHUA, FL 32615

CHESTER CHARLENE F
PO BOX 1274
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNSON
13911 NW 159TH PL
ALACHUA, FL 32615

COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

COLLINS MARTHA ANN HEIRS
13610 NW 158TH PL
ALACHUA, FL 32615

COLLINS VIOLA HEIRS
PO BOX 833
ALACHUA, FL 32616

CRUZ JACOB EDWIN
15708 NW 134TH TER
ALACHUA, FL 32615

CSL FLORIDA SYSTEM LLC
C/O CSL OHIO SYSTEM LLC 2101 RIVER
LITTLE ROCK, AR 72202

DAMAH MAY
15659 NW 136TH TER
ALACHUA, FL 32615

DASA & PATEL
12954 WEST STATE ROAD 235
ALACHUA, FL 32615

DASHA & PATEL
12954 W STATE RD 235
ALACHUA, FL 32615

DAVIS & HEITZMAN
16013 HIPPOWAY
ALACHUA, FL 32615

DECOURSEY & HOWARD & JOHNSON &
13719 NW 158TH PL
ALACHUA, FL 32615

DIXON LULA M
4455 SW 34TH ST
GAINESVILLE, FL 32608

DIXON WILLETTE
15114 NW 134TH TER
ALACHUA, FL 32615

DIXON WILLETTE
PO BOX 2435
ALACHUA, FL 32616

DOMINGO OLIVIA T
19719 NW 46TH AVE
ALACHUA, FL 32615

DORITY WINSTON L & ANGELA
13508 W STATE ROAD 235
ALACHUA, FL 32615

EDWARDS JACQUELINE HEIRS
PO BOX 822
ALACHUA, FL 32616

EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

ESTATE OF MURRAY L INABNETT & INA
104 SE 44TH ST
GAINESVILLE, FL 32641

FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE AND CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FILER MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

FLAGG BEATRICE M
15708 HIPPO WAY
ALACHUA, FL 32615

FLAGG HENRY JR & BEATRICE
15708 HIPPO WAY
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

FRAZIER FRANCES
16008 NW COUNTY ROAD 241
ALACHUA, FL 32615

FREENEY DIANNE
PO BOX 223
ALACHUA, FL 32616

FREENEY JOE LEWIS & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609

GAINESVILLE HOUSINGDEVELOPMENT
1900 SE 4TH ST
GAINESVILLE, FL 32641

GARRETT WILLIE C JR LIFE ESTATE
14861 POLK ST
MIAMI, FL 33176

GARRISON BERNICE HEIRS
PO BOX 75
ALACHUA, FL 32616

GARRISON GWENDOLYN L
13727 NW 158TH PL
ALACHUA, FL 32615

GODFREY KATHI R
P.O BOX 2091
ALACHUA, FL 32616

GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32616

HALL & HALL JR & LEE & STRAWDER
PO BOX 382
ALACHUA, FL 32616

HARRIS MONICA KAY
13232 W STATE RD 235
ALACHUA, FL 32615

HART & WASHINGTON HEIRS
PO BOX 874
ALACHUA, FL 32616

HART ETHEL LIFE ESTATE
PO BOX 874
ALACHUA, FL 32616

HARVEY CHARLES & JO ELLA
3901 FORRESTHILLS DR
PORTSMOUTH, VA 23703

HAYES GLENETA JANESE
13643 NW 157TH PL
ALACHUA, FL 32615

HEINTZ JOHN E & JUDY A
16641 NW 134TH DR
ALACHUA, FL 32615

HEITZMAN FRANK BENJAMIN
15855 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN JON F LIFE ESTATE
16117 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN MARIE KAY
16005 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN THAD S HEIRS
15311 NW 140TH ST
ALACHUA, FL 32615

HENINGER KIMBERLY
12916 W STATE ROAD 235
ALACHUA, FL 32615

HOOPAUGH PAUL B
15714 NW 135TH TER
ALACHUA, FL 32615

HOPE JAMES
PO BOX 14
ALACHUA, FL 32616

HUNT NELLIE FRAZIER
PO BOX 52
ALACHUA, FL 32616

INTREPID CONSTRUCTION LLC
7757 SW 88TH DR
GAINESVILLE, FL 32608

JACKSON JAMES THOMAS
13323 NW 157TH AVE
ALACHUA, FL 32615

JACKSON PHILLIP SR HEIRS
PO BOX 766
ALACHUA, FL 32616

JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON RALPH N & DIANE
5630 NW 25TH ST
GAINESVILLE, FL 32653

JACKSON RAYNYODA
14313 NW 155TH PL
ALACHUA, FL 32615

JENKINS SHELISIA V
PO BOX 1071
ALACHUA, FL 32616

JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616

JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32616

JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32616

JONES & PELHAM
PO BOX 2286
ALACHUA, FL 32616

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KEATING PAMELA JILL
13652 NW 157TH PL
ALACHUA, FL 32615

KEEFER JAMES M & MELISSA SHEPARD
15665 NW 135TH TER
ALACHUA, FL 32615

KOLOMYIKO IVAN
14317 NW 142ND AVE
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LEE TORREY CARL
PO BOX 334
ALACHUA, FL 32616

LEMNAH & LEMNAH
13220 W STATE RD 235
ALACHUA, FL 32615

LEMNAH EULA W HEIRS
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEWIS DIANE R
14306 NW 154TH TER
ALACHUA, FL 32615

LIU & ZHU H/W
19081 NW 165TH LN
HIGH SPRINGS, FL 32643

LOGAN CHRISTIE A
13435 NW 158TH AVE
ALACHUA, FL 32615

LOOKADOO SHALEAH SHERRICE
13608 NW 157TH PL
ALACHUA, FL 32615

MAQ GROUP
6221 WEST ATLANTIC BLVD
MARGATE, FL 33063

MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32609

MARKHAM CLAUDINE
13617 NW 158TH PL
ALACHUA, FL 32615

MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

MAUTJANA NARE ALPHEUS & KGADI W
13685 NW 158TH AVE
ALACHUA, FL 32615

MBM PROPERTIES LLC
726 NW 8TH AVE
GAINESVILLE, FL 32601

MCCASLIN & MCCASLIN
15821 NW 140TH ST
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

MCCRAY ANTHONY & DYMESHIA LAKEI
15701 NW 135TH TER
ALACHUA, FL 32615

MITCHELL ALBERT HEIRS
15716 NW 133RD TER
ALACHUA, FL 32615

MOHAMMED CHAD REJAN
13630 NW 157TH PL
ALACHUA, FL 32615

MONTENEGRO GUIDO ANDRES & MARI
15702 NW 135TH TER
ALACHUA, FL 32615

MONTIEL & MONTIEL
13699 NW 158TH AVE
ALACHUA, FL 32615

MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL 32038

MURPHY AND MURPHY PROPERTIES L
7757 SW 88TH DR
GAINESVILLE, FL 32608

MYERS ALACHUA INVESTMENTS LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

NEW JERUSALEM CHURCH OF GOD INC
% RUTHENIA WARD
748 CARTER ST
ORLANDO, FL 32805

NEW ST MARY M B CHURCH
PO BOX 1498
ALACHUA, FL 32616

NEW ST MARYS BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

NMRV HOLDINGS LLC
10403 W STATE ROAD 235
ALACHUA, FL 32615

NONABUR & VENKATASUBBAIAH
691 N CAPITOL AVE UNIT 5
SAN JOSE, CA 95133

OAK HAMMOCK PROPERTIES LLC
13919 NW 145TH AVE
ALACHUA, FL 32615

OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA, FL 32615

PERKINS DOLLEAN ANDREA
13733 NW 159TH PL
ALACHUA, FL 32615

PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL 32615

POLLARD ROBERT H
13734 NW 159TH PL
ALACHUA, FL 32615

PREDESTINED HOMES LLC
PO BOX 2225
ALACHUA, FL 32615

RADFORD SR & RADFORD CO-TRUSTE
12812 W STATE ROAD 235
ALACHUA, FL 32615

REDWINE ROBERT A
PO BOX 357638
GAINESVILLE, FL 35763

REED ZONYA
3710 NE 12TH ST
GAINESVILLE, FL 32609

REED-RILEY ENTERPRISES LLC
22649 NE 131ST LN
SALT SPRINGS, FL 32134

REYNOLDS JACKIE & CAROLYN
PO BOX 1218
ALACHUA, FL 32616

RHODES MAGGIE HEIRS
% EVELINA HENTON 15616 HIPPI WAY
ALACHUA, FL 32615

RICHARDSON DAISY PEAL LIFE ESTATE
PO BOX 822
ALACHUA, FL 32616

RODRIGUEZ FERNANDO & NANCY B
13310 W STATE RD 235
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

RUSHING WILLIE
PO BOX 985
ALACHUA, FL 32616

SAHOO SUKADEV & SAVITRI
17316 NW 112TH BLVD
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHC
GAINESVILLE, FL 32601

SCHOONER DONALD
1628 N MAIN ST #166
SALINAS, CA 32906

SHARP ROBERT L LIFE ESTATE
PO BOX 235
ALACHUA, FL 32616

SHAW MAE E HEIRS
% VERSA L DECOURSEY
PO BOX 921
ALACHUA, FL 32616

SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32616

SIMPLIFY FURTHER LLC
16280 NW 141ST ST
ALACHUA, FL 32615

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

SOUTHERN ACRES HOLDINGS LLC
PO BOX 906
ARCHER, FL 32618

SPOTTSWOOD FLORENCE FAWNIE G T
16328 NW 129TH TER
ALACHUA, FL 32615

ST MARY BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

STATE OF FLA IIF
TIITF/STATE OF FLORIDA-MURPHY ACT
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STOKES-JONES PEGGY
7204 NW 200TH TER
ALACHUA, FL 32615

STROUD CARY
1293 ROYAL DORNOCH DR
JACKSONVILLE, FL 32221

SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL 32615

TAMBURINO DOMINIC & RELOMATEE
600 W OLYMPIC PL APT 709
SEATTLE, WA 98119

THOMAS JOSHLYN K
13601 NW 158TH AVE
ALACHUA, FL 32615

TIBBETTS JOHN
13406 NW 157TH AVE
ALACHUA, FL 32615

TOLBERT EMMA
5889 SAINT CECILIA RD
JACKSONVILLE, FL 32207

TOOMEY KERRY & MARTHA S
12921 W SR-235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL 32615

TUBBS & SHARPER
PO BOX 351
ALACHUA, FL 32616

UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32658

VAIRO & VAIRO TRUSTEES
16501 NW 129TH TER
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 1001
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WETHERINGTON KENNETH ELLIS
3730 SE 14TH TER
GAINESVILLE, FL 32641

WHITE WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILKERSON RAMON
PO BOX 553
ALACHUA, FL 32616

WRIGHT ANTHONY B & SHARON PITTM
PO BOX 661
ALACHUA, FL 32616

WRIGHT ANTHONY B
PO BOX 661
ALACHUA, FL 32616

YOUNG CANDY
13227 NW 157TH AVE
ALACHUA, FL 32615

YOUNG IRENE HEIRS
13802 NW 159TH PL
ALACHUA, FL 32616

YOUNG MOZELLE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

Sign In

7.22.24

Tolosa-North
PD-Amendment

1. Jara E Howell
2. ~~Harry~~ ~~Wong~~
3. Peggy Stokes-June - stokespeggy6@gmail
4. Judy Heintz - rangad1@hotmail
5. John & Henry
- 6.
- 7.
- 8.
- 9.
- 10.

Price
Size
Value

**Neighborhood Workshop Summary For
The PDR Amendment Application
Of Alachua County Tax Parcel 03130- 007-001, 03130-004-000, 03135-
000-000, 03130-008-000, 03130-009-000, 03135-001-000**

The neighborhood workshop for the PDR Amendment Application was held on July 22, 2024 @ 5:30 PM at the Swick House Cypress Room. The workshop was noticed in Alachua County Today and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Alachua regulations and requirements. Tara Howell of JBPro was in attendance to manage the workshop.

The workshop began promptly at 5:30 PM. A PowerPoint Presentation containing visual references of the original approved Tolosa PDR layout and the proposed amendment to the PDR were available for attendees to view. Tara Howell gave the presentation. The following topics were discussed:

1. The removal of nonresidential space
2. The addition of 20 residential units
3. Affordable Housing option

The neighborhood meeting was adjourned at approximately 6:15 PM. The following items are attached to further document the Neighborhood Workshop.

1. Meeting sign-in sheet
2. Copy of the PowerPoint Presentation used for visual aid during the conference
3. Copy of Newspaper Advertisement
4. Copy of Public Notice Mailed



Attachment H:

Proof of Taxes

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 009 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$43.66

LEGAL DESCRIPTION
COM SW COR NE1/4 OF SW1/4 E 435.78 FT POB N 66.86 TO S R/W SR 235 ELY ALG R/W 18 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS	\$134.35
--------------------------------	----------

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC 2023 PAID REAL ESTATE 13038
ALACHUA COUNTY TAX COLLECTOR
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 009 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 004 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	1,100	0	1,100	8.41	
LIBRARY GENERAL	1.0339	1,100	0	1,100	1.14	
SCHOOL CAP PROJECT	1.5000	1,100	0	1,100	1.65	
SCHOOL DISCRNRY & CN	0.7480	1,100	0	1,100	0.82	
SCHOOL GENERAL	3.1840	1,100	0	1,100	3.50	
SCHOOL VOTED	1.0000	1,100	0	1,100	1.10	
CHILDREN'S TRUST	0.4612	1,100	0	1,100	0.51	
SUWANNEE RIVER WATER MGT DIST	0.3113	1,100	0	1,100	0.34	
CITY OF ALACHUA	5.9500	1,100	0	1,100	6.55	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$24.02	

LEGAL DESCRIPTION
COM SW COR OF NE1/4 OF SW1/4 RUN E 174.89 FT POB N 53 FT E 100 FT S 100 FT W 100 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$114.71

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13032

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 004 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 007 001	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	1,400	0	1,400	10.70	
LIBRARY GENERAL	1.0339	1,400	0	1,400	1.45	
SCHOOL CAP PROJECT	1.5000	1,400	0	1,400	2.10	
SCHOOL DISCRNRY & CN	0.7480	1,400	0	1,400	1.05	
SCHOOL GENERAL	3.1840	1,400	0	1,400	4.46	
SCHOOL VOTED	1.0000	1,400	0	1,400	1.40	
CHILDREN'S TRUST	0.4612	1,400	0	1,400	0.65	
SUWANNEE RIVER WATER MGT DIST	0.3113	1,400	0	1,400	0.44	
CITY OF ALACHUA	5.9500	1,400	0	1,400	8.33	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$30.58	

LEGAL DESCRIPTION
COM SW COR NE1/4 OF SW1/4 POB E 217.89 FT N TO N LINE NE1/4 OF SW1/4 W 223.36 FT See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$121.27

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

108048

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 007 001	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 008 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	3,594	0	3,594	27.46
LIBRARY GENERAL	1.0339	3,594	0	3,594	3.72
SCHOOL CAP PROJECT	1.5000	50,000	0	50,000	75.00
SCHOOL DISCRNRY & CN	0.7480	50,000	0	50,000	37.40
SCHOOL GENERAL	3.1840	50,000	0	50,000	159.20
SCHOOL VOTED	1.0000	50,000	0	50,000	50.00
CHILDREN'S TRUST	0.4612	3,594	0	3,594	1.66
SUWANNEE RIVER WATER MGT DIST	0.3113	3,594	0	3,594	1.12
CITY OF ALACHUA	5.9500	3,594	0	3,594	21.38
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$376.94

LEGAL DESCRIPTION
COM SW COR OF NE1/4 OF SW1/4 E 413.9 FT POB N 66.13 FT W 195.74 FT SLY 15 FT M/L See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$467.63

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC 2023 PAID REAL ESTATE 13036
ALACHUA COUNTY TAX COLLECTOR
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 008 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03135 000 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	2,383	0	2,383	18.21	
LIBRARY GENERAL	1.0339	2,383	0	2,383	2.46	
SCHOOL CAP PROJECT	1.5000	2,383	0	2,383	3.57	
SCHOOL DISCRNRY & CN	0.7480	2,383	0	2,383	1.78	
SCHOOL GENERAL	3.1840	2,383	0	2,383	7.59	
SCHOOL VOTED	1.0000	2,383	0	2,383	2.38	
CHILDREN'S TRUST	0.4612	2,383	0	2,383	1.10	
SUWANNEE RIVER WATER MGT DIST	0.3113	2,383	0	2,383	0.74	
CITY OF ALACHUA	5.9500	2,383	0	2,383	14.18	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$52.01	

LEGAL DESCRIPTION
SE1/4 OF SW1/4 ALSO NEWNANSVILLE IN SE1/4 BLK 1 RG 4 & BLK 1 RG 5 EAST OF PUBLIC See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
NON-AD VALOREM ASSESSMENTS			\$25.27

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$77.28

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13126

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03135 000 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03135 001 000	UNASSIGNED LOCATION RE	1700

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	15,633	0	15,633	119.46	
LIBRARY GENERAL	1.0339	15,633	0	15,633	16.16	
SCHOOL CAP PROJECT	1.5000	15,633	0	15,633	23.45	
SCHOOL DISCRNRY & CN	0.7480	15,633	0	15,633	11.69	
SCHOOL GENERAL	3.1840	15,633	0	15,633	49.78	
SCHOOL VOTED	1.0000	15,633	0	15,633	15.63	
CHILDREN'S TRUST	0.4612	15,633	0	15,633	7.21	
SUWANNEE RIVER WATER MGT DIST	0.3113	15,633	0	15,633	4.87	
CITY OF ALACHUA	5.9500	15,633	0	15,633	93.02	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$341.27	

LEGAL DESCRIPTION
COM SE COR OF SE1/4 OF SEC POB S 89 DEG 09 MIN 40 SEC W 1496.09 FT N 00 DEG 06 M See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$341.27

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

503948

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03135 001 000	UNASSIGNED LOCATION RE

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!



Attachment I:

Alachua County Public School Student Generation Form

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # Tolosa North

APPLICATION DATE 7-23-2024

NAME & DESCRIPTION OF PROJECT

Tolosa North PD Amendment

Adding 40 residential units to existing PD to total 180 residential units and removing commercial

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

no 911 assigned

See parcel numbers below

Tax Parcel Numbers

03130-007-001, 03130-004-000, 03135-000-000, 03130-008-00,

03130-009-000, 03135-001-000

Acreage

49.85 for entire PD, 7.52 for amendment

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

180

Number of Units

Level of Review

☒ Pre-Application Conference

☐ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	180	units X 0.12 Elementary School Multiplier	21.6	Student Stations
MIDDLE	180	units X 0.06 Middle School Multiplier	10.8	Student Stations
HIGH	180	units X 0.09 High School Multiplier	16.2	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.06 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Tolosa North

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

- ☐ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Capacity Required

Available Capacity

Available Capacity

Available Capacity

Middle SCSA

- ☐ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Capacity Required

Available Capacity

Available Capacity

Available Capacity

High SCSA

- ☐ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

ORDINANCE 25-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (“PD-R”); AMENDING SECTION 3, DEVELOPMENT PARAMETERS, OF ORDINANCE 19-28; AMENDING SHEET C2.0 OF THE PD MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission of the City of Alachua, Florida adopted Ordinance 19-28 upon second reading on June 24, 2019, establishing a PD-R zone district on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and,

WHEREAS, Ordinance 19-28 establishes development parameters for the PD-R zone district, approves the PD Master Plan, and adopts a valid Planned Development Agreement; and,

WHEREAS, an application for an amendment to an existing Planned Development (“PD”) in the City known as Tolosa Planned Development-Residential (“PD-R” or “Project”), as described below, has been filed with the City by 3rd Generation Developer, LLC and Bentley Timber LLC, (“Owners”); and

WHEREAS, the Owners desire to amend the PD-R to increase the permitted maximum of 160 residential units to 180 residential units and decrease the permitted maximum of non-residential floorspace from 22,000 square feet to 2,000 square feet on the Property (“Amendment”); and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and _____; and,

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. PD Master Plan Amended

Sheet C2.0 of the PD Master Plan adopted concurrent with the approval of Ordinance 19-28 is amended to be as shown in Exhibit "C" to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B'.

Section 3. Ordinance 19-28 Amended

The development parameters for the PD-R adopted by Ordinance 19-28 are amended to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B' as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed):

1. The development shall consist of single-family and multiple-family residential development, community recreation, non-residential uses and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'B' 4du/acre .75 FAR	Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive Through; Community Buildings/ Clubhouse;	40 dwelling units 20,000 square feet nonresidential <u>60 dwelling units</u>	±3.75	<i>Minimum Lot Area</i> 800 square feet <i>Minimum Lot Width</i> 20 feet <i>Minimum Lot Depth</i> 40 feet <i>Setbacks</i> Front (Primary) = 0' Front (Secondary) = 0' Side = 0'	±7.40%

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Professional—Office; Neighborhood Recreation—Center; Commercial Recreation, Indoor			Rear=0' <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 90% <i>Arterial Street Building Setback</i> 75' from ROW Centerline of SR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	

Section 4. Remain in Effect

All other requirements, conditions, and development parameters of Ordinance 19-28, the PD Master Plan, and the valid Planned Development Agreement as originally adopted shall remain as originally adopted. If there is any inconsistency between the terms of Ordinance 19-28 and this Ordinance 25-01, the terms of this Ordinance 25-01 shall govern.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000

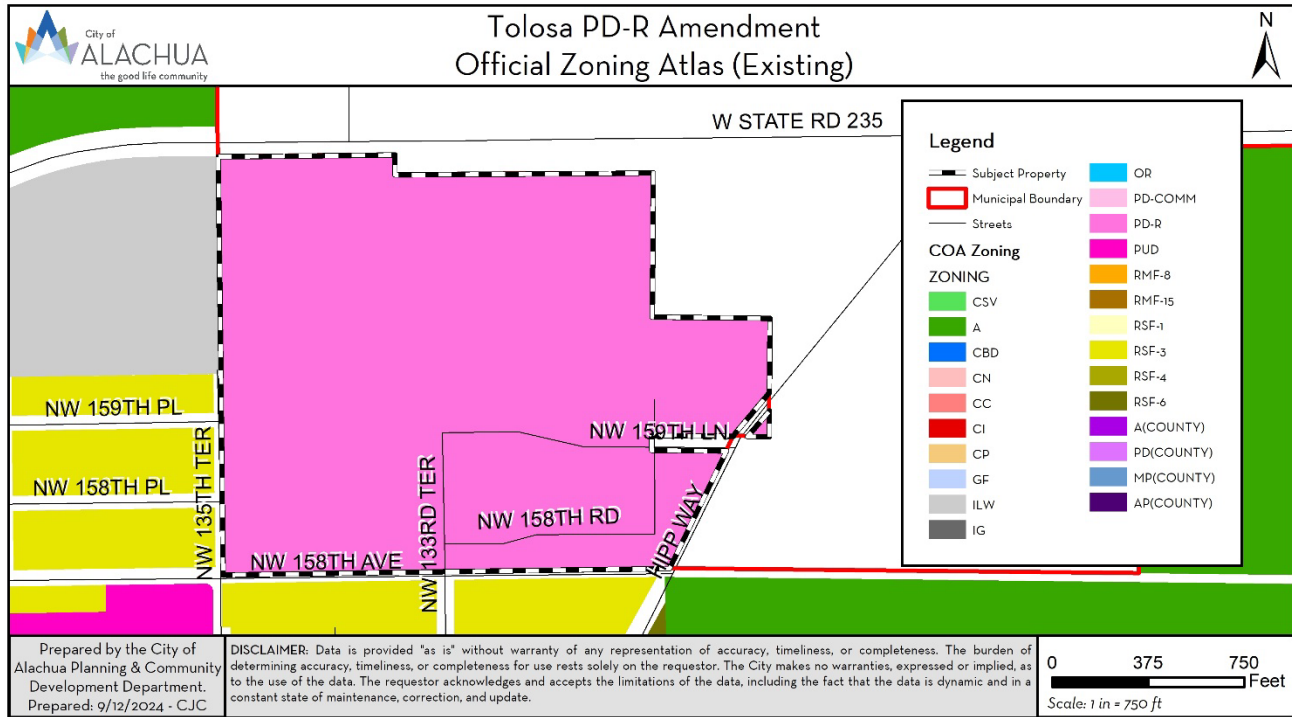
LEGAL DESCRIPTION:

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

Together with that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

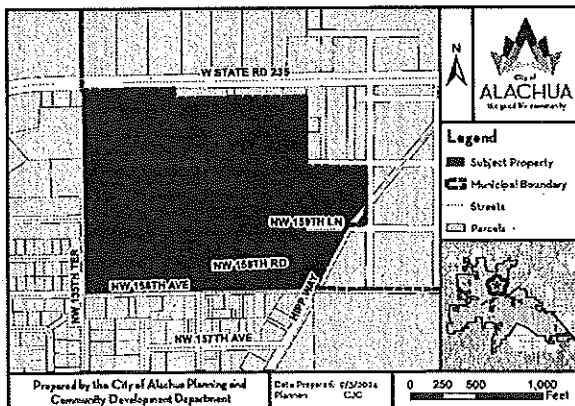
EXHIBIT “B”



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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 8, 2024, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by JBrown Professional Group Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 residential dwelling units to 60 residential dwelling units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 26, 2024)

September 30, 2024
6:00 p.m.
at
Archer City Hall
16870 SW 134th Av
Archer, Florida

A FINAL DECISION on the proposed t budget will be made at the hearing.

(Published: Alachua County Today - September 26, 2024)

BUDGET SUMMARY

City of Archer Florida - FY

**THE PROPOSED OPERATING BUDGET EXPENDITURES O
6.2% MORE THAN LAST YEAR'S TOTAL OPERATI**

GENERAL FUND Millage Rate 5.5479 mills

ESTIMATED REVENUES	GENERAL FUND	WATER FUND
TAXES		
AD VALOREM TAXES	296,592	-
LOCAL OPTION GAS TAXES	55,532	-
FRANCHISE FEES	91,000	-
UTILITY TAXES	112,023	-
COMMUNICATION SERVICES TAX	54,158	-
LICENSES & PERMITS	107,426	-
INTERGOVERNMENTAL REVENUE	166,094	-
CHARGES FOR SERVICES	107,426	480,000
MISCELLANEOUS REVENUE	50,642	4,000
FINES AND FORFEITURES	3,000	-
GRANT REVENUE	-	-
TOTAL SOURCES	\$1,043,893	\$484,000
UNRESTRICTED CASH RESERVES		
TOTAL REVENUES, TRANSFERS & BALANCES	\$1,043,893	\$484,000
EXPENDITURES		
GENERAL GOVERNMENT	600,812	-
PHYSICAL ENVIRONMENT	15,894	-
CULTURE/RECREATION	95,400	-
PUBLIC SAFETY	8,500	-
TRANSPORTATION	313,967	-
WATER & GARBAGE	-	468,371
SEWER	-	15,000
DEBT SERVICE	-	-
TOTAL EXPENDITURES	\$1,034,573	\$483,371
TRANSFERS OUT		
FUND BALANCES/RESERVES/NET ASSETS	9,320	629
TOTAL APPROPRIATED EXPENDITURES	\$1,043,893	\$484,000

The tentative, adopted and/or final budgets are on file in the office of the above referenced taxing authority

(Published: Alachua County Today - September 26, 2024)



City of

ALACHUA

the good life community

MAILED

SEP 23 2024



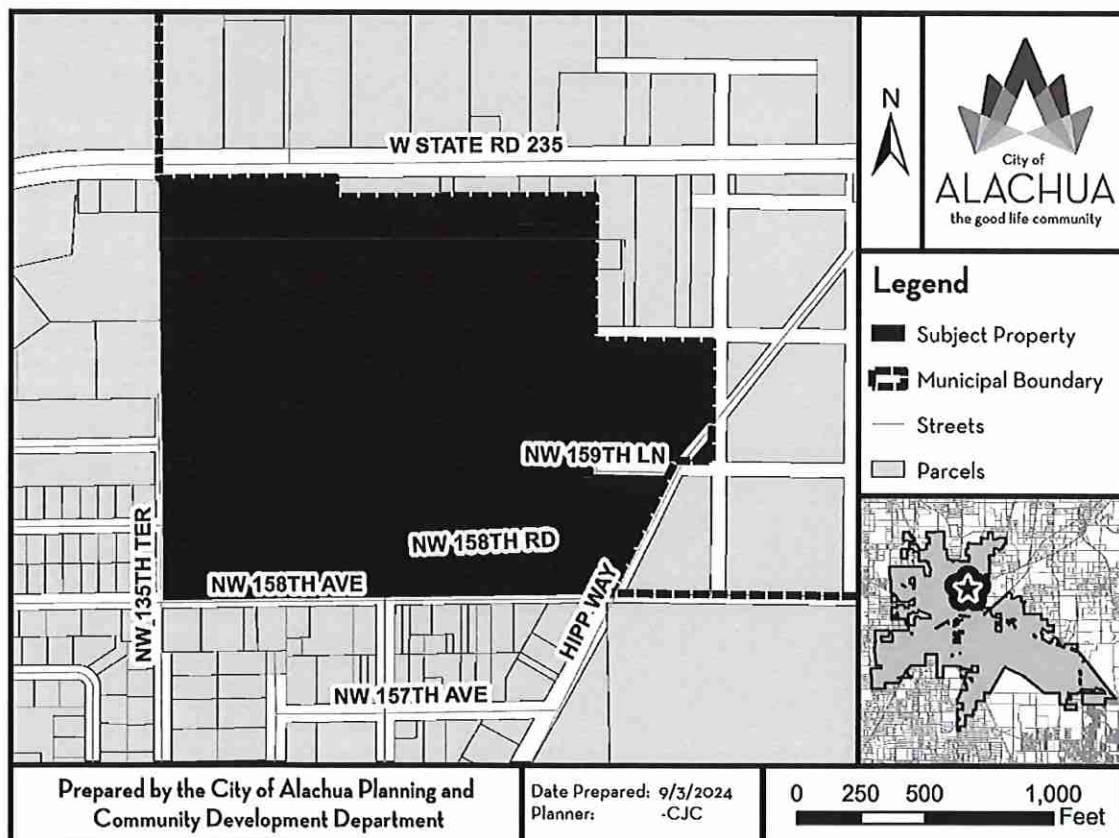
MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 8, 2024, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by JBrown Professional Group Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 residential dwelling units to 60 residential dwelling units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a $\pm$ 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development - Residential (PD-R).





At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

AARON GORDON L & MARY L
13301 NW 158TH AVE
ALACHUA, FL 32615

ACACIA CAPITAL INVESTMENTS LLC
PO BOX 411
ALACHUA, FL 32616

ACEVEDO DENEIA DORETHEA
13827 W STATE ROAD 235
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALLEN CHESTER JR HEIRS
PO BOX 974
ALACHUA, FL 32616

ANDERSON & ANDERSON & ANDERSON
13209 NW 158TH AVE
ALACHUA, FL 32615

ANDERSON ELAINE W
13312 NW 157TH AVE
ALACHUA, FL 32615

ANDERSON GLENN Z
PO BOX 898
ALACHUA, FL 32615

ARAGON & SALOZZO
15650 NW 135TH TER
ALACHUA, FL 32615

ARAL & WYNN W/H
12503 WEST STATE RD 235
ALACHUA, FL 32615

ATKINS & GREEN & MCLEOD & LEE
13626 NW 158TH PL
ALACHUA, FL 32615

BAIRD WILLIAM M LIFE ESTATE
13703 NW 158TH PL
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12616 W STATE RD 235
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12624 W STATE RD 235
ALACHUA, FL 32615

BARIS BRENT E
15906 NW 288TH LN
ALACHUA, FL 32615

BARIS ENTERPRISES INC
15906 NW 288TH LN
ALACHUA, FL 32615

BENNETT JOSHUA
13612 NW 158TH AVE
ALACHUA, FL 32615

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BOOKER HEIRS & HUNTER
C/O ALLIE HUNTER
19763 KINGS HIGHWAY
MONTROSS, VA 22520

BRIGGS & FLAGG & FLAGG III & FLAGG
15708 HIPPO WAY
ALACHUA, FL 32615

BROMENSCHENKEL ASHLEY KRISTINE
13116 W STATE ROAD 235
ALACHUA, FL 32615

BROOKS & WILLIAMS
13619 NW 158TH AVE
ALACHUA, FL 32615

BROWN ROSE LIFE ESTATE
PO BOX 811
ALACHUA, FL 32616

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL 32615

BURNS VALRIE YVONNE
13301 NW 158TH AVE
ALACHUA, FL 32615

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106



CAIN WALLACE R
PO BOX 100
ALACHUA, FL 32616

CAPOBIANCO CARL
13518 NW 158TH PL
ALACHUA, FL 32615

CASTANO OSVALDO
15572 HIPWAY
ALACHUA, FL 32615

CHESTER CHARLENE F
PO BOX 1274
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

COLLINS MARTHA ANN HEIRS
13610 NW 158TH PL
ALACHUA, FL 32615

COLLINS VIOLA HEIRS
PO BOX 833
ALACHUA, FL 32616

CRUZ JACOB EDWIN
15708 NW 134TH TER
ALACHUA, FL 32615

CSL FLORIDA SYSTEM LLC
C/O CSL OHIO SYSTEM LLC 2101 RIVER
LITTLE ROCK, AR 72202

DAMAH MAY
15659 NW 136TH TER
ALACHUA, FL 32615

DASA & PATEL
12954 WEST STATE ROAD 235
ALACHUA, FL 32615

DASHA & PATEL
12954 W STATE RD 235
ALACHUA, FL 32615

DAVIS & HEITZMAN
16013 HIPWAY
ALACHUA, FL 32615

DECOURSEY & HOWARD & JOHNSON
13719 NW 158TH PL
ALACHUA, FL 32615

DIXON LULA M
4455 SW 34TH ST
GAINESVILLE, FL 32608

DIXON WILLETTE
15114 NW 134TH TER
ALACHUA, FL 32615

DIXON WILLETTE
PO BOX 2435
ALACHUA, FL 32616

DOMINGO OLIVIA T
19719 NW 46TH AVE
ALACHUA, FL 32615

DORITY WINSTON L & ANGELA
13508 W STATE ROAD 235
ALACHUA, FL 32615

EDWARDS JACQUELINE HEIRS
PO BOX 822
ALACHUA, FL 32616

EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

ESTATE OF MURRAY L INABNETT & INA
104 SE 44TH ST
GAINESVILLE, FL 32641

FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE AND CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FILER MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615



FLAGG BEATRICE M
15708 HIPPI WAY
ALACHUA, FL 32615

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

FREENEY JOE LEWIS & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609

GARRISON BERNICE HEIRS
PO BOX 75
ALACHUA, FL 32616

GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32616

HART & WASHINGTON HEIRS
PO BOX 874
ALACHUA, FL 32616

HAYES GLENETA JANESE
13643 NW 157TH PL
ALACHUA, FL 32615

HEITZMAN JON F LIFE ESTATE
16117 HIPPI WAY
ALACHUA, FL 32615

HENINGER KIMBERLY
12916 W STATE ROAD 235
ALACHUA, FL 32615

HUNT NELLIE FRAZIER
PO BOX 52
ALACHUA, FL 32616

FLAGG HENRY JR & BEATRICE
15708 HIPPI WAY
ALACHUA, FL 32615

FRAZIER FRANCES
16008 NW COUNTY ROAD 241
ALACHUA, FL 32615

GAINESVILLE HOUSINGDEVELOPMENT
1900 SE 4TH ST
GAINESVILLE, FL 32641

GARRISON GWENDOLYN L
13727 NW 158TH PL
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
PO BOX 382
ALACHUA, FL 32616

HART ETHEL LIFE ESTATE
PO BOX 874
ALACHUA, FL 32616

HEINTZ JOHN E & JUDY A
16641 NW 134TH DR
ALACHUA, FL 32615

HEITZMAN MARIE KAY
16005 HIPPI WAY
ALACHUA, FL 32615

HOOPAUGH PAUL B
15714 NW 135TH TER
ALACHUA, FL 32615

INTREPID CONSTRUCTION LLC
7757 SW 88TH DR
GAINESVILLE, FL 32608

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FREENEY DIANNE
PO BOX 223
ALACHUA, FL 32616

GARRETT WILLIE C JR LIFE ESTATE
14861 POLK ST
MIAMI, FL 33176

GODFREY KATHI R
P.O BOX 2091
ALACHUA, FL 32616

HARRIS MONICA KAY
13232 W STATE RD 235
ALACHUA, FL 32615

HARVEY CHARLES & JO ELLA
3901 FORRESTHILLS DR
PORTSMOUTH, VA 23703

HEITZMAN FRANK BENJAMIN
15855 HIPPI WAY
ALACHUA, FL 32615

HEITZMAN THAD S HEIRS
15311 NW 140TH ST
ALACHUA, FL 32615

HOPE JAMES
PO BOX 14
ALACHUA, FL 32616

JACKSON JAMES THOMAS
13323 NW 157TH AVE
ALACHUA, FL 32615



MAILED
SEP 23 2024

JACKSON PHILLIP SR HEIRS
PO BOX 766
ALACHUA, FL 32616

JACKSON RAYNYODA
14313 NW 155TH PL
ALACHUA, FL 32615

JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32616

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KOLOMYIKO IVAN
14317 NW 142ND AVE
ALACHUA, FL 32615

LEMNAH & LEMNAH
13220 W STATE RD 235
ALACHUA, FL 32615

LEWIS DIANE R
14306 NW 154TH TER
ALACHUA, FL 32615

LOOKADOO SHALEAH SHERRICE
13608 NW 157TH PL
ALACHUA, FL 32615

MARKHAM CLAUDINE
13617 NW 158TH PL
ALACHUA, FL 32615

MBM PROPERTIES LLC
726 NW 8TH AVE
GAINESVILLE, FL 32601

JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JENKINS SHELISIA V
PO BOX 1071
ALACHUA, FL 32616

JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32616

KEATING PAMELA JILL
13652 NW 157TH PL
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LEMNAH EULA W HEIRS
13220 W STATE ROAD 235
ALACHUA, FL 32615

LIU & ZHU H/W
19081 NW 165TH LN
HIGH SPRINGS, FL 32643

MAQ GROUP
6221 WEST ATLANTIC BLVD
MARGATE, FL 33063

MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

MCCASLIN & MCCASLIN
15821 NW 140TH ST
ALACHUA, FL 32615

JACKSON RALPH N & DIANE
5630 NW 25TH ST
GAINESVILLE, FL 32653

JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616

JONES & PELHAM
PO BOX 2286
ALACHUA, FL 32616

KEEFER JAMES M & MELISSA SHEPARD
15665 NW 135TH TER
ALACHUA, FL 32615

LEE TORREY CARL
PO BOX 334
ALACHUA, FL 32616

LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL 32615

LOGAN CHRISTIE A
13435 NW 158TH AVE
ALACHUA, FL 32615

MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32609

MAUTJANA NARE ALPHEUS & KGADI W
13685 NW 158TH AVE
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616



MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

MCCRAY ANTHONY & DYMESHIA LAKE
15701 NW 135TH TER
ALACHUA, FL 32615

MITCHELL ALBERT HEIRS
15716 NW 133RD TER
ALACHUA, FL 32615

MOHAMMED CHAD REJAN
13630 NW 157TH PL
ALACHUA, FL 32615

MONTENEGRO GUIDO ANDRES & MARI
15702 NW 135TH TER
ALACHUA, FL 32615

MONTIEL & MONTIEL
13699 NW 158TH AVE
ALACHUA, FL 32615

MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL 32038

MURPHY AND MURPHY PROPERTIES L
7757 SW 88TH DR
GAINESVILLE, FL 32608

MYERS ALACHUA INVESTMENTS LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

NEW JERUSALEM CHURCH OF GOD I
% RUTHENIA WARD
748 CARTER ST
ORLANDO, FL 32805

NEW ST MARY M B CHURCH
PO BOX 1498
ALACHUA, FL 32616

NEW ST MARYS BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

NMRV HOLDINGS LLC
10403 W STATE ROAD 235
ALACHUA, FL 32615

NONABUR & VENKATASUBBAIAH
691 N CAPITOL AVE UNIT 5
SAN JOSE, CA 95133

OAK HAMMOCK PROPERTIES LLC
13919 NW 145TH AVE
ALACHUA, FL 32615

OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA, FL 32615

PERKINS DOLLEAN ANDREA
13733 NW 159TH PL
ALACHUA, FL 32615

PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL 32615

POLLARD ROBERT H
13734 NW 159TH PL
ALACHUA, FL 32615

PREDESTINED HOMES LLC
PO BOX 2225
ALACHUA, FL 32615

RADFORD SR & RADFORD CO-TRUST
12812 W STATE ROAD 235
ALACHUA, FL 32615

REDWINE ROBERT A
PO BOX 357638
GAINESVILLE, FL 35763

REED ZONYA
3710 NE 12TH ST
GAINESVILLE, FL 32609

REED-RILEY ENTERPRISES LLC
22649 NE 131ST LN
SALT SPRINGS, FL 32134

REYNOLDS JACKIE & CAROLYN
PO BOX 1218
ALACHUA, FL 32616

RHODES MAGGIE HEIRS
% EVELINA HENTON 15616 HIPPO WAY
ALACHUA, FL 32615

RICHARDSON DAISY PEAL LIFE EST
PO BOX 822
ALACHUA, FL 32616

RODRIGUEZ FERNANDO & NANCY B
13310 W STATE RD 235
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615



MAILED
SEP 23 2024

RUSHING WILLIE
PO BOX 985
ALACHUA, FL 32616

SAHOO SUKADEV & SAVITRI
17316 NW 112TH BLVD
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHC
GAINESVILLE, FL 32601

SCHOONER DONALD
1628 N MAIN ST #166
SALINAS, CA 32906

SHARP ROBERT L LIFE ESTATE
PO BOX 235
ALACHUA, FL 32616

SHAW MAE E HEIRS
% VERSA L DECOURSEY
PO BOX 921
ALACHUA, FL 32616

SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32616

SIMPLIFY FURTHER LLC
16280 NW 141ST ST
ALACHUA, FL 32615

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

SOUTHERN ACRES HOLDINGS LLC
PO BOX 906
ARCHER, FL 32618

SPOTTSWOOD FLORENCE FAWNIE G T
16328 NW 129TH TER
ALACHUA, FL 32615

ST MARY BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

STATE OF FLA IIF
TIITF/STATE OF FLORIDA-MURPHY AC T
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STOKES-JONES PEGGY
7204 NW 200TH TER
ALACHUA, FL 32615

STROUD CARY
1293 ROYAL DORNOCH DR
JACKSONVILLE, FL 32221

SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL 32615

TAMBURINO DOMINIC & RELOMATEE
600 W OLYMPIC PL APT 709
SEATTLE, WA 98119

THOMAS JOSHLYN K
13601 NW 158TH AVE
ALACHUA, FL 32615

TIBBETTS JOHN
13406 NW 157TH AVE
ALACHUA, FL 32615

TOLBERT EMMA
5889 SAINT CECILIA RD
JACKSONVILLE, FL 32207

TOOMEY KERRY & MARTHA S
12921 W SR-235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL 32615

TUBBS & SHARPER
PO BOX 351
ALACHUA, FL 32616

UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32658

VAIRO & VAIRO TRUSTEES
16501 NW 129TH TER
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 1001
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WETHERINGTON KENNETH ELLIS
3730 SE 14TH TER
GAINESVILLE, FL 32641

WHITE WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244



MAILED
SEP 23 2024

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WRIGHT ANTHONY B
PO BOX 661
ALACHUA, FL 32616

YOUNG MOZELLE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

WILKERSON RAMON
PO BOX 553
ALACHUA, FL 32616

YOUNG CANDY
13227 NW 157TH AVE
ALACHUA, FL 32615

WRIGHT ANTHONY B & SHARON PITTM
PO BOX 661
ALACHUA, FL 32616

YOUNG IRENE HEIRS
13802 NW 159TH PL
ALACHUA, FL 32616



MAILED
SEP 23 2024

[Handwritten signature]

AFFIDAVIT FOR POSTED LAND USE SIGN

I, David Dalia, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 9/17/24 FOR THE Tolosa PD-R Amendment Application
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

David Dalia
(Signature)

8
(Number of signs)